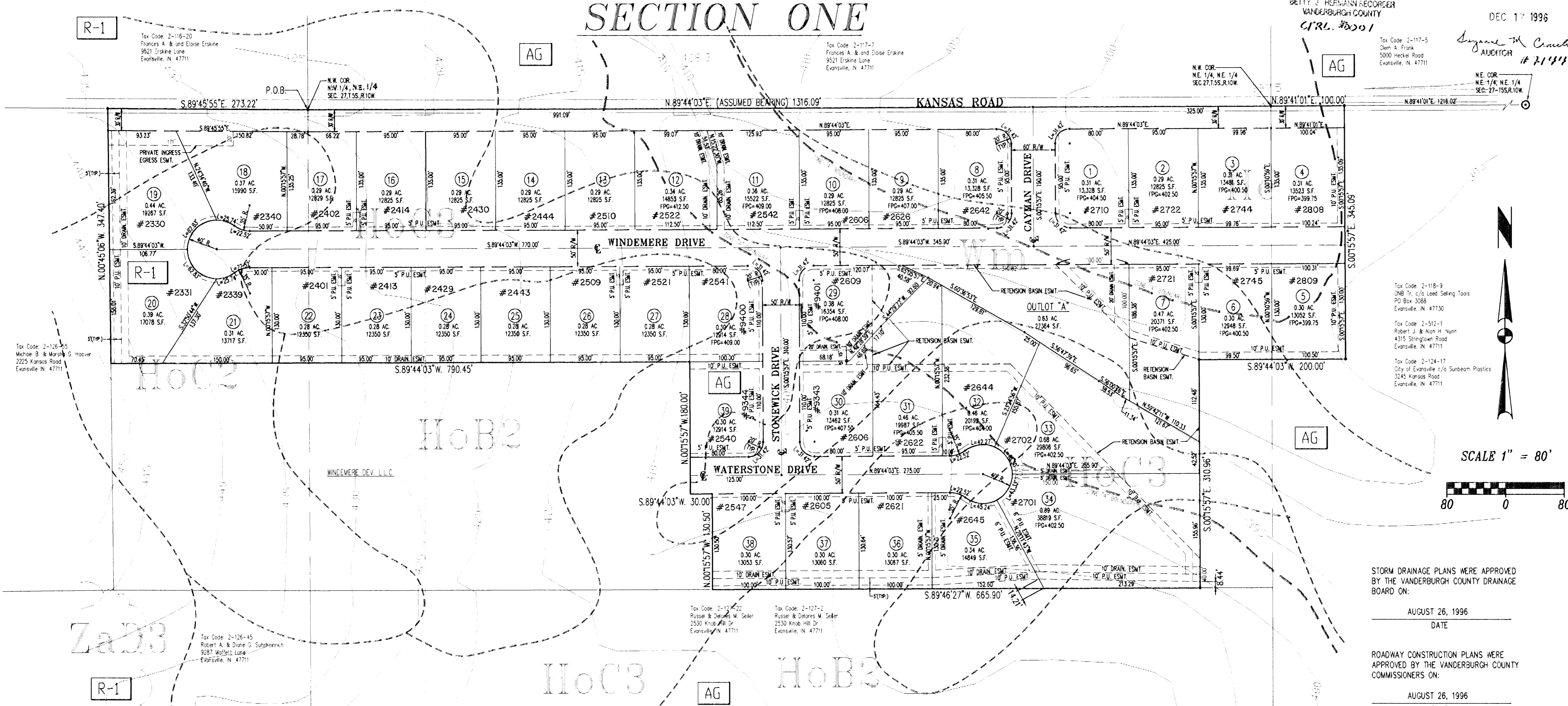
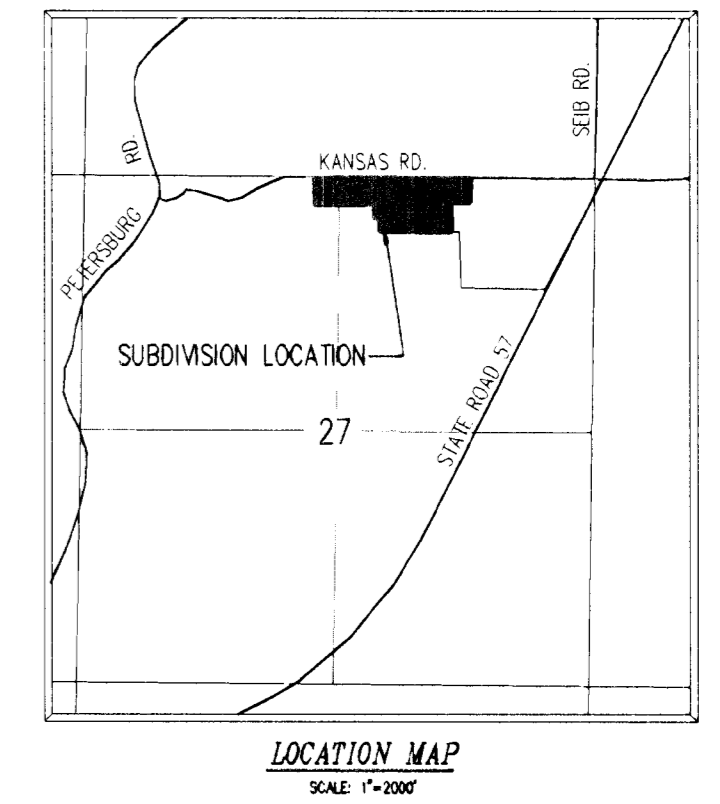


