

Winstead Place II

Subdivision

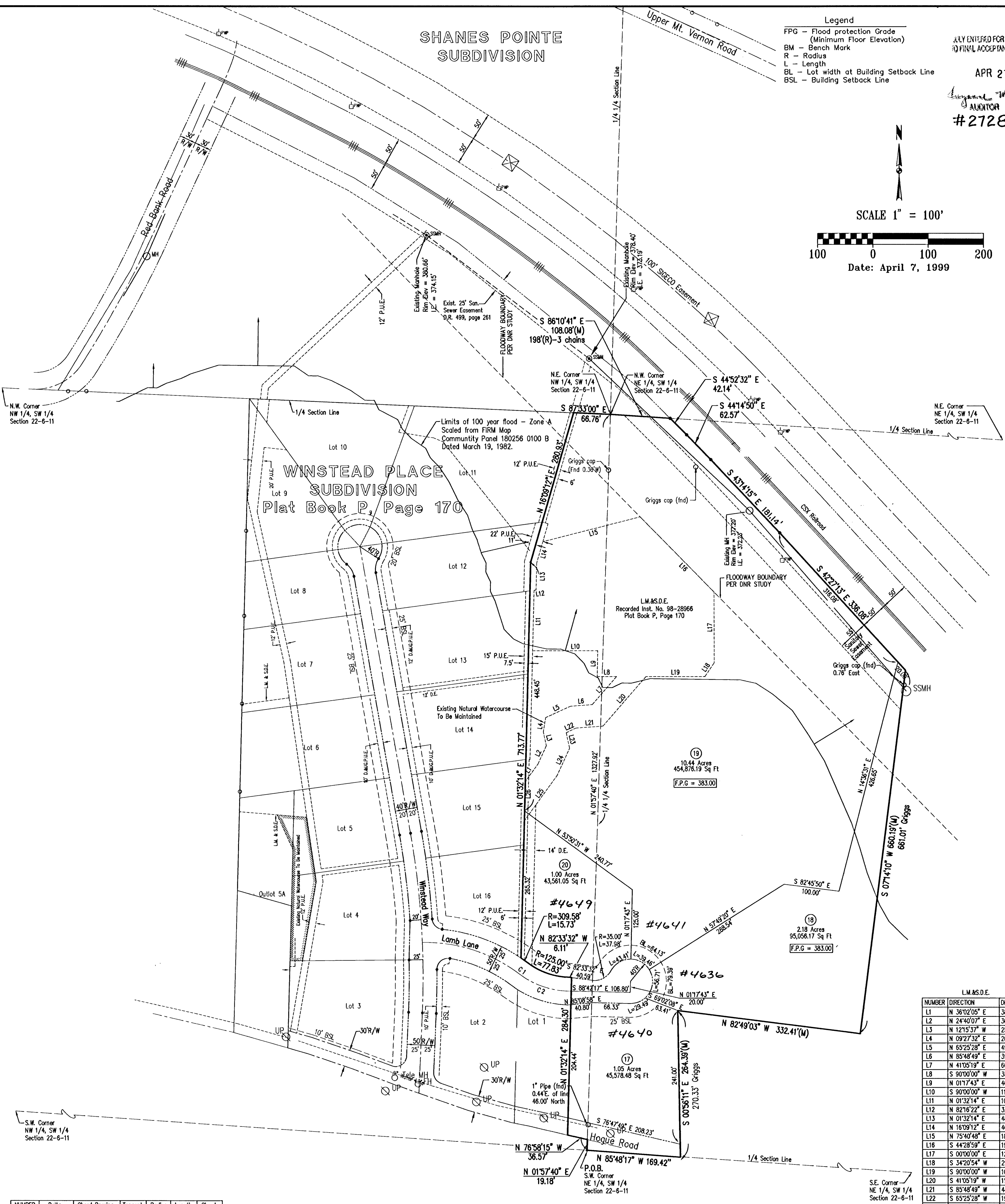
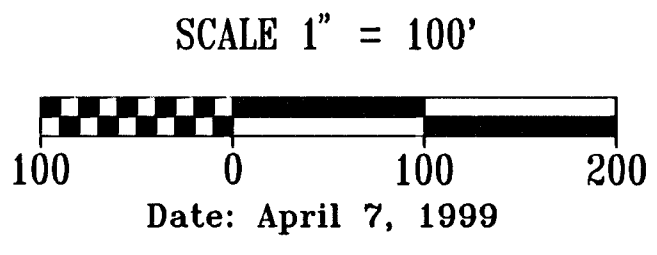
Part of SW 1/4 Section 22-T6S-R11W
Secondary Plat

