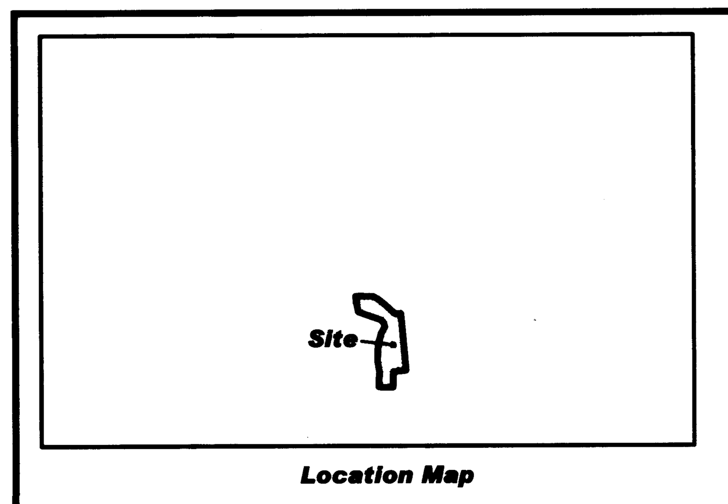
Cambridge Village Phase II



Location Map

SCALE 1" = 60'

60 0 60 120

Legend

- ⦿ 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- ▲ Mag Nail with Washer (Set)
- POB Point Of Beginning
- POC Point Of Commencement
- (C) Calculated Dimension
- (M) Measured Dimension
- (R) Record Dimension
- BSL Building Setback Line
- (P) Plat Dimension

Building Setback Line; Center Line; Easement Line; Property Boundary Line; Right-of-way Line

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	16°11'29"	1014.50'	286.69'	144.31'	S 87°49'55" W	285.74'
C2	36°30'42"	500.00'	318.62'	164.93'	N 65°48'59" W	313.26'
C3	42°32'14"	200.00'	148.48'	77.85'	N 26°17'31" W	145.10'
C4	5°05'07"	500.00'	44.38'	22.20'	S 82°12'52" W	44.36'
C5	35°44'42"	200.00'	124.77'	64.49'	N 12°50'57" E	122.76'
C6	35°44'42"	100.00'	62.39'	32.25'	S 77°09'03" E	61.38'
C7	16°39'29"	200.00'	58.15'	29.28'	S 22°23'33" W	57.94'
C8	12°38'24"	200.00'	44.12'	22.15'	S 7°44'36" W	44.03'
C9	23°38'55"	200.00'	82.55'	41.87'	S 10°24'03" E	81.96'
C10	23°38'55"	200.00'	82.55'	41.87'	N 10°24'03" W	81.96'
C11	11°48'02"	500.00'	102.98'	51.67'	S 85°29'58" W	102.80'
C12	8°02'49"	500.00'	70.22'	35.17'	N 87°22'34" E	70.17'
C13	17°53'31"	500.00'	156.14'	78.71'	S 7°31'21" E	155.50'
C14	12°38'24"	500.00'	110.30'	55.38'	S 7°44'36" W	110.08'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR. 2, 2017 (DATE)

BRIAN GERTH AUDITOR

951 (AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 03.02.17 10:56am

PLAT BOOK U

PAGE 79

INSTR# 2017R00004974

DEBBIE STUCKI RECORDER

VANDERBURGH COUNTY

U·79

APC # 7-5-2015

COUNTY

Final Drainage plans were approved by the Vanderburgh County Drainage Board on:

