

# Winstead Place Subdivision Secondary Plat

## Owners 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 "Winstead Place Subdivision". 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 public utility, trees, 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 flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or moving 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 "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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Owner:

By: *Jerry Lamb Jr.*  
Metro Properties LLC,  
By: 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), 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 September, 1998

My Commission Expires:

4-11-99

Notary Resides in  
Vanderburgh  
County, Indiana

*Sharon G. Burks-Mier*  
Notary Public  
Sharon G. Burks-Mier  
(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, proper notice was given and this plat has been given PRIMARY APPROVAL BY THE COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on, Dec. 3, 1997.

*Robert L. Cunningham*  
President

*Barbara L. Cunningham*  
Attest Executive Director

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

*Barbara L. Cunningham*  
Executive Director

PLAT RELEASE DATE: SEPTEMBER 15, 1998

## Boundary Description

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

Commencing at a 1 inch pipe marking the southwest corner of the northeast quarter of the southwest quarter of said section 22, 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 of Hogue Road North 76 degrees 58 minutes 15 seconds West 36.57 feet to the point of beginning; thence continuing along the center of Hogue Road North 76 degrees 58 minutes 15 seconds West 71.96 feet; thence continue along the center of Hogue Road North 78 degrees 27 minutes 23 seconds West 33.08 feet; thence continue along the center of Hogue Road North 74 degrees 26 minutes 49 seconds West 80.99 feet; thence continue along the center of Hogue Road North 70 degrees 40 minutes 23 seconds West 137.50 feet; thence continue along the center of Hogue Road North 69 degrees 42 minutes 11 seconds West 85.44 feet; thence continue along the center of Hogue Road North 71 degrees 19 minutes 23 seconds West 80.70 feet; thence continue along the center of Hogue Road North 74 degrees 06 minutes 05 seconds West 36.75 feet to the southeast corner of the parcel conveyed to Fredrick E. & Katrina K. Peough in Deed Volume 496, page 131 in the office of the Recorder of Vanderburgh County Indiana; thence along the east line thereof North 01 degrees 32 minutes 14 seconds East 256.00 feet to the northeast corner thereof; thence along the north line thereof North 74 degrees 09 minutes 19 seconds West 101.21 feet to a point on the west line of the east half of the east half of the southwest quarter; thence along the west line thereof North 01 degrees 32 minutes 14 seconds East 887.75 feet to the northeast corner of said half, half quarter section; thence along the north line thereof South 87 degrees 33 minutes 00 seconds East 585.96 feet, said point being North 87 degrees 33 minutes 00 seconds West 66.76 feet from the northwest corner of the northeast quarter of the southwest quarter of said section 22, thence South 16 degrees 19 minutes 12 seconds West 280.33 feet; thence South 01 degrees 32 minutes 14 seconds West 713.77 feet to a point on a curve to the right, concave to the southwest having a delta angle of 02 degrees 54 minutes 43 seconds and a radius of 309.58 feet from which the chord bears South 54 degrees 29 minutes 03 seconds West 15.73 feet, thence along the arc of said curve 15.73 feet to the point of curvature of a curve to the left, concave to the northeast, having a delta angle of 35 degrees 40 minutes 36 seconds and a radius of 125.00 feet from which the chord bears South 70 degrees 51 minutes 59 seconds East 76.58 feet, thence along the arc of said curve 77.83 feet; thence South 82 degrees 33 minutes 32 seconds East 6.11 feet; thence South 01 degrees 32 minutes 14 seconds West 284.30 feet to the point of beginning containing 14.605 acres (636,191 sq. ft.).

Also a Lake Maintenance and Storm Detention Easement, Recorded Document No. 98-28966 being more particularly described by metes and bounds as follows:

Commencing at a 1 inch pipe marking the southwest corner of the northeast quarter of the southwest quarter of said section 22, 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 of Hogue Road North 76 degrees 58 minutes 15 seconds West 36.57 feet; thence North 01 degrees 32 minutes 14 seconds East 284.30 feet; thence 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 northeast, having a delta 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 arc of said curve 77.83 feet to the point of curvature of a curve to the left, concave to the southwest, having a delta angle of 02 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 along the arc of said curve 15.73 feet to the point of beginning containing 14.605 acres (636,191 sq. ft.).

