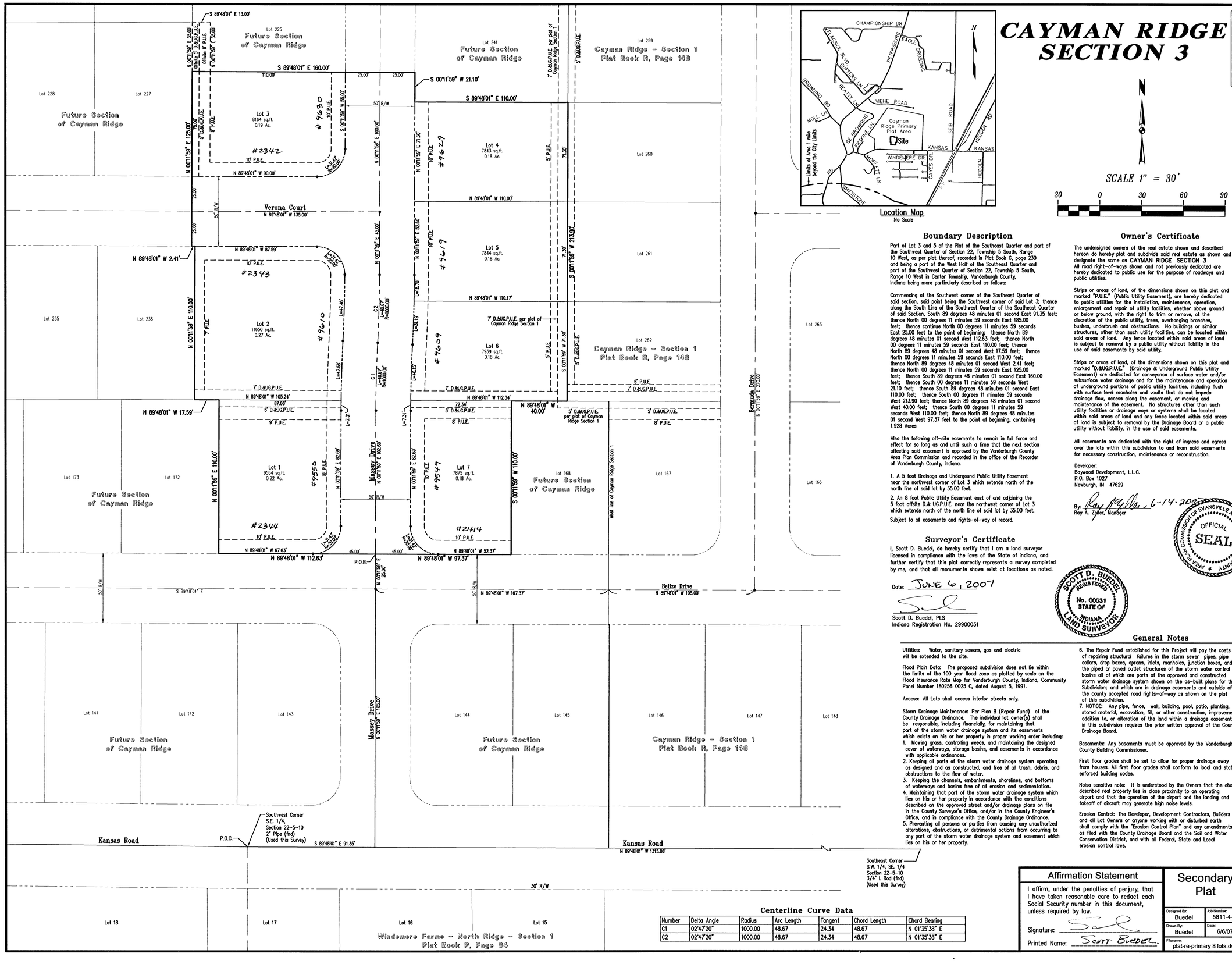
CAYMAN RIDGE SECTION 3



Location Map
No Scale

SCALE 1" = 30'

