

CAMBRIDGE GOLF CLUB

MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 19 2001

Stephen M. Conrad
AUDITOR

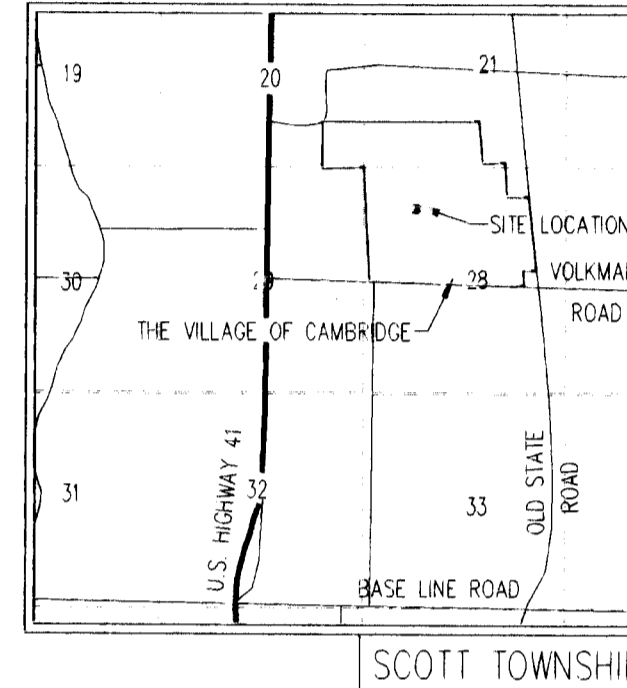
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RECORDED
3:20 P.
Q-131
VANDERBURGH COUNTY

APRIL 19, 2001
2001R00012054

GENERAL NOTES

- Zoning:** All lots conform to Table A of Vanderburgh Co. Zoning Code
- Utilities:** Sanitary sewer, water, gas, electric, telephone, and cable is available to the site.
- Flood Plain Data:** NO portion of this property lies within the 100 year flood zone (Zone A), as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0015 C, dated August 5, 1991.
- Temporary Erosion Control:** (during construction)
 - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
 - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
- Downspouts:** Piped downspout flow must return to surface sheet flow before the lot line.



LOCATION MAP
SCALE: 1"=5000'

OWNERS CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as Cambridge Golf Club Minor Subdivision. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PUE) Easement", are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than such utility facilities shall be erected within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land marked "Drainage (DE) Easement" are dedicated for conveyance of surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Don Buck

Owner
Cambridge Golf Club LLC
Don Buck, Member
1120 Cambridge Village Square
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

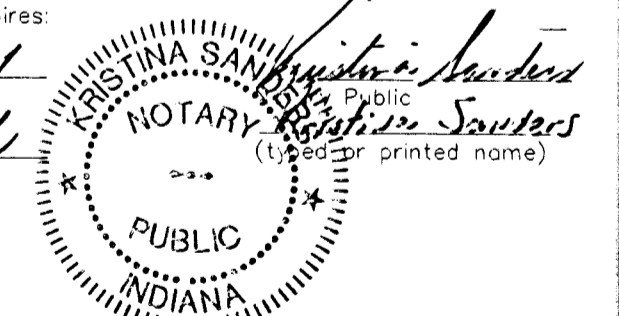
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of April, 2001

My Commission Expires:

June 14 2001

Notary Resides in
Vanderburgh
County, Indiana



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on MARCH 28, 2001 (at 3:00 PM)

Steven A. Sherwood President
Barbara L. Conrad Executive Director

PLAT RELEASE DATE Apr. 17, 2001
Barbara L. Conrad Executive Director

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 28, Township 4 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

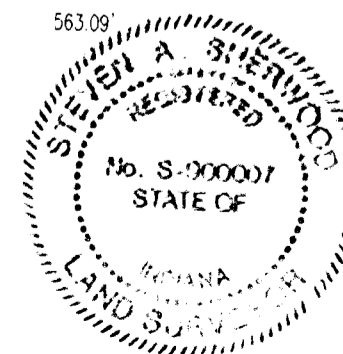
Commencing at the Southwest corner of the Northwest Quarter of said Section 28; thence along the West line thereof, North 00 degrees 16 minutes 50 seconds West 1784.00 feet; thence North 89 degrees 43 minutes 10 seconds East 1013.16 feet to the Southwest corner of Lot 34 in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County, Indiana, said point being the POINT OF BEGINNING; thence along the South line of said Lot 34, North 87 degrees 52 minutes 57 seconds East 160.00 feet to the Southeast corner thereof and the West Right-of-Way of Cambridge Village Drive; thence along said Right-of-Way, South 05 degrees 33 minutes 51 seconds West 145.00 feet; thence North 82 degrees 35 minutes 01 seconds West 123.60 feet; thence North 45 degrees 07 minutes 04 seconds West 36.98 feet; thence Northeasterly 96.47 feet along an arc to the left having a radius of 715.00 feet and subtended by a long chord having a bearing of North 01 degrees 44 minutes 53 seconds East and a length of 96.40 feet to the Point of Beginning, containing 0.459 acres, more or less.

