Woodgate Subdivision

Section IA

RECEIVED FOR RECORD
at 3:16 P.M.
12-8 2000
Plat Book 9
Page 109
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
#2000R00036041

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2000

Suzanne M. Crouch
AUDITOR

8058

SCALE 1" = 100'

100 0 100 200

Owner's 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 **Woodgate Subdivision IA**. 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.&U.G.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 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 alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention 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.

By: Brad Starchi
Brad Starchi, Owner/Subdivider
9119 Clear Creek Drive
Evansville, IN 47711

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 Area Plan Commission of Evansville and Vanderburgh County at a meeting held on August 4,1999.

President

Blaine Oliver
Attest Executive Director (ASSIST.)

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

Blaine Oliver
Executive Director (ASSIST.)

Plat Release Date: Dec. 8, 2000

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 and Subdivider, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 7th day of December 2000.

My Commission Expires:
Oct. 25, 2001

Donna M. Hoberfield
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

DONNA M. HOBERFIELD
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Access: All Driveways shall access interior streets only.

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 10.0%

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

Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as shown by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The platted boundary is the revised Letter of Map Revision boundary, That is a result of FEMA case #95-05-105P, dated Sept. 25, 1995.

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 Commissioner. 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. FPG has been marked on all lots near the flood plain. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

Storm Drainage Maintenance: 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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies 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.

5. 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.

General Notes

6. 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.

7. 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

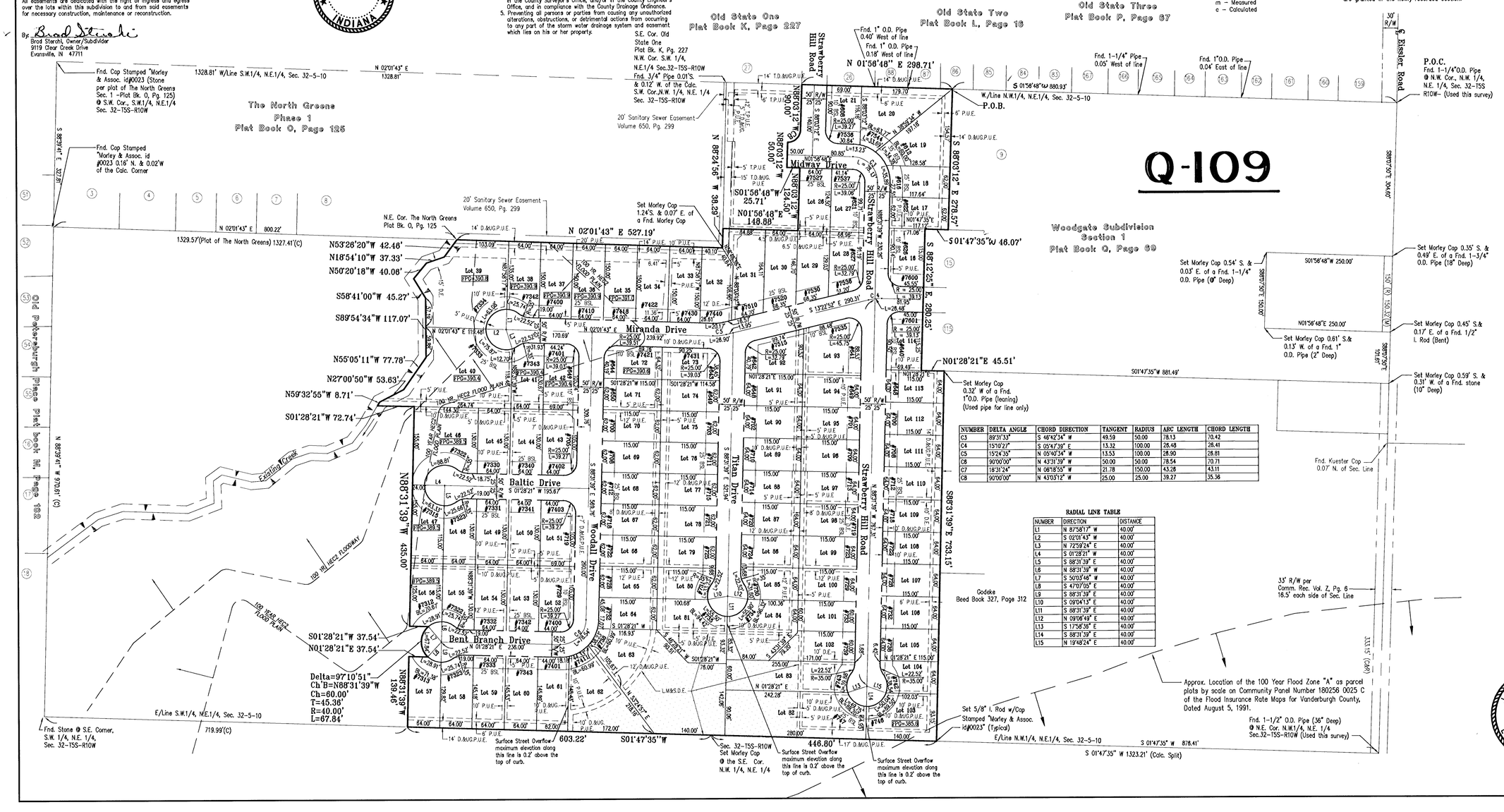
TBM#1 –
RR Spike in P.P. @ N.W. corner of Woodgate Subdivision Section I.
Elevation = 422.46

