

DATE SUBMITTED FOR RECORD
TO FINAL ACCEPTANCE FOR TRANSPORT

OCT 08 2002

Steven A. Sherwood
SURVEYOR

6987

CAMBRIDGE PARK

MINOR SUBDIVISION SECONDARY PLAT

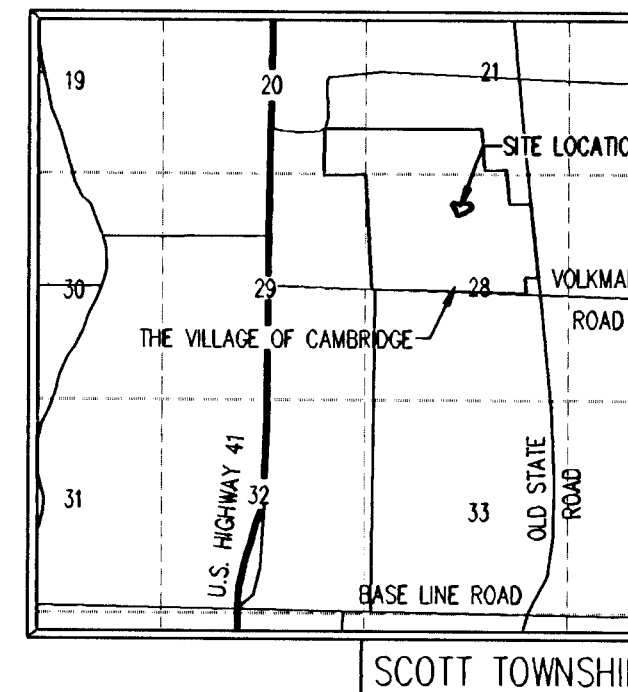
PARENT PARCEL ACREAGE=±66 AC

RECEIVED FOR RECORD
DATE 10-08-02 11:13 A.M.

PLAT BOOK
PAGE R-20
INSTR 2002R00038533
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

- Zoning:** This lot conforms to Table A of Vanderburgh County Zoning Code. This property is currently zoned Ag.
- Utilities:** Sewer, water, gas, electric, telephone, and cable are available at 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 0015 C, dated August 5, 1991.
- 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."



LOCATION MAP

SCALE: 1"=5000'

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 28, Township 4 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