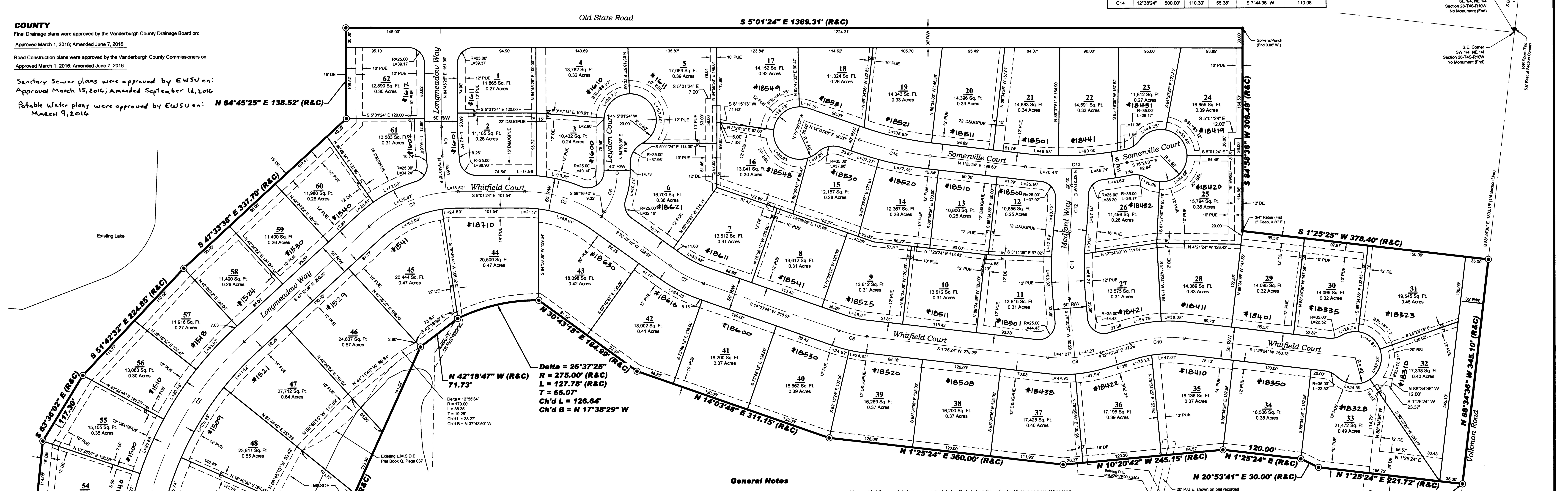
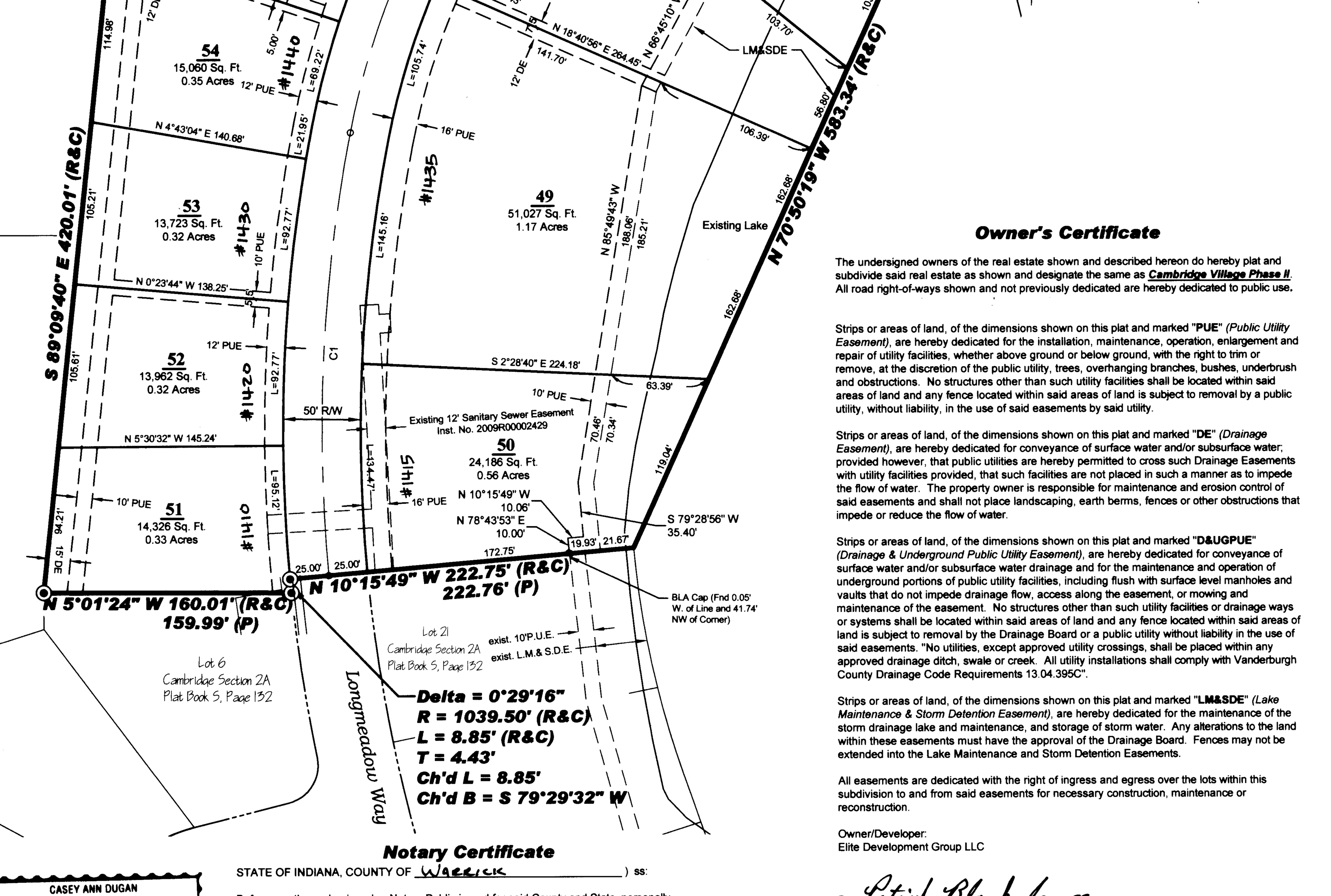
Approved March 1, 2016; Amended June 7, 2016