TBM#2 –
Chiseled Square 1' S.E. of curb inlet in N.E. corner intersection Strawberry Hill and Dry Branch. Elevation = 393.44

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: October 25, 1999

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners On: December 13, 1999

LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
16	7966.70	0.18	49	8320.00	0.19	82	24703.36	0.57			
17	7277.56	0.17	50	8320.00	0.19	83	14764.56	0.34			
18	7403.90	0.17	51	8835.87	0.20	84	14187.48	0.33			
19	13264.32	0.30	52	8835.87	0.20	85	6935.19	0.16			
20	13380.25	0.31	53	8320.00	0.19	86	7360.00	0.17			
21	7788.27	0.18	54	8320.00	0.19	87	7360.00	0.17			
			55	7974.34	0.18	88	7360.00	0.17			
			56	7868.76	0.18	89	7360.00	0.17			
			57	8755.51	0.20	90	7360.00	0.17			
			58	8834.09	0.21	91	7360.00	0.17			
26	7968.00	0.18	59	9302.66	0.21	92	8586.01	0.20			
27	8141.20	0.19	60	9325.58	0.21	93	11923.95	0.27			
28	8005.23	0.18	61	9069.08	0.21	94	7360.00	0.17			
29	8823.24	0.20	62	17397.50	0.40	95	7360.00	0.17			
30	9945.91	0.23	63	33798.18	0.78	96	7360.00	0.17			
31	12011.18	0.28	64	7140.85	0.16	97	7360.00	0.17			
32	8889.01	0.20	65	7130.00	0.16	98	7360.00	0.17			
33	9600.00	0.22	66	7130.00	0.16	99	7360.00	0.17			
34	9600.00	0.22	67	7130.00	0.16	100	7360.00	0.17			
35	9600.00	0.22	68	7130.00	0.16	101	6900.00	0.16			
36	9600.00	0.22	69	7130.00	0.16	102	8468.00	0.19			
37	9600.00	0.22	70	7130.00	0.16	103	12224.44	0.28			
38	9244.54	0.21	71	7130.00	0.16	104	6834.04	0.16			
39	26048.32	0.60	72	7323.55	0.17	105	7360.00	0.17			
40	29033.78	0.67	73	7185.55	0.17	106	7360.00	0.17			
41	8205.04	0.19	74	7100.15	0.16	107	7360.00	0.17			
42	8861.99	0.20	75	7092.64	0.16	108	7360.00	0.17			
43	8835.87	0.20	76	7085.12	0.16	109	7360.00	0.17			
44	8320.00	0.19	77	7077.61	0.16	110	7360.00	0.17			
45	8320.00	0.19	78	7070.09	0.16	111	7360.00	0.17			
46	16624.25	0.38	79	7062.58	0.16	112	7360.00	0.17			
47	8662.99	0.20	80	6657.92	0.15	113	7360.00	0.17			
48	7974.34	0.18	81	12078.66	0.28	114	7923.62	0.18			