SURVEYORS CERTIFICATE

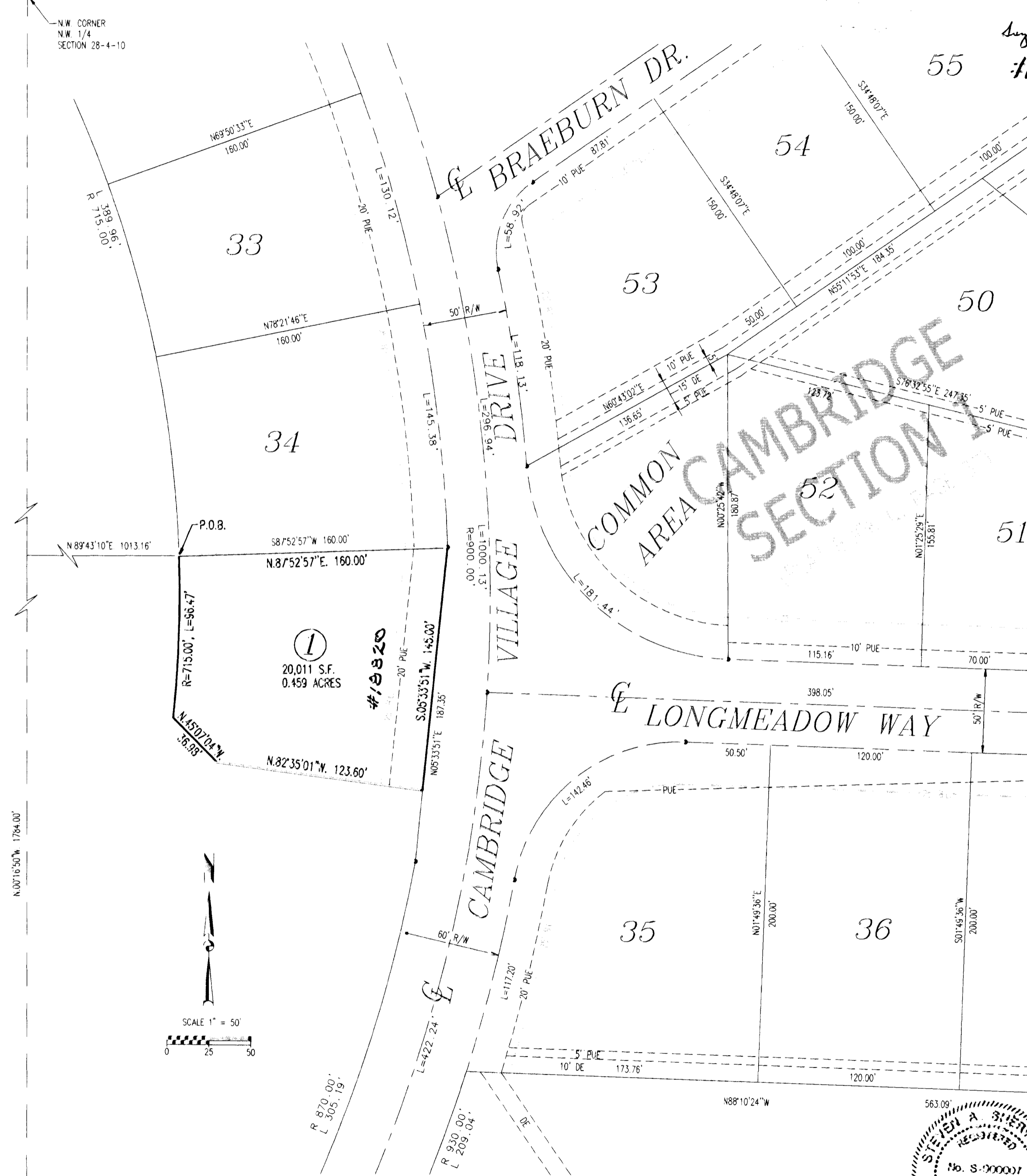
I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on MARCH 28, 2001 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of April, 2001

Steven A. Sherwood
Steven A. Sherwood
Indiana Registration No. 900007



Q-131



N.W. CORNER
N.W. 1/4
SECTION 28-4-10

S.W. CORNER
N.W. 1/4
SECTION 28-4-10