Road Construction plans were approved by the Vanderburgh County Commissioners on:

Approved March 1, 2016; Amended June 7, 2016

Sanitary Sewer plans were approved by EWSU on: Approved March 15, 2016; Amended September 14, 2016

Potable Water plans were approved by EWSU on: March 9, 2016

General Notes

Utilities:
Water and Sanitary Sewer are available by the Evansville Water and Sewer Utility.
Electric and Gas will be provided by Vectren Energy Delivery.
Telephone service will be provided by AT&T.

Road Grades: Maximum road grades will not exceed 10.0%.

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

Zoning: The subject property is currently zoned **A**.

Flood Plain Data Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 45 of 275, Map Number 18163C0045D, dated March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

Access: All Lots shall access interior streets only. There shall be no direct access to Old State Road or Volkman Road.

Lots 4, 5, and 17 through 24 are not considered double frontage lots for the purpose of placing fences along Old State Road. Lots 31 and 32 are not considered double frontage lots for the purpose of placing fences along Volkman Road.

Lake Maintenance: The owners of lakefront lots 46 thru 50 shall maintain the portions of the lakefront lying on their respective lots.

Storm Drainage Maintenance:
The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the stormwater 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 the waterways, storage basins, and easements in accordance with applicable ordinances.

(2) 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.

(3) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

(4) Maintaining that part of the stormwater 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.

(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the stormwater drainage system and easement which lies on his or her property.

(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 stormwater control basins all of which are parts of the approved and constructed stormwater drainage system shown on the as-built plans for this Subdivision; and which are in permanent 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.

The primary spillways or outlet pipes of the detention/retention basins located off-site, together with any off-site facilities housed within easements recorded in Inst. #2017R00002504, Inst. #2017R00002505, and Inst. #2017R00002506 shall be maintained per the Drainage Easements as recorded for those facilities housed within easements.

The owners of lots 32 and 33 shall be responsible, including financially, for the maintenance and repair of the storm water drainage system on their respective lots, its parts, and easements within or attached to this subdivision and outside of County accepted road rights-of-way. The Repair Fund established for Cambridge Village Phase II will not pay the costs of maintaining or repairing the storm water drainage system on lots 32 and 33, its parts, and easements within or attached to this subdivision and outside of County accepted road rights-of-way.

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Erosion Control for Ditches: The bottoms of seeded, grass-lined channels with grades from one percent to two percent shall have erosion control blankets properly installed. Channels with grades greater than two percent and up to six percent shall have bottoms lined in staked sod. All channels with grades greater than six percent shall have bottoms lined with six-inch riprap. Side banks of grass-lined channels with a grade of two percent or greater shall be protected by erosion control blankets installed coincidental with seeding, and in accordance with manufacturer's recommendations. Grass-lined channels should be permanent seeded within two days of finish grading to promote proper seed germination. All ditch grading shall conform to section 13.04.360 of the Vanderburgh County Code.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023"

INSTALLATION OF SIDEWALKS 16.08.070 (E)(1)(b):

i. Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five (5) years from the date of purchase or acquisition of interest.

ii. The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within ten (10) years from the date the plat is recorded.

iii. No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

iv. Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.

v. Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by state law.

Cross-References:
Inst. #2016R00014870 - Warranty Deed Ralph C. E. Scherer and Diana L. Scherer to Elite Land LLC
Inst. #2017R00002215 - Reference Survey/Parcelization Plat
Inst. #2017R00002498 - Warranty Deed Elite Management, LLC to Elite Land, LLC
Inst. #2017R00002501 - Warranty Deed Elite Land LLC to Elite Development Group LLC
Inst. #2017R00002504 - Drainage Easement
Inst. #2017R00002505 - Drainage Easement
Inst. #2017R00002506 - Drainage Easement

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 ***Cambridge Village Phase II***. All road right-of-ways 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 "**PUE**" (*Public Utility 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 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 "**DE**" (*Drainage Easement*), are hereby 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 a manner as to impede the flow of water. 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 "**D&UGPUE**" (*Drainage & Underground Public Utility Easement*), are hereby 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. "No utilities, except approved utility crossings, shall be placed within any approved drainage ditch, swale or creek. All utility installations shall comply with Vanderburgh County Drainage Code Requirements 13.04.395C".

