WINDEMERE FARMS SECTION FOUR-A

SECONDARY PLAT

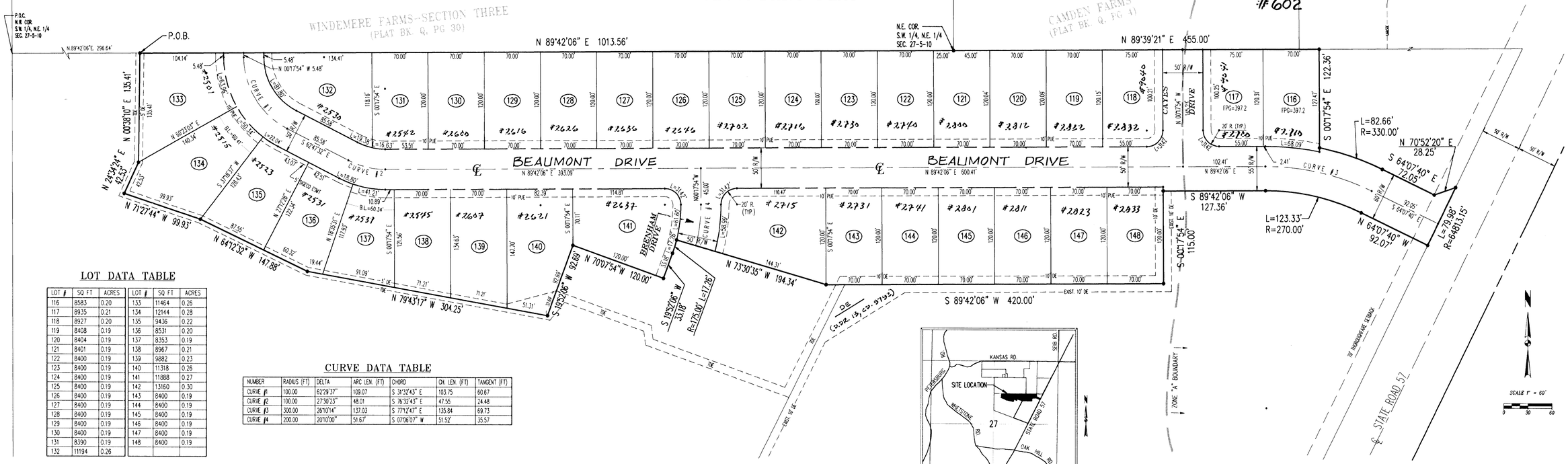
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 2 4 2002

Suzanne M. Crouch AUDITOR

#602

RECEIVED FOR RECORD
DATE 1-24-02 8:40A M
PLAT BOOK Q
PAGE 181
INSTR # 2002ROCO3486
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

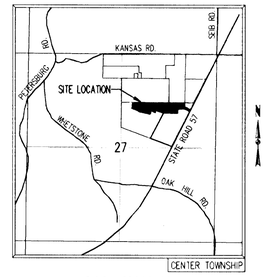


LOT DATA TABLE

LOT #	SQ FT	ACRES	LOT #	SQ FT	ACRES
116	8583	0.20	133	11464	0.26
117	8935	0.21	134	12144	0.28
118	8927	0.20	135	9436	0.22
119	8408	0.19	136	8531	0.20
120	8404	0.19	137	8353	0.19
121	8401	0.19	138	8967	0.21
122	8400	0.19	139	9882	0.23
123	8400	0.19	140	11318	0.26
124	8400	0.19	141	11888	0.27
125	8400	0.19	142	13160	0.30
126	8400	0.19	143	8400	0.19
127	8400	0.19	144	8400	0.19
128	8400	0.19	145	8400	0.19
129	8400	0.19	146	8400	0.19
130	8400	0.19	147	8400	0.19
131	8390	0.19	148	8400	0.19
132	11194	0.26			

CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	100.00	62°29'37"	109.07	S. 31°32'43" E	103.75	60.67
CURVE #2	100.00	27°30'23"	48.01	S. 76°32'43" E	47.55	24.48
CURVE #3	300.00	26°10'14"	137.03	S. 77°17'47" E	135.84	69.73
CURVE #4	200.00	20°10'00"	51.67	S. 07°06'07" W	51.52'	35.57



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Zoning: The subject property is zoned R-1. All lots in subject property conforms to Table A of Vanderburgh County Zoning Codes.
2. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
3. 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.
4. 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.
5. Road Grades: Maximum road grades will not exceed 8.33%
6. 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.
7. 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.
8. Property Corner Markers: All corners not currently marked will be marked with a 5/8' iron rod with a plastic cap labeled "RLS 900007."
9. 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.
10. Temporary Drainage Easement: The temporary drainage easements cover installed infrastructure. They expire when the section of the subdivision that they are in is recorded and the proper easements are granted in the newly recorded section.
11. The Windemere Farms – Section Four 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:

    A.) 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.