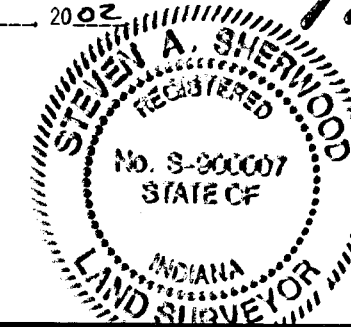
Commencing at the Southeast corner of the Northwest Quarter of said Section 28; thence along the East line thereof, North 00 degrees 16 minutes 16 seconds West (assumed bearing) 1535.40 feet; thence South 89 degrees 43 minutes 44 seconds West 391.25 feet to the Southeast corner of Lot 42 in Cambridge, 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 East line of said Lot 42 and the extension thereof, North 16 degrees 57 minutes 10 seconds West 252.42 feet to the Easterly Right-of-Way of Amherst Lane, said point being the POINT OF BEGINNING; thence along said Right-of-Way, Northwesterly 65.55 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of North 51 degrees 48 minutes 59 seconds West and a length of 60.96 feet; thence continue along said Right-of-Way, North 14 degrees 15 minutes 33 seconds West 51.58 feet; thence continue along said Right-of-Way, Northwesterly 104.00 feet along an arc to the left, having a radius of 125.00 feet and subtended by a long chord having a bearing of North 38 degrees 05 minutes 40 seconds West and a length of 101.03 feet; thence continue along said Right-of-Way, Northwesterly 99.79 feet along an arc to the right, having a radius of 100.00 feet and subtended by a long chord having a bearing of North 33 degrees 20 minutes 31 seconds West and a length of 95.70 feet; thence continue along said Right-of-Way, North 04 degrees 45 minutes 15 seconds West 21.04 feet; thence continue along said Right-of-Way, Northwesterly 94.85 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of North 49 degrees 35 minutes 37 seconds East and a length of 81.26 feet to a point on the Southerly Right-of-Way of Haverhill Drive; thence along said Right-of-Way, South 76 degrees 03 minutes 31 seconds East 53.62 feet to the intersection of the extension of the East line of Lot 62 in said Cambridge, Section 1; thence South 76 degrees 03 minutes 31 seconds East 24.53 feet and subtended by a long chord having a bearing of South 86 degrees 55 minutes 54 seconds East and a length of 311.24 feet; thence Southwesterly 87.18 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of South 59 degrees 18 minutes 48 seconds East and a length of 62.24 feet; thence South 22 degrees 49 minutes 19 seconds East 39.52 feet; thence Southwesterly 75.10 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of South 22 degrees 12 minutes 16 seconds West and a length of 68.23 feet; thence Southwesterly 168.68 feet along an arc to the left, having a radius of 1039.50 feet and subtended by a long chord having a bearing of South 60 degrees 34 minutes 55 seconds West and a length of 168.50 feet; thence Southwesterly 114.05 feet along an arc to the right, having a radius of 460.50 feet and subtended by a long chord having a bearing of South 63 degrees 01 minutes 42 seconds West and a length of 113.76 feet; thence Southwesterly 51.92 feet along an arc to the right, having a radius of 1325.00 feet and subtended by a long chord having a bearing of South 71 degrees 14 minutes 45 seconds West and a length of 51.91 feet; thence Southwesterly 15.93 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of South 81 degrees 29 minutes 51 seconds West and a length of 15.87 feet to the Point of Beginning, containing 2.367 acres, 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 28th, 2001 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 1st day of OCTOBER, 2002

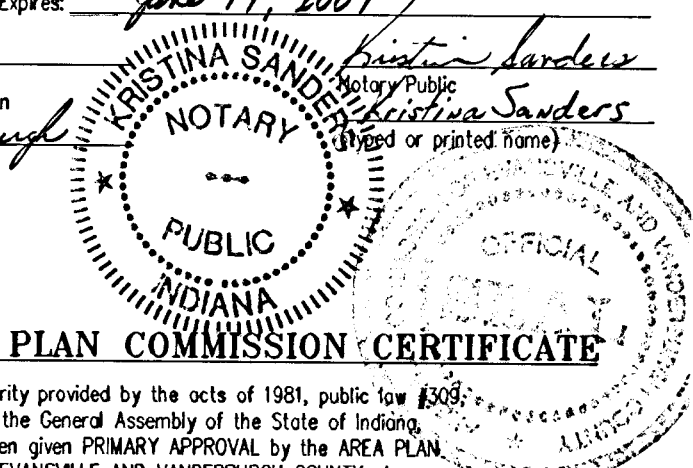
Steven A. Sherwood, S.S.
Indiana Registration No. 900007



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law 1303, 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 SEPTEMBER 10, 2002.

Mark Foster, President
 Kristina Sanders, Executive Director
 PLAT RELEASE DATE OCT 8, 2002



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 7th day of October, 2002
My Commission Expires: June 14, 2007