Also Sanitary Easements No. 1 & No. 2 as recorded in Deed Drawer 11, Card 7839.

## 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 9th day of September, 1998

*Danny K. Leek*  
REGISTERED  
No. S0480  
STATE OF INDIANA  
LAND SURVEYOR  
Danny K. Leek, R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, IN. 47713  
(812) 464-9585

## General Notes

Access: All lots must access onto interior roadways only.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1992, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone. The 100 year flood elevation is 381.0.

Utilities: Water and Sanitary sewer services will be extended to the site.

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

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.

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:

- Mowing 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 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.
- 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.

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.

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. 0023."

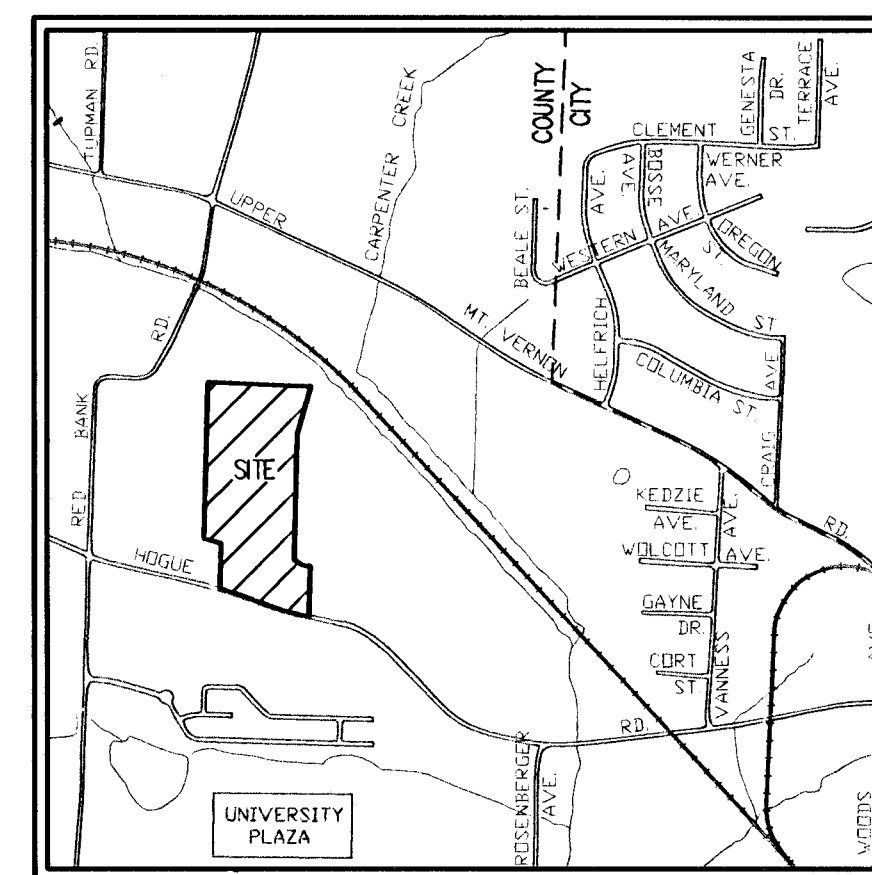
Bench Mark Data  
TBM#1 - R/R Spike in Pwp #32 1/2 on south side of Hogue Road approximately 55' west of entrance. Elev.=457.29

TBM#2 - Chiseled "□" 6" west of north curb inlet along Lamb Lane. Top of Curb Elev.=440.51

TBM#3 - Chiseled "□" 6" south of east curb inlet along Winstead Way. Top of Curb Elev.=434.04

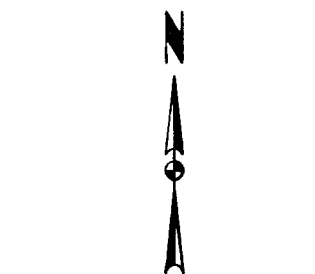
FINAL - Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: February 23, 1998

