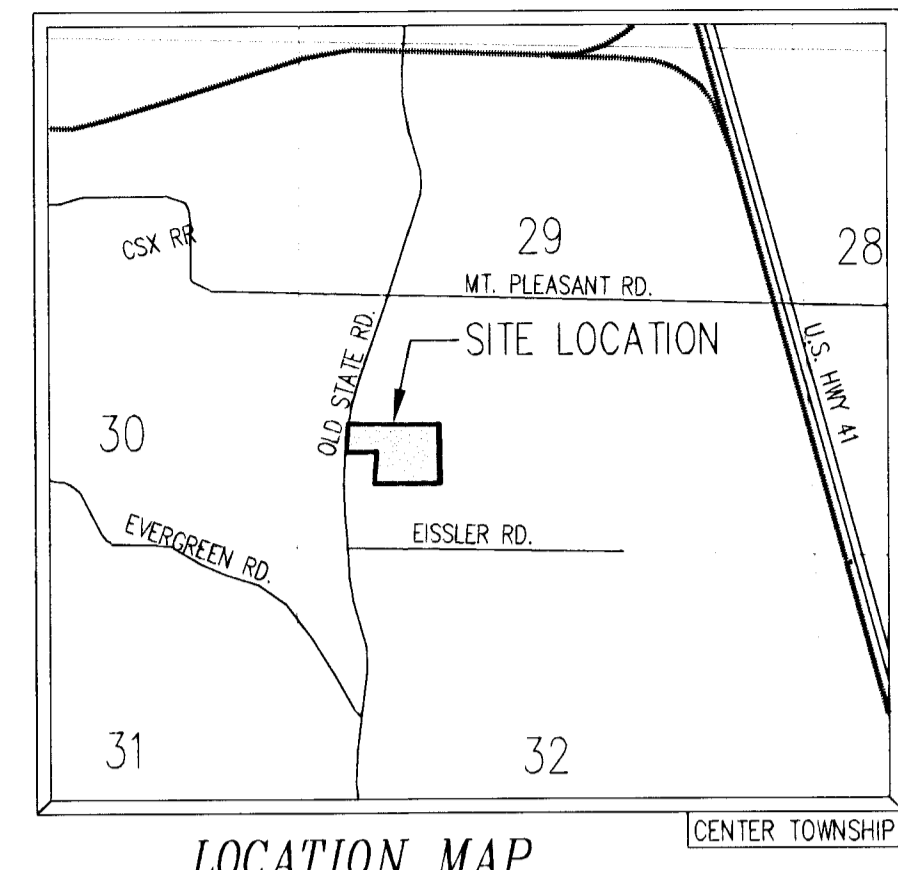
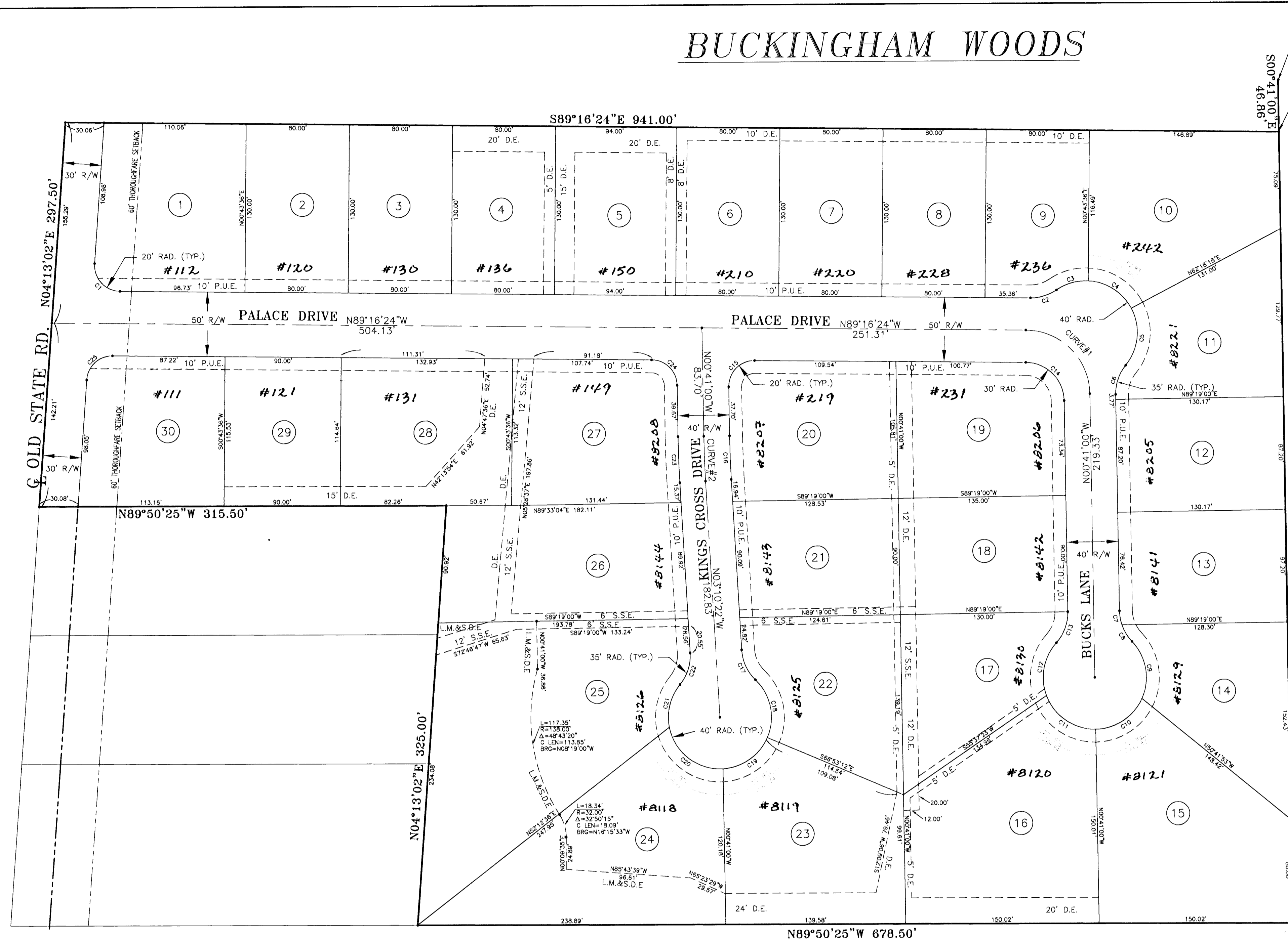