Kristina Sanders
 Notary Public
 County, Indiana

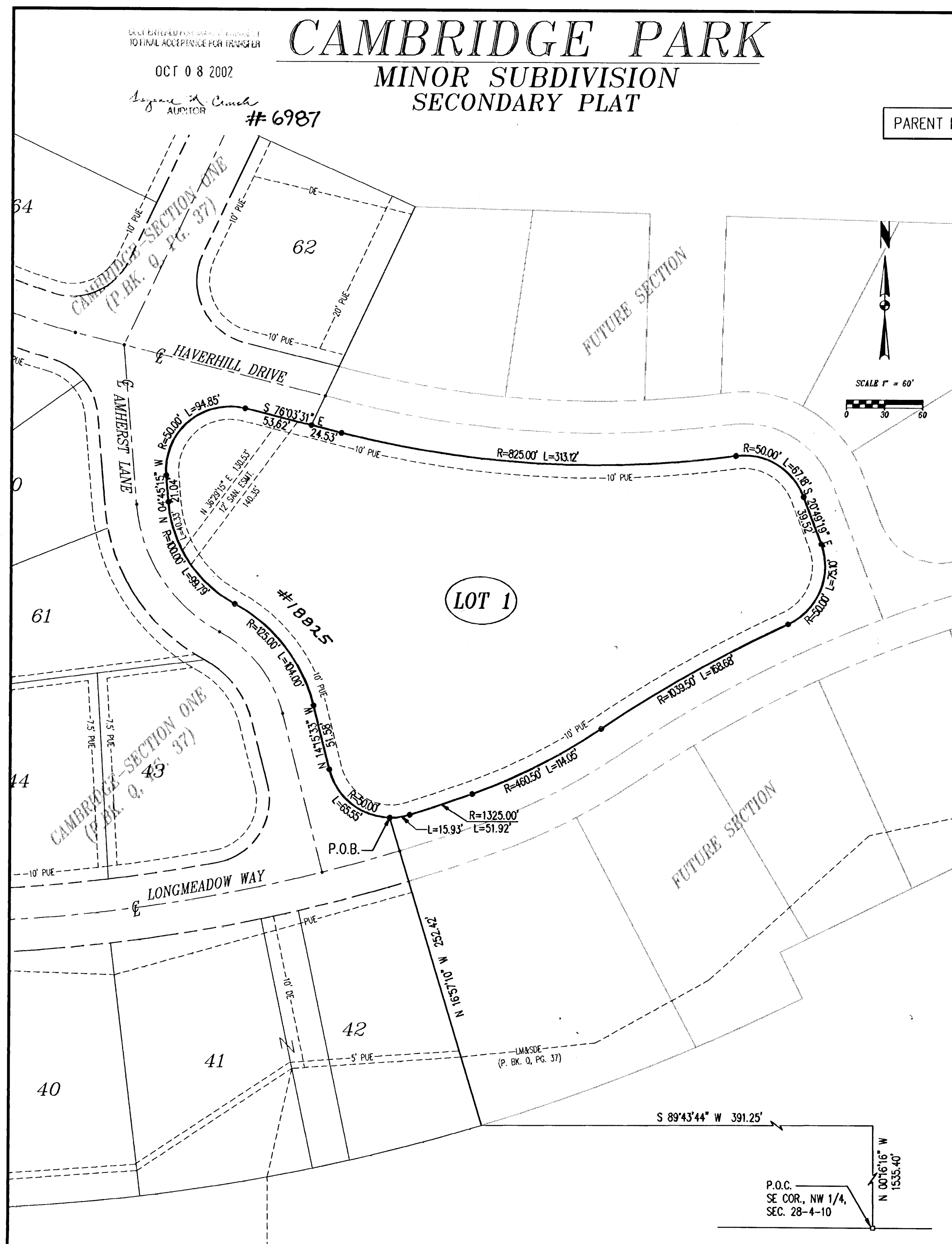
R-20

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 PARK MINOR SUBDIVISION.

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.

Ronald A. McGillem
 Owner
 Sagamore Creek Development, L.L.C.
 Ronald A. McGillem, Member
 P.O. Box 4365
 Evansville, IN 47724-4365



P.O.C.
SE COR., NW 1/4,
SEC. 28-4-10

Apc# 31-Ms-2002

FILENAME: RECORDED-MINOR-SUBDIVS; PROJECT: 316-02-15; DATE: 09-30-02