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners March 9, 1998

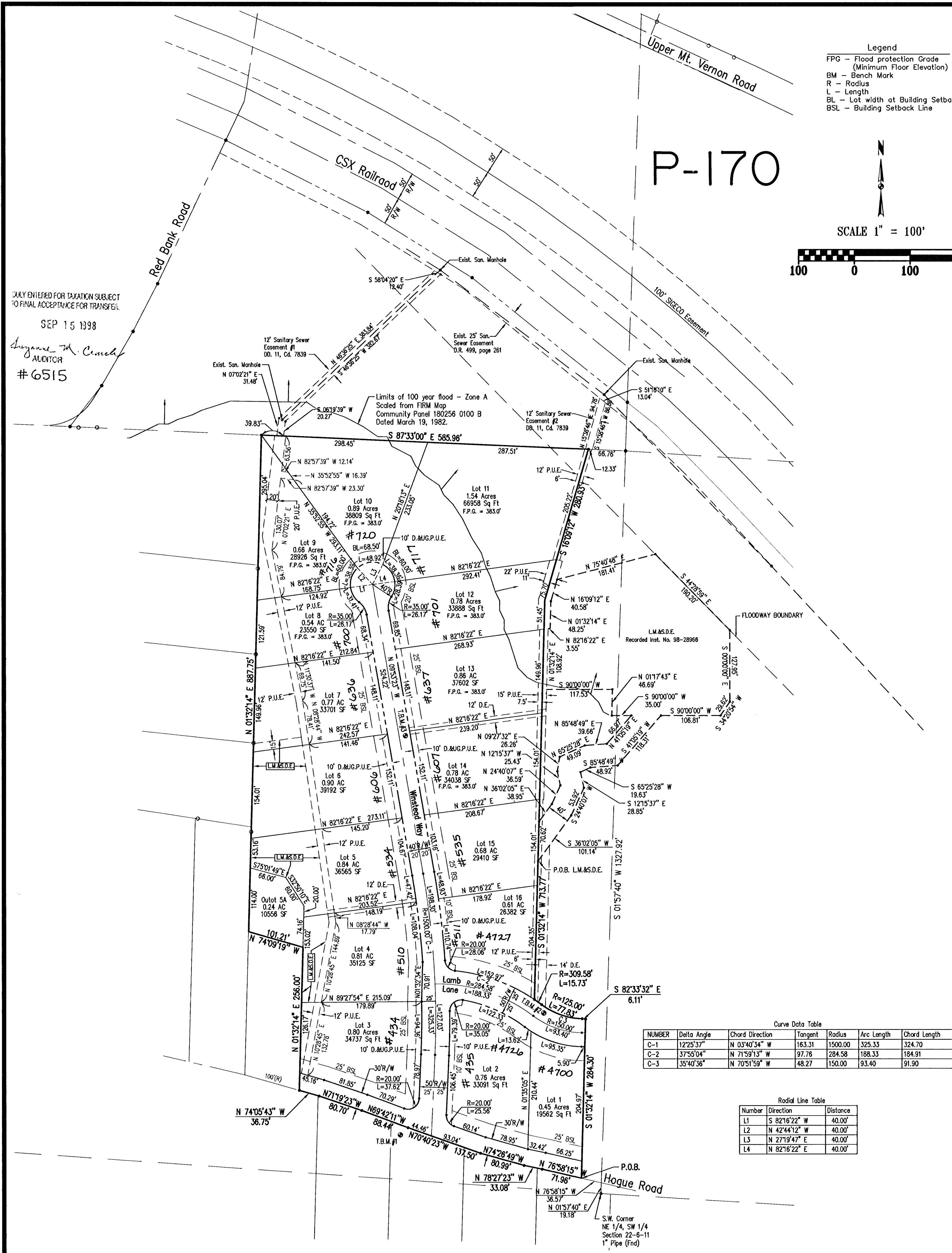


LOCATION MAP

- 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



SCALE 1" = 100'



Curve Data Table

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	12°25'37"	N 03°40'34" W	163.31	1500.00	325.33	324.70
C-2	37°55'04"	N 71°59'13" W	97.76	284.58	188.33	184.91
C-3	35°40'38"	N 70°51'59" W	48.27	150.00	93.40	91.90

Radial Line Table

Number	Direction	Distance
L1	S 82°16'22" W	40.00'
L2	N 42°44'12" W	40.00'
L3	N 27°19'47" E	40.00'
L4	N 82°16'22" E	40.00'

SEAL  
SEP 15 1998  
#6515

SW Corner  
NE 1/4, SW 1/4  
Section 22-6-11  
1" Pipe (Find)