# WINDEMERE FARMS-NORTH RIDGE SECTION ONE

RECEIVED FOR RECORD  
DEC 17 1996  
BETTY J. HEWANN RECORDER  
VANDERBURGH COUNTY  
C.R.L. #3001

DAILY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
DEC 17 1996  
Suzanne M. Couch  
AUDITOR # 2144



### 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 Windemere Farms-North Ridge, Section One. 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 (P.U.) 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 (DRAIN) 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.

Strips or areas of land marked "Public Utility and Drainage Easement" are dedicated for conveyance of surface and/or subsurface water drainage, maintenance and operation of public utility facilities, provided, however, that no above ground parts of such utility facilities shall impede drainage flow, impede access along the easement or impede mowing and maintenance of the easement.

WINDEMERE DEVELOPMENT, L.L.C.

*Dan Buck*  
DAN BUCK, PRESIDENT, MEMBER  
828 HERMITAGE RD.  
EVANSVILLE, IN. 47711

# P-84

### NOTARY CERTIFICATE

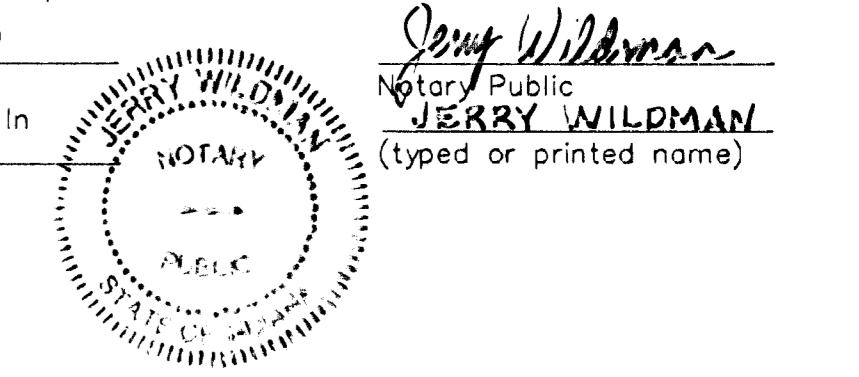
STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

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 18<sup>th</sup> day of NOVEMBER, 1996

