

CAMBRIDGE GOLF CLUB

MINOR SUBDIVISION NO. 2 SECONDARY PLAT

R-10

GENERAL NOTES

1. **Zoning:** This lot conforms to Table A of Vanderburgh County Zoning Code. This property is currently zoned Ag.
2. **Utilities:** Water, gas, electric, telephone, and cable are available at the site. Sanitary sewer will be extended to the site.
3. **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 0015 C, dated August 5, 1991.
4. **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.
5. **Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "R/S 900007."

P.O.C.
N.W. CORNER
S.E. 1/4, S.W.1/4
SEC. 21-4-10

N.E. CORNER
S.E. 1/4, S.W.1/4
SEC. 21-4-10

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD
DATE 7-11-02 3:46 PM

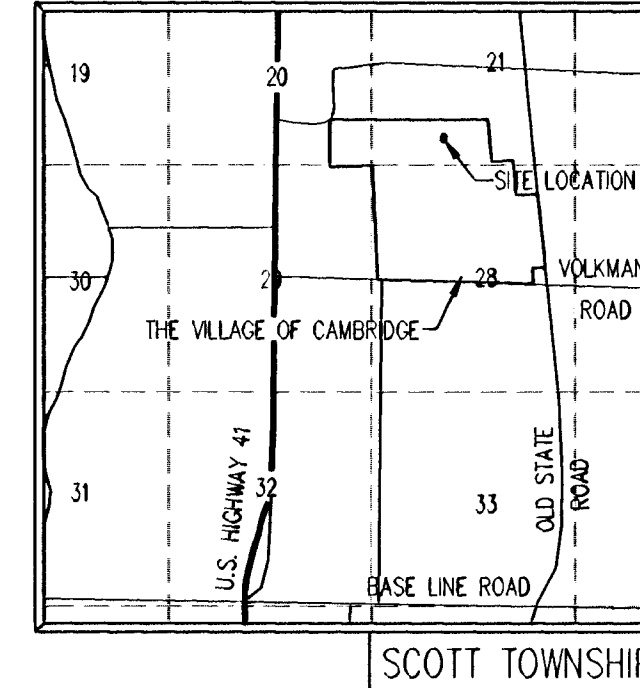
PLAT BOOK R-

PAGE 10

INSTR # 2002R00026067
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

JUL 11 2002

Signature of Auditor
AUDITOR
#4758



LOCATION MAP
SCALE: 1"=5000'

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

OCTOBER 16, 2001
DATE

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 Cambridge Golf Club Minor Subdivision No. 2.

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.

Signature of Dan Buck
Owner
Cambridge Golf Club LLC
Dan Buck, Member
1120 Cambridge Village Square
Evansville, IN 47725

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 4 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

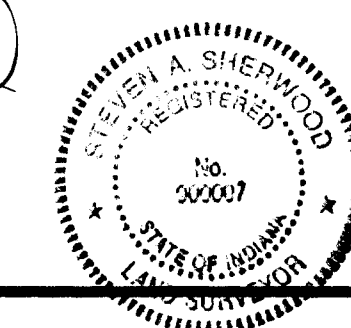
Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 21; thence along the North line thereof, South 89 degrees 33 minutes 55 seconds East 373.63 feet to the Northwest corner of Lot 123 in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof, South 00 degrees 26 minutes 05 seconds West 445.55 feet to the North line of Lot 95 in said Cambridge, Section 1; thence along the North line of said Lot 95 and its extension thereof, North 84 degrees 02 minutes 38 seconds West 161.99 feet to the Northwest corner of Lot 96 in said Cambridge, Section 1, said point being the POINT OF BEGINNING; thence along the West line of said Lot 96, South 05 degrees 57 minutes 22 seconds West 130.10 feet to the Southwest corner of said Lot 96 and the Northerly Right-of-Way of Raleigh Drive; thence along said Right-of-Way, Southwesterly 86.83 feet along an arc to the left, having a radius of 275.00 feet and subtended by a long chord having a bearing of South 85 degrees 23 minutes 27 seconds West and a length of 86.47 feet; thence North 05 degrees 57 minutes 22 seconds East 130.95 feet; thence North 69 degrees 23 minutes 28 seconds East 33.54 feet; thence South 84 degrees 02 minutes 38 seconds East 55.00 feet to the Point of Beginning, containing 0.260 acres (11310 square feet), more or less.

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 MARCH 28, 2002 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 5TH day of Nov., 2002

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



NOTARY CERTIFICATE

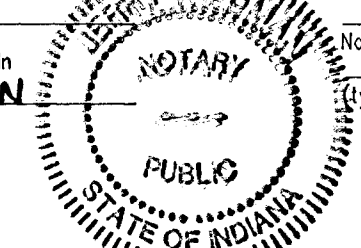
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 14TH day of NOV., 2002

My Commission Expires: 1-12-08

Notary Resides In GIBSON
County, Indiana
Signature of Jerry Wiloman
Notary Public
JERRY WILOMAN
(typed or printed name)



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law 1309, 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 OCTOBER 9, 2001. (AT SUB REVIEW)

Signature of Mark Fortner
Mark Fortner
Executive Director
July 11, 2002
Signature of Buddy Smith
Buddy Smith
Executive Director

