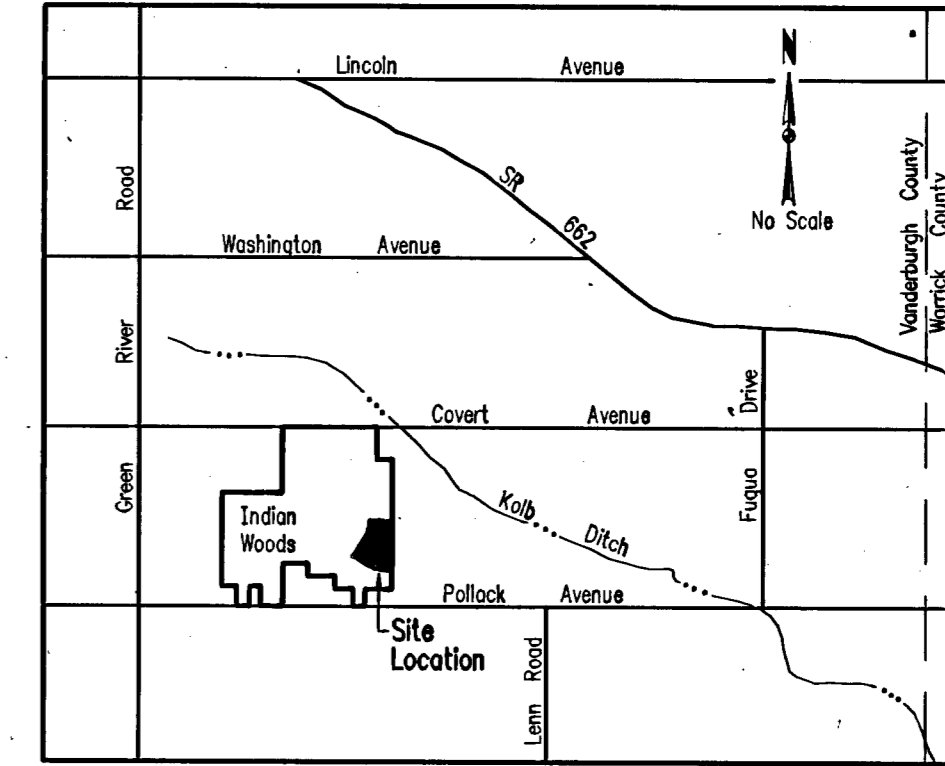


# Lincoln Pointe Sec. 2

## A Subdivision of Indian Woods P.U.D.

RECEIVED FOR RECORD  
 at 12:58 P.M.  
 OCT 4 1993  
 Plat Book 0  
 Page 126  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY



**0-126**

93-26815  
 DAILY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 4 1993

Don H. Bann  
 AUDITOR  
 5484

Location Map

**OWNER'S 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 LINCOLN POINTE-SECTION 2. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground of the width shown on this plat and marked "Public Utility 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 strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such 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.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

JAGOE HOMES AND CONSTRUCTION CO., INC.

By *William R. Jagoe*  
 William R. Jagoe, III - President  
 2358 Tamarack Road  
 Owensboro, KY 42301

**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(s) and Subdivider(s), 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.