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C3	89°31'33"	S 46°42'34" W	49.59	50.00	78.13	70.42
C4	15°10'27"	S 05°47'39" E	13.32	100.00	26.48	26.41
C5	15°24'35"	N 05°40'34" W	13.53	100.00	26.90	26.81
C6	90°00'00"	N 43°31'39" W	50.00	50.00	78.54	70.71
C7	16°31'24"	N 06°18'55" W	21.78	150.00	43.26	43.11
C8	90°00'00"	N 43°03'12" W	25.00	25.00	39.27	35.36

RADIAL LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 87°58'17" W	40.00'
L2	S 02°01'43" W	40.00'
L3	N 72°59'24" E	40.00'
L4	S 01°28'21" W	40.00'
L5	S 88°31'39" E	40.00'
L6	N 88°31'39" W	40.00'
L7	S 50°03'48" W	40.00'
L8	S 47°07'05" E	40.00'
L9	S 88°31'39" E	40.00'
L10	S 09°04'13" E	40.00'
L11	S 88°31'39" E	40.00'
L12	N 09°06'49" E	40.00'
L13	S 17°56'35" E	40.00'
L14	S 88°31'39" E	40.00'
L15	N 19°48'24" E	40.00'

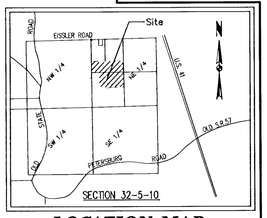
Legend

L.M. – Lake Maintenance
S.D. – Storm Drainage
S.S. – Sanitary Sewer
D. – Drainage
P.U. – Public Utility
E. – Easement
T. – Temporary
TBM – Temporary Bench Mark
R – Radius
L – Length
D.R. – Deed Record
BSL – Building Setback Line
BL – Lot width at Building Setback Line
r – Record
m – Measured
c – Calculated

P.O.B. – Point of beginning
P.O.C. – Point of commencement
FPG – Flood protection grade

R/W — Center line
— Right-of-way line
— Easement line
BSL — Building setback line
— Boundary line

Temporary easements cover Installed Infrastructure. They expire when the section of subdivision that they are located in is recorded and the proper easements are granted in the newly recorded section.



LOCATION MAP
SCALE 1" = 3000'