My Commission Expires: 12-12-97

Notary Resides In GIBSON  
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 11/08/96, 1996

*Richard H. Brown Sr.*  
Richard H. Brown Sr., President  
*Barbara B. Lunsford*  
Barbara B. Lunsford, Executive Director  
PLAT RELEASE DATE 11/14/96

### BOUNDARY DESCRIPTION

Part of the North Half of Section 27, Township 5 South, Range 10 West, of the Second Principle Meridian, in Vanderburgh County, Indiana, and more particularly described as follows:

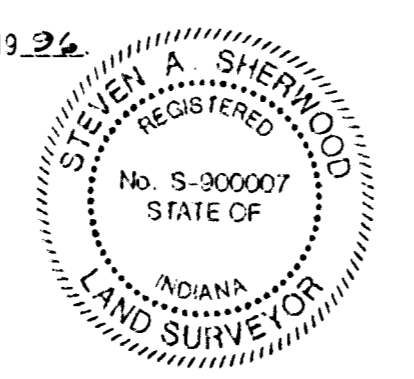
Beginning at the northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 27; thence along the north line of said Quarter Quarter Section, North 89 degrees 44 minutes 03 seconds East (assumed bearing) 1316.09 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence along the north line of said Quarter Quarter Section, North 89 degrees 41 minutes 01 seconds East 100.00 feet; thence South 00 degrees 15 minutes 57 seconds West 130.50 feet; thence South 00 degrees 15 minutes 57 seconds East 310.96 feet to a point on the south line of the North Half of the Northwest Quarter of the Northeast Quarter of said Section 27; thence along said south line, South 89 degrees 46 minutes 27 seconds West 665.90 feet; thence North 00 degrees 15 minutes 57 seconds West 130.50 feet; thence South 89 degrees 44 minutes 03 seconds West 30.00 feet; thence North 00 degrees 15 minutes 57 seconds East 310.96 feet to the north line of the Northeast Quarter of the Northwest Quarter of said Section 27; thence along said north line, South 89 degrees 45 minutes 55 seconds East 273.22 feet to the point of beginning, containing 18.249 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 plot correctly represents a survey completed by me on Nov. 12, 1996 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 18<sup>th</sup> day of NOVEMBER, 1996

*Steven A. Sherwood*  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007



### GENERAL NOTES

- Zoning:** The subject property and all abutting property is zoned as noted.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** A 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 0025 C, dated August 5, 1991. The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commission. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 8.0%.
- Contours:** Contours and topographical data shown were taken from Vanderburgh County Topographic Maps (sheet 192-dated March 27, 1990)
- 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.
- Erosion Control for Ditches:**
  - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2% - 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.
- Lot Access:** All lots must access to interior streets only. Driveways onto Kansas Road are prohibited.

**Storm Drainage Maintenance:** Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The Windemere Farms-North Ridge Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Vanderburgh County accepted rights-of-way including:

- Enforcing the mowing and cleaning obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.
- Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining and repairing the storm water drainage system, including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor's Office; and in compliance with the County Drainage Ordinance.
- 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 within this subdivision.
- Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

**COVENANT FOR ACCESS:** A COVENANT FOR ACCESS AFFECTING THE SUBJECT PROPERTY, WAS RECORDED IN MISCELLANEOUS RECORDS FILE 5, CARD 214 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."

### LEGEND

- AIB2 SOIL TYPE NAME
- SOIL TYPE BORDERS
- - - ZONE "A" BOUNDARY

### SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
He	Henshaw silt loam 2-6% slopes eroded
HoB2	Hosmer silt loam 2-6% slopes eroded
HoC2	Hosmer silt loam 6-12% slopes eroded
HoC3	Hosmer silt loam 6-12% slopes severely eroded
Wm	Wilbur silt loam
Zd3	Zanesville silt loam, 12-18% slopes severely eroded

SOURCE: SOIL SURVEY OF VANDERBURGH COUNTY, INDIANA, JUNE 1976