Legend
 FPG - Flood Protection Grade (Minimum Floor Elevation)
 BM - Bench Mark
 R - Radius
 L - Length
 BL - Lot width at Building Setback Line
 BSL - Building Setback Line

APR 27 1999
 #2728
 General Notes

RECEIVED FOR RECORD
 2:05 P.M.
 APR 27 1999
 CITY OF VANDERBURGH
 1999 R0013785

General Notes
 Zoning: The subject property is zoned AG; abutting property is zoned AG.
 Utilities: Water and Sanitary sewer services will be extended to the site.
 Access: All lots must access interior streets only.
 Construction in Floodway: Indiana Department of Natural Resources (DNR) Approval required for any work within the floodway boundary.
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.



Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone. The 100 year flood elevation is 381.0.

Floor Elevations: 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). The FPG for all lots in this subdivision is 383.0. FPG has been marked on all lots near the flood plain. Additional information may be obtained from 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.

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:

- Moving grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- 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.
- 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.
- 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 pipes 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.
- 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.

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.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 00233."

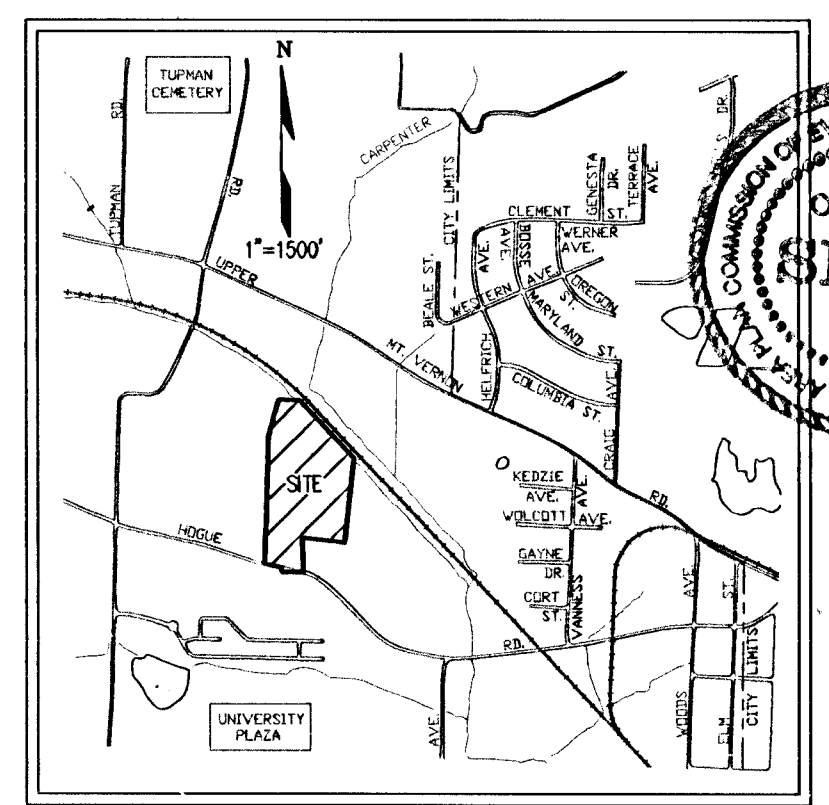
Bench Mark Data
 TBM#1 - R/R Spike in Pwp #32 1/2 on south side of Hogue Road approximately 55' west of entrance. Elevation = 457.29
 TBM#2 - Chiseled "X" 6" west of north curb inlet along Lamb Lane. Top of Curb Elevation = 440.51
 TBM#3 - Chiseled "X" 6" south of east curb inlet along Winstead Way. Top of Curb Elevation = 434.04