    B.) 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.

    C.) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

    D.) 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.

    E.) 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.

    F.) 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.

    G.) The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.
12. Site Location Relative to Airport: This subdivision lies in close proximity to an airport. The operation of the airport and the landing and takeoff of aircraft may generate high noise levels. The center of this subdivision can be located by beginning at the northerly terminus of Evansville Regional Airport Runway 4–22; thence northeasterly along the extended centerline of said runway approximately four thousand feet (4000') thence northwesterly, perpendicular to said extended centerline, approximately one thousand nine hundred feet (1900').
13. FAA Statement: A "Determination of No Hazard" was received from the Federal Aviation Administration as Aeronautical Study No. 00-AGL-6496-OE.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West, of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 27; thence along the North line of said Quarter Quarter Section and the South line of Windemere Farms-Section Three, as per plat thereof, recorded in Plat Book Q, page 30 in the office of the Recorder of Vanderburgh County, Indiana, North 89 degrees 42 minutes 06 seconds East 296.64 feet to the POINT OF BEGINNING; thence continue North 89 degrees 42 minutes 06 seconds East 1013.56 feet to the Northeast corner of said Quarter Quarter Section and the Southeast corner of said Windemere Farms-Section Three and the Southwest corner of Camden Farms, as per plat thereof, recorded in Plat Book Q, page 4 in said Recorder's office; thence along the South line of said Camden Farms and its extension thereof, North 89 degrees 39 minutes 21 seconds East 455.00 feet; thence South 00 degrees 17 minutes 54 seconds East 122.36 feet; thence Southeasterly 82.66 feet along an arc to the right, having a radius of 330.00 feet and subtended by a long chord having a bearing of South 71 degrees 18 minutes 14 seconds East and a length of 82.45 feet; thence South 64 degrees 07 minutes 40 seconds East 72.05 feet; thence North 70 degrees 52 minutes 20 seconds East 28.25 feet to the West Right-of-Way of State Road 57; thence along said Right-of-Way, Southwesterly 79.98 feet along an arc to the right, having a radius of 6489.15 feet and subtended by a long chord having a bearing of South 25 degrees 50 minutes 13 seconds West and a length of 79.98 feet; thence North 64 degrees 07 minutes 40 seconds West 92.07 feet; thence Northwesterly 123.33 feet along an arc to the left, having a radius of 270.00 feet and subtended by a long chord having a bearing of North 77 degrees 12 minutes 47 seconds West and a length of 122.26 feet; thence South 89 degrees 42 minutes 06 seconds West 127.36 feet; thence South 00 degrees 17 minutes 54 seconds East 115.00 feet; thence South 89 degrees 42 minutes 06 seconds West 420.00 feet; thence North 73 degrees 30 minutes 35 seconds West 194.34 feet; thence Southwesterly 17.26 feet along an arc to the right, having a radius of 175.00 feet and subtended by a long chord having a bearing of South 17 degrees 02 minutes 36 seconds West and a length of 17.25 feet; thence South 19 degrees 52 minutes 06 seconds West 33.18 feet; thence North 70 degrees 07 minutes 54 seconds West 120.00 feet; thence South 19 degrees 52 minutes 06 seconds West 92.69 feet; thence North 79 degrees 43 minutes 17 seconds West 304.25 feet; thence North 64 degrees 12 minutes 32 seconds West 147.88 feet; thence North 71 degrees 27 minutes 44 seconds West 99.93 feet; thence North 24 degrees 34 minutes 24 seconds East 42.53 feet; thence North 00 degrees 38 minutes 10 seconds East 135.41 feet to the Point of Beginning, containing 9.040 acres, more or less.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DECEMBER 18, 2000
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

AUGUST 13, 2001
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

MARCH 6, 2001
DATE

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 JULY 7th, 2000 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 10th day of DECEMBER, 2001

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

STEVEN A. SHERWOOD — No. 900007 — STATE OF INDIANA — LAND SURVEYOR

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 SEPTEMBER 6, 2000.

President

Executive Director

PLAT RELEASE DATE: Jan 23, 2002

Executive Director

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 Section Four-A. 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.

WINDEMERE DEVELOPMENT, L.L.C.

DAN BUCK, PRESIDENT, MEMBER
P.O. BOX 4530
EVANSVILLE IN. 47724-0530

Q-181

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 5th day of DECEMBER, 2001

My Commission Expires:
1-12-08

Notary Resides In
GIBSON
County, Indiana

Notary Public
JERRY WILDMAN
(typed or printed name)

JERRY WILDMAN — NOTARY PUBLIC — STATE OF INDIANA

Apc# 28-5-2000 Q-181 DATE: 12-05-01; PROJECT: 1-00-58; FILE: PHASE-A-PLAT.DWG