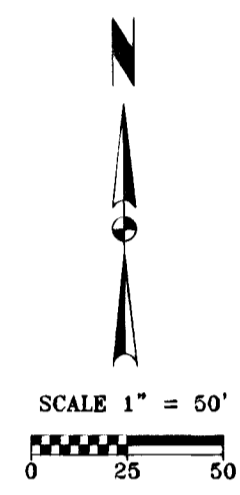
# BUCKINGHAM WOODS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**Feb. 8, 2008**  
 BILL FLUTY AUDITOR  
 (AUDITORS NUMBER)  
**RECEIVED FOR RECORD**  
 DATE **02-08-2008 11:13 AM**  
 PLAT BOOK **S**  
 PAGE **83**  
 INSTR# **2008R00003659**  
 BETTY KNIGHT SMITH RECORDER  
 VANDERBURGH COUNTY



**LOT TABLE**

LOT	Area (sf)	Area (acres)
1	14724	0.335
2	10400	0.239
3	10400	0.239
4	10400	0.239
5	12220	0.281
6	10400	0.239
7	10400	0.239
8	10400	0.239
9	10079	0.231
10	10297	0.234
11	11876	0.273
12	11336	0.260
13	11330	0.260
14	12007	0.276
15	20114	0.462
16	21400	0.491
17	11786	0.271
18	11700	0.269
19	13365	0.307
20	13845	0.318
21	11391	0.262
22	12969	0.298
23	17207	0.395
24	20326	0.467
25	29853	0.685
26	16905	0.388
27	14315	0.329
28	15150	0.348
29	10357	0.238
30	12646	0.290



**STREET CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CURVE#1	50.00'	77.31'	69.84'	N44°58'42"W	88°35'24"
CURVE#2	500.00'	34.76'	34.76'	N01°55'41"W	02°29'22"