Preliminary Drainage Plans Were Approved By the Vanderburgh County Drainage Board On: 2/2/1999

Final Drainage Plans Were Approved By the Vanderburgh County Drainage Board On: 3/21/1999

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners 3/22/1999

NUMBER	DIRECTION	DISTANCE
L1	N 38°02'05" E	38.95'
L2	N 24°40'07" E	36.59'
L3	N 12°15'37" E	25.43'
L4	N 09°27'32" E	28.26'
L5	N 8°25'28" E	48.09'
L6	N 8°48'49" E	39.68'
L7	N 41°05'19" E	66.97'
L8	S 90°00'00" W	35.00'
L9	N 01°17'43" E	46.69'
L10	S 90°00'00" W	117.53'
L11	N 01°32'14" E	108.92'
L12	N 82°16'22" E	3.55'
L13	N 01°32'14" E	48.25'
L14	N 16°09'12" E	40.58'
L15	N 75°40'48" E	181.41'
L16	S 44°28'59" E	190.20'
L17	S 90°00'00" E	127.95'
L18	S 34°20'54" W	28.62'
L19	S 90°00'00" W	108.92'
L20	S 41°05'19" W	118.31'
L21	S 85°48'49" W	48.92'
L22	S 85°25'28" W	19.63'
L23	S 12°15'37" E	28.85'
L24	S 24°40'07" E	53.92'
L25	S 38°02'05" E	101.14'
L26	N 01°32'14" E	70.62'



LOCATION MAP

NUMBER	Delta	Chord Bearing	Tangent	Radius	Length	Chord
C1	0°12'19"	S 33°07'51" E	0.51	284.58	1.02	1.92
C2	35°40'36"	S 70°51'59" E	48.27	150.00	93.40	91.90

Owners Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as "Winstead Place II". 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 "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 utility company, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located 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, of the dimensions shown on this plat and marked "D.&UG.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 but not limited to surface level manholes and structures that do not impede drainage flow, access 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

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.

Owner:
 By: *Jerry Lamb Jr.*
 Metro Properties, Inc. Jerry Lamb Jr. (Manager)
 P.O. Box 72
 Evansville, IN. 47711
 (812) 474-7000

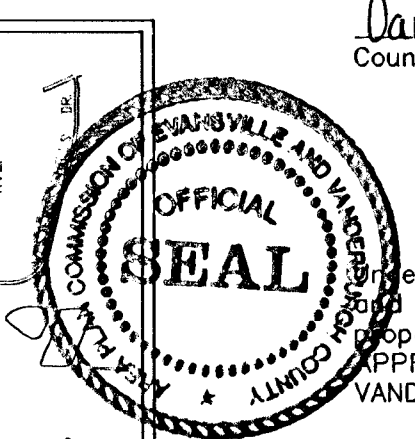
Notary Certificate

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), *Jerry Lamb Jr.*

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 9th day of April, 1999.

My Commission Expires: 4-11-99
Sharon U. Burks-Maier
 Notary Public

Notary Resides in Vanderburgh County, Indiana
Sharon U. Burks-Maier
 (typed or printed name)



Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, 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, Apr. 3, 1999.