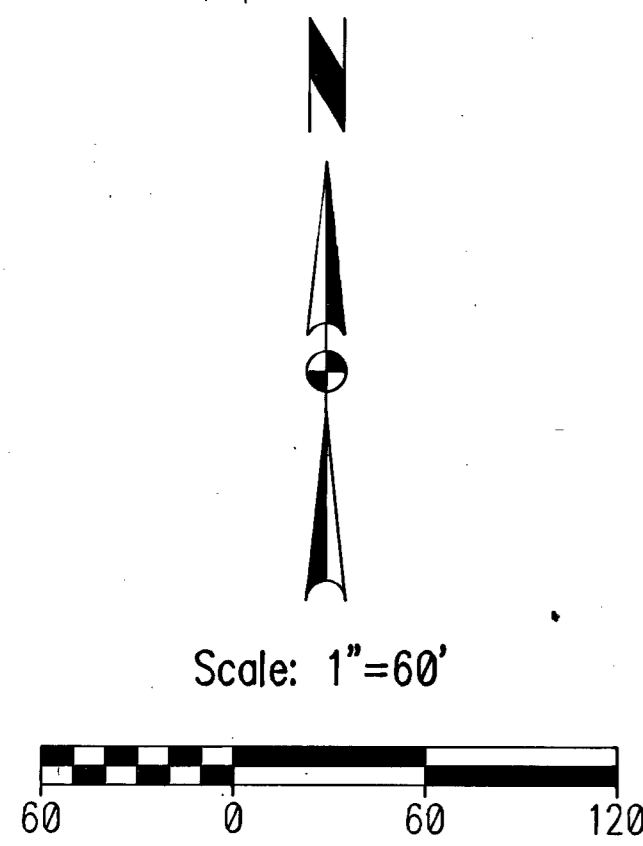
Witness my hand and seal this 22 day of Sept. 1993

My Commission Expires: 2-25-97  
 Notary Public in *Joan M. Morley*  
 Vanderburgh County, Indiana  
 Notary Public *Joan M. Morley*  
 County, Indiana (typed or printed name)

**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 11/11/93 at 10:31.

*Robert H. Bann, Jr.* President  
*Barbara P. Cunningham* Executive Director  
 PLAT RELEASE DATE: 10-4-93 *Barbara P. Cunningham* Executive Director



Indian Woods  
 Plat Book M, p.137

Windsong  
 Plat Book N, p.106

Windsong (Replat)  
 Plat Book N, p.153

LINCOLN POINTE SEC. 1  
 (PLAT BOOK O, PAGE 54)

**Curve Data Table**

Curve Design	Radius	Delta	Length	Ch. Bearing	Chord
1	658.00'	25°54'30"	297.54'	N68°18'00"W	295.01'
2	227.25'	07°57'45"	31.58'	N52°05'22"W	31.58'
3	798.39'	00°56'01"	13.01'	S82°33'23"E	13.01'
4	957.44'	02°51'30"	47.47'	N52°43'35"W	47.48'
5	348.28'	20°00'00"	118.78'	S81°17'50"E	118.10'
6	769.92'	08°54'44"	119.76'	N29°09'32"E	119.64'
7	224.01'	20°00'39"	78.24'	N14°41'50"E	77.84'
8	227.25'	07°57'31"	31.57'	S47°19'07"E	31.54'
9	203.00'	12°43'51"	45.11'	N57°39'56"W	45.01'
10	87.28'	26°48'49"	48.85'	S11°17'45"E	48.47'
11	138.29'	25°21'07"	68.75'	N11°21'38"W	68.25'