30 0 30 60 90

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07-13-2007 (DATE)
BILL FLUTY AUDITOR
4608 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.13.07 2:04 PM
PLAT BOOK 5-
PAGE 59
INSTR# 2007R00022002
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Boundary Description

Part of Lot 3 and 5 of the Plat of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West, as per plat thereof, recorded in Plat Book C, page 230 and being a part of the West Half of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said section, said point being the Southwest corner of said Lot 3; thence along the South Line of the Southwest Quarter of the Southeast Quarter of said Section, South 89 degrees 48 minutes 01 second East 91.35 feet; thence North 00 degrees 11 minutes 59 seconds East 185.00 feet; thence continue North 00 degrees 11 minutes 59 seconds East 25.00 feet to the point of beginning; thence North 89 degrees 48 minutes 01 second West 112.63 feet; thence North 00 degrees 11 minutes 59 seconds East 110.00 feet; thence North 89 degrees 48 minutes 01 second West 17.59 feet; thence North 00 degrees 11 minutes 59 seconds East 110.00 feet; thence North 89 degrees 48 minutes 01 second West 2.41 feet; thence North 00 degrees 11 minutes 59 seconds East 125.00 feet; thence South 89 degrees 48 minutes 01 second East 160.00 feet; thence South 00 degrees 11 minutes 59 seconds West 21.10 feet; thence South 89 degrees 48 minutes 01 second East 110.00 feet; thence South 00 degrees 11 minutes 59 seconds West 213.90 feet; thence North 89 degrees 48 minutes 01 second West 40.00 feet; thence South 00 degrees 11 minutes 59 seconds West 110.00 feet; thence North 89 degrees 48 minutes 01 second West 97.37 feet to the point of beginning, containing 1.928 Acres

Also the following off-site easements to remain in full force and effect for so long as and until such a time that the next section affecting said easement is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

1. A 5 foot Drainage and Underground Public Utility Easement near the northwest corner of Lot 3 which extends north of the north line of said lot by 35.00 feet.
2. An 8 foot Public Utility Easement east of and adjoining the 5 foot offsite D.& U.G.P.U.E. near the northwest corner of Lot 3 which extends north of the north line of said lot by 35.00 feet.

Subject to all easements and rights-of-way of record.

Surveyor's Certificate

I, Scott D. Buedel, do 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, and that all monuments shown exist at locations as noted.

Date: JUNE 6, 2007

Scott D. Buedel, PLS
Indiana Registration No. 29900031

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as CAYMAN RIDGE SECTION 3
All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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, of the dimensions shown on this plat and marked "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, occess along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Developer:
Baywood Development, L.L.C.
P.O. Box 1027
Newburgh, IN 47629

By: Ray A. Zeller 6-14-2007
Roy A. Zeller, Manager

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 Owner and Subdivider, (Roy A. Zeller) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 14th day of June, 2007.

My Commission Expires: 9-21-09

Kristy M. Sawyer
Notary Public

Notary Resides in Posey County, Indiana

Kristy M. Sawyer
(typed or printed name)

NOTARY PUBLIC SEAL 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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, February 9, 2006.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director
PLAT RELEASE DATE: July 13, 2007

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-59

General Notes

Utilities: Water, sanitary sewers, gas and electric will be extended to the site.

Flood Plain Data: The proposed subdivision does not lie within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991.

Access: All Lots shall access interior streets only.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

A Retracement Boundary survey of the subject property was completed by Morley and Associates on October 18, 2001. This survey is recorded in Surveyor's Plat Drawer 1, card 1820 (Doc # 2002R00003618)

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: February 14, 2006

Road construction plans were approved by the Vanderburgh County Commissioners on: April 25, 2006

Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: April 25, 2006 & May 23, 2006

APC # 2-5-2006

Centerline Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	02°47'20"	1000.00	48.67	24.34	48.67	N 01°35'38" E
C2	02°47'20"	1000.00	48.67	24.34	48.67	N 01°35'38" E

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature:

Printed Name: Scott Buedel

Secondary Plat

Designed By:	Job Number:
Buedel	5811-4-A
Drawn By:	Date:
Buedel	6/6/07
Filename:	
plat-re-primary 8 lots.dwg	

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