Blaine Oliver
 President
Blaine Oliver (assist.)
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Blaine Oliver (assist.)
 Executive Director

PLAT RELEASE DATE: April 27, 1999

Boundary Description

Part of the Southwest Quarter of Section 22, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

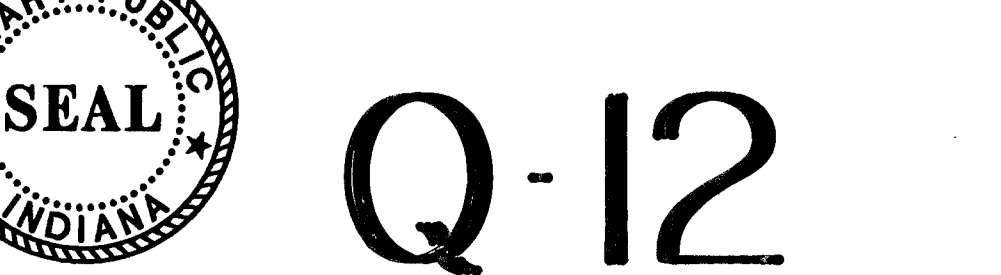
Beginning at the southwest corner of the northeast quarter of the southwest quarter of Section 22, Township 6 South, Range 11 West; thence along the west line thereof North 01 degrees 57 minutes 40 seconds East 19.18 feet to the center of Hogue Road; thence along the center thereof North 76 degrees 58 minutes 15 seconds West 36.57 feet to the southwest corner of Winstead Place Subdivision as per plat thereof recorded in Plat Book P, Page 170 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line thereof North 01 degrees 32 minutes 14 seconds East 284.30 feet to the north line of Lamb Lane; thence along the north line thereof North 82 degrees 33 minutes 32 seconds West 6.11 feet to the point of curvature of a curve to the right, concave to the north having a central angle of 35 degrees 40 minutes 36 seconds and a radius of 125.00 feet from which the chord bears North 70 degrees 51 minutes 59 seconds West 76.58 feet; thence along the north line of Lamb Lane along the arc of said curve 77.83 feet to the point of reverse curvature of a curve to the left, concave to the south having a central angle of 2 degrees 54 minutes 43 seconds and a radius of 309.58 feet from which the chord bears North 54 degrees 29 minutes 03 seconds West 15.73 feet; thence continue along the north line of Lamb Lane along the arc of said curve 15.73 feet to the east line of said Winstead Place Subdivision; thence along the east line thereof North 01 degrees 32 minutes 14 seconds East 713.77 feet; thence continue along said east line thereof North 16 degrees 09 minutes 12 seconds East 280.93 feet to the north line of the northwest quarter of the southwest quarter of Section 22, Township 6 South, Range 11 West; thence along the north line thereof South 87 degrees 33 minutes 00 seconds East 66.76 feet to the northeast corner of the northeast quarter of the southwest quarter of said Section 22, Township 6 South, Range 11 West; thence along the north line thereof South 86 degrees 10 minutes 41 seconds East 108.08 feet to the southwest right-of-way line of the CSX Railroad; thence along said right-of-way line as described by the following chords, North 44 degrees 52 minutes 32 seconds East 42.14 feet; thence continue along said right-of-way (chord) South 44 degrees 14 minutes 50 seconds East 62.57 feet; thence continue along said right-of-way (chord) South 43 degrees 14 minutes 15 seconds East 181.14 feet; thence continue along said right-of-way (chord) South 42 degrees 27 minutes 13 seconds East 338.08 feet; thence South 07 degrees 14 minutes 10 seconds West 660.19 feet; thence North 07 degrees 49 minutes 03 seconds West 332.41 feet; thence South 00 degrees 56 minutes 11 seconds East 264.39 feet to the south line of the northeast quarter of the southwest quarter of Section 22, Township 6 South, Range 11 West; thence along the south line thereof North 85 degrees 48 minutes 17 seconds West 169.42 feet to the point of beginning, containing 15.03 acres (654,705.86 sq. ft.)

Subject to the right-of-way for Hogue Road off of the south most side thereof.
 Subject to a 55 foot easement for sanitary sewer off the northeastern side thereof.

Subject to a Lake Maintenance and Storm Detention Easement as recorded in Document No. 98-28966 and as shown on Winstead Place Subdivision recorded in Plat Book P, page 170.

Surveyor's Certificate

I, Danny K. Leek, 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.
 Witness my hand and seal this 14th day of April, 1999.



Q-12

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, which must remain in place until final grading and staking.
 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.