**LOT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	12.63'	28.13'	S42°31'41"E	93°28'25"
C2	35.00'	21.37'	21.04'	N73°14'20"E	34°58'52"
C3	40.00'	26.07'	25.81'	N74°25'22"E	37°20'38"
C4	40.00'	41.14'	39.52'	S53°18'01"E	59°12'58"
C5	40.00'	47.02'	44.36'	S05°58'54"W	67°21'12"
C6	35.00'	24.51'	24.01'	N19°22'49"E	40°07'39"
C7	35.00'	10.96'	10.91'	S09°39'10"E	17°46'51"
C8	35.00'	15.21'	15.09'	S31°04'11"E	24°53'40"
C9	40.00'	47.29'	44.59'	S09°38'43"E	67°44'35"
C10	40.00'	45.44'	43.04'	S59°48'17"W	62°50'00"
C11	40.00'	49.24'	46.19'	S55°25'08"W	70°31'44"
C12	40.00'	43.50'	41.39'	N19°59'52"E	82°18'17"
C13	35.00'	26.17'	25.54'	S02°44'00"E	42°50'00"
C14	30.00'	46.39'	41.90'	N44°58'42"W	88°35'24"
C15	20.00'	31.91'	28.63'	S45°01'18"W	91°24'36"
C16	750.00'	33.89'	33.89'	S01°35'41"E	02°29'22"
C17	35.00'	26.17'	25.56'	S24°35'23"E	42°50'00"
C18	40.00'	48.51'	45.59'	S11°15'57"E	69°28'52"
C19	40.00'	44.23'	42.01'	S55°09'03"W	83°21'08"
C20	40.00'	57.50'	52.87'	N51°59'33"W	82°21'40"
C21	40.00'	35.24'	34.11'	N14°25'28"E	50°28'21"
C22	35.00'	26.17'	25.56'	N18°14'38"E	42°50'00"
C23	40.00'	35.63'	35.63'	N01°55'41"W	02°29'22"
C24	20.00'	30.92'	27.93'	N44°58'42"W	88°35'24"
C25	20.00'	30.20'	27.41'	S47°28'19"W	86°30'34"

**GENERAL NOTES**

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** No 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.
- Access:** Lots 1 and 30 shall not have access to Old State Road.
- 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:** Road grades shall not exceed 10%.
- 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.

- 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 exist in his or her property in proper working order including:
    - Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
    - Keeping all parts of the storm water drainage system operating as designed and 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 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.
    - 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 Vanderburgh Co. Drainage Board.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."

**BOUNDARY DESCRIPTION**

Part of the North Half of the Southwest Quarter of the Southwest Quarter of Section 29, Township 5 South, Range 10 West of the Second Principle Meridian, Center Township, Vanderburgh County, Indiana and more particularly described as follows:  
 Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section, thence along the East line thereof, South 00 degrees 41 minutes 00 seconds East a distance of 46.86 feet to the Point of Beginning; thence continuing along said East line, South 00 degrees 41 minutes 00 seconds East a distance of 611.69 feet to the Southeast corner of said Half-Quarter-Quarter Section; thence along the South line thereof, North 89 degrees 50 minutes 25 seconds West a distance of 678.50 feet; thence North 04 degrees 13 minutes 02 seconds East a distance of 325.00 feet; thence parallel with the South line of said Half-Quarter-Quarter Section, North 89 degrees 50 minutes 25 seconds West a distance of 315.50 feet to the centerline of Old State Road; thence along said centerline, North 04 degrees 13 minutes 02 seconds East a distance of 297.50 feet; thence South 89 degrees 16 minutes 24 seconds East a distance of 941.00 feet to the Point of Beginning and containing 11.34 acres, more or less.

**SURVEYOR'S 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 MARCH 13, 2007 and that all monuments shown exist at locations as noted.  
 Witness my hand and seal this 7<sup>th</sup> day of FEB, 2008.

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

**AFFIRMATION STATEMENT**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

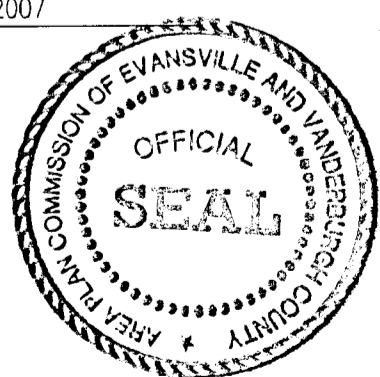
**NOTARY CERTIFICATE**

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 14<sup>th</sup> day of February, 2008.  
 My Commission Expires: June 14, 2015  
 Notary Resides in Vanderburgh County, Indiana  
 Kristin Sanders  
 Notary Public  
 Kristin Sanders  
 (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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on March 8, 2007.  
 Attest Executive Director  
 A.P.C. DOCKET NO. 2-S-2007



STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: July 24, 2007  
 ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: June 19, 2007  
 SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: June 12, 2007

**SITECON, Inc.**  
 Engineers-Surveyors

10335 Hedden Rd. Suite 2  
 Evansville, Indiana 47725  
 (812) 868-0877

SECONDARY PLAT complies with the Ordinance and is released for recording.  
 Executive Director  
**S-83**