A replat of Lots 412 through 429, inclusive; Lots 456 and 457; Lots 460 through 469, inclusive; parts of Lots 411, 430, 431, 432, 455, 458, 459 and 470, and the streets included within the area of these platted lots, all as included in Indian Woods, as per plat thereof recorded in Plat Book M, page 137 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the southeast corner of the West Half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West in Vanderburgh County, Indiana; thence north 00 degrees 05 minutes 15 seconds east (assumed bearing) along the east line of said half quarter section a distance of 300.00 feet to the southeast corner of Indian Woods; thence continuing north 00 degrees 05 minutes 15 seconds east along the east line of said subdivision a distance of 288.00 feet to a point at the northeast corner of Lot 326 of said subdivision, said point being the point of beginning; thence north 89 degrees 59 minutes 59 seconds west a distance of 132.49 feet; thence north 79 degrees 36 minutes 03 seconds west a distance of 64.53 feet to a point on a curve concave to the north, having a radius of 658.00 feet and from which a chord bears north 68 degrees 18 minutes 10 seconds west a distance of 295.01 feet; thence westerly along said curve a distance of 297.54 feet to the point of tangency of said curve; thence north 55 degrees 20 minutes 55 seconds west a distance of 154.00 feet; thence north 62 degrees 40 minutes 05 seconds east a distance of 29.00 feet; thence north 33 degrees 19 minutes 43 seconds east a distance of 178.00 feet to a point on a curve concave to the south, having a radius of 227.25 feet and from which a chord bears north 52 degrees 05 minutes 22 seconds west a distance of 31.58 feet; thence westerly along said curve a distance of 31.58 feet; thence north 34 degrees 05 minutes 40 seconds east a distance of 105.96 feet; thence south 55 degrees 54 minutes 20 seconds east a distance of 33.95 feet; thence north 33 degrees 37 minutes 08 seconds east a distance of 285.01 feet; thence north 11 degrees 04 minutes 42 seconds east a distance of 192.50 feet to a point on the south line of Windsong Subdivision-Section 1, as per plat thereof recorded in Plat Book N, page 106 in said recorder's office; thence south 89 degrees 55 minutes 18 seconds east along said south line a distance of 178.00 feet to a point on the west right-of-way line of Greencastle Drive, said point being on a curve concave to the west, having a radius of 798.39 feet and from which a chord bears south 02 degrees 33 minutes 23 seconds east a distance of 13.01 feet; thence southerly along said curve and said right-of-way a distance of 13.01 feet; thence south 89 degrees 55 minutes 18 seconds east along said south line a distance of 143.01 feet to a point on the east line of said Indian Woods subdivision; thence south 00 degrees 05 minutes 15 seconds west along said east line a distance of 885.13 feet to the point of beginning, containing 8.25 acres.



*James Q. Morley*  
 James Q. Morley, L.S.  
 Indiana Registration No. 12629

Witness my hand and seal this 22nd day of Sept. 1993

**SURVEYOR'S CERTIFICATE**

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on April 19, 1991 and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

**Zoning:** The subject property is zoned planned unit development (P.U.D.) and the abutting property is currently zoned as shown hereon.

The minimum setback and maximum lot coverages for structures shall conform to those of single-family residential, R-1, unless otherwise noted.

**Flood Plain Data:** Per F.I.R.M. Vanderburgh County, Indiana Panel Number 180225 0050 B, dated March 19, 1982, no portion of the proposed subdivision is within the designated 100 year flood zone.

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

**Minimum First Floor Elevation:** The first floor elevation of the house will normally be at least one foot five inches (1'-5") above the high point of the curb of the street in front of the house.

**Basements:** No basements will be allowed unless specifically approved by the Vanderburgh County Building Commissioner.

**Temporary Erosion Control:** (during construction)

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, and 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 and must remain in place until final grading and seeding.

**Erosion Control for Ditches:**

Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance  
 Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**Road Grades:** Maximum road grades will not exceed 2.5%.

**Public Utility and Drainage Easement Maintenance:**

Individual lot owners shall maintain all easements on their lot and shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: MAY 28, 1991

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: JULY 15, 1991

**GENERAL NOTES**

1. Minimum setback and maximum lot coverages for structures shall conform to those of single-family residential, R-1, unless otherwise noted.  
 2. Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana Panel Number 180225 0050 B, dated March 19, 1982, no portion of the proposed subdivision is within the designated 100 year flood zone.  
 3. Utilities: Water, gas, electric and sanitary sewers will be extended to the site.  
 4. Minimum First Floor Elevation: The first floor elevation of the house will normally be at least one foot five inches (1'-5") above the high point of the curb of the street in front of the house.  
 5. Basements: No basements will be allowed unless specifically approved by the Vanderburgh County Building Commissioner.  
 6. Temporary Erosion Control: (during construction)  
 7. 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, and must remain in place until final grading and shaping.  
 8. 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 and must remain in place until final grading and seeding.  
 9. Erosion Control for Ditches:  
 Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance  
 Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.  
 Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.  
 10. Road Grades: Maximum road grades will not exceed 2.5%.  
 11. Public Utility and Drainage Easement Maintenance:  
 Individual lot owners shall maintain all easements on their lot and shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.