Boundary Description

Part of the Northwest Quarter of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 32 Township 5 South Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 32, said point also being the Northeast corner of Old State Three Subdivision as recorded in Plat Book P, Page 67, in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said quarter quarter section South 01 degrees 56 minutes 48 seconds west 880.93 feet to the Southwest corner of Woodgate Subdivision Section I as recorded in Plat Book Q, Page 69, in said office of the Recorder; thence along the south line of said subdivision the following four chords:
South 88 degrees 03 minutes 12 seconds East, 278.57 feet; thence South 01 degree 47 minutes 35 seconds West, 46.07 feet; thence South 88 degrees 12 minutes 25 seconds West, 280.25 feet; thence North 01 degree 28 minutes 21 seconds East, 45.51 feet to the Southwest corner of a tract of land conveyed to Wilbur H. and Elvera Godeke as recorded in Deed Book 327, Page 312 in said office of the Recorder; thence along the south line of said Godeke tract South 88 degrees 31 minutes 39 seconds East, 733.15 feet to a point on the east line of said quarter quarter section, said point being South 01 degrees 47 minutes 35 seconds West, 878.41 feet from the Northeast corner of said quarter quarter section; thence along the east line of said quarter quarter section South 01 degrees 47 minutes 35 seconds West, 446.80 feet to the Southeast corner of said quarter quarter section, said point also being the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 32; thence continuing South 01 degrees 47 minutes 35 seconds West and along the east line of the Southwest Quarter of the Northeast Quarter of said section, 603.22 feet; thence North 88 degrees 31 minutes 39 seconds West, 139.46 feet; thence North 01 degree 28 minutes 21 seconds East, 37.54 feet to a point on a nontangent curve to the right, concave to the north, having a central angle of 97 degrees 10 minutes 51 seconds and a radius of 40 feet from which a chord bears North 88 degrees 31 minutes 39 seconds West, 60.00 feet; thence along the arc of said curve 67.84 feet to a point; thence South 01 degree 28 minutes 21 seconds West, 37.54 feet; thence North 88 degrees 31 minutes 39 seconds West, 435.00 feet; thence South 01 degree 28 minutes 21 seconds West, 72.74 feet to the centerline of an existing ditch; thence along the centerline thereof the following eight chords:
North 59 degrees 32 minutes 55 seconds West, 8.71 feet; thence North 27 degrees 00 minutes 50 seconds West, 53.63 feet; thence North 55 degrees 05 minutes 11 seconds West, 77.78 feet; thence South 89 degrees 54 minutes 34 seconds West, 117.07 feet; thence South 58 degrees 41 minutes 00 seconds West, 45.27 feet; thence North 50 degrees 20 minutes 18 seconds West, 40.06 feet; thence North 18 degrees 54 minutes 10 seconds East, 37.33 feet; thence North 53 degrees 26 minutes 20 seconds West, 42.46 feet to the northeast corner of Lot 8 in The North Greens subdivision Phase 1 as recorded in Plat Book O, Page 125 in said office of the Recorder; thence parallel with the west line of said quarter quarter section and along the east line and the extended east line of said The North Greens Phase 1 North 02 degree 01 minutes 43 seconds East, 527.19 feet to a point on the north line of said quarter quarter section; thence along said north quarter quarter section line North 88 degrees 24 minutes 56 seconds West, 38.29 feet; thence North 01 degree 56 minutes 48 seconds East, 148.88 feet; thence North 88 degrees 03 minutes 12 seconds West, 124.50 feet; thence South 01 degrees 56 minutes 48 seconds West, 25.71 feet; thence North 88 degrees 03 minutes 12 seconds West, 50.00 feet to the point of curvature of a nontangent curve to the left, concave to the southeast, having a central angle of 90 degree 00 minutes 00 seconds and a radius of 25.00 feet from which a chord bears North 43 degrees 03 minutes 12 seconds West, 35.36 feet; thence along the arc of said curve 39.27 feet to the point of tangency; thence North 88 degrees 03 minutes 12 seconds West, 90.00 feet; thence along the west line of the Northwest Quarter of the Northeast Quarter of said section North 01 degree 56 minutes 48 seconds East, 298.71 feet to the point of beginning containing 25.27 acres (1,100,598.07 square feet).

Subject to a 20 foot sanitary sewer easement granted to the Civil City of Evansville, as recorded in Deed Book 650, Page 299 in said office of the Recorder.

Subject to all existing easements, rights-of-way, and building and use restrictions of record.

Surveyor's Certificate

I, James E. Morley, 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

Witness my hand and seal this 19th day of October, 2000.

JAMES E. MORLEY REGISTERED No. LS20000007 STATE OF INDIANA LAND SURVEYOR

James E. Morley

James E. Morley, P.L.S.
Indiana Registration No. LS20000007
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

APC # 21-5-99 Q-109

Secondary Plat

10-19-00 99-4299-4C 4299PLT-SEC1A.DWG J.E.M.