Strips or areas of land, of the dimensions shown on this plat and marked "**LM&SDE**" (*Lake Maintenance & Storm Detention Easement*), are hereby 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 Easements.

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.

Owner/Developer:
Elite Development Group LLC

By: *Patrick Blankenberger*
Patrick Blankenberger, Member
11700 Water Tank Road
Cynthiana, IN 47612
(812) 845-2717

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patrick Blankenberger as member of Elite Development Group LLC, 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 14 day of Feb 2017

My Commission Expires: July 18, 2024

Casey Dugan
Notary Public

Notary Resides in Warrick County, Indiana

Casey Dugan
(Typed or Printed Name)

CASEY ANN DUGAN
Seal
Notary Public - State of Indiana
Warrick County
My Commission Expires Jul 18, 2024

NOTARY PUBLIC SEAL INDIANA

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 September 10, 2015.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: MAR. 2, 2017

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Boundary Description

Part of the West Half of the Northeast Quarter of Section 28, Township 4 South, Range 10 West in Scott Township, Vanderburgh County Indiana and being more particularly described by metes and bounds as follows:

Commencing at the Southwest corner of the Northeast Quarter of said Section 28, Township 4 South, Range 10 West; thence along the south line thereof, South 88 degrees 34 minutes 36 seconds East a distance of 639.47 feet to the POINT OF BEGINNING; thence North 01 degrees 25 minutes 24 seconds East a distance of 221.72 feet; thence North 20 degrees 53 minutes 41 seconds East a distance of 30.00 feet; thence North 01 degrees 25 minutes 24 seconds East a distance of 120.00 feet; thence North 10 degrees 20 minutes 42 seconds West a distance of 245.15 feet; thence North 01 degrees 25 minutes 24 seconds East a distance of 360.00 feet; thence North 14 degrees 03 minutes 48 seconds East a distance of 311.15 feet; thence North 30 degrees 43 minutes 18 seconds East a distance of 184.99 feet to the point of curvature of a non-tangential curve to the left having a radius of 275.00 feet and a delta angle of 26 degrees 37 minutes 25 seconds from which the long chord bears North 17 degrees 38 minutes 29 seconds West a distance of 126.64 feet; thence along the arc of said curve a distance of 127.78 feet to a point of intersection with a non-tangential line; thence North 42 degrees 18 minutes 47 seconds West a distance of 71.73 feet; thence North 70 degrees 50 minutes 19 seconds West a distance of 583.34 feet to the southeast corner of Lot 21 in Cambridge Section 2A as per plat thereof recorded in Plat Book S, page 132 in the office of the Recorder of Vanderburgh County; thence along the easterly line and the easterly line extended thereof, North 10 degrees 15 minutes 49 seconds West a distance of 222.75 feet to the point of curvature of a non-tangential curve to the left having a radius of 1039.50 feet and a delta angle of 00 degrees 29 minutes 16 seconds from which the long chord bears South 79 degrees 29 minutes 32 seconds West a distance of 8.85 feet; thence along the arc of said curve a distance of 8.85 feet to a point of intersection with a non-tangential line said point being the southeast corner of Lot 6 in said Cambridge Section 2A; thence along the east line of said Lot 6, North 05 degrees 01 minutes 24 seconds West a distance of 160.01 feet to the northeast corner of Lot 6 in said Section 2A; thence leaving said subdivision line, South 89 degrees 09 minutes 40 seconds East a distance of 420.01 feet; thence South 63 degrees 36 minutes 02 seconds East a distance of 117.30 feet; thence South 51 degrees 42 minutes 32 seconds East a distance of 224.85 feet; thence South 47 degrees 33 minutes 38 seconds East a distance of 337.70 feet; thence North 84 degrees 45 minutes 25 seconds East a distance of 138.52 feet to the centerline of Old State Road; thence along said centerline, South 05 degrees 01 minutes 24 seconds East a distance of 1369.31 feet to the northeast corner of a tract of land owned by Ralph C. and Diana L. Scherer; thence along the north line thereof, South 84 degrees 58 minutes 36 seconds West a distance of 309.49 feet to the northwest corner of Scherer; thence along the west line thereof, South 01 degrees 25 minutes 25 seconds West a distance of 378.40 feet to the south line of the Northeast Quarter of said Section 28; thence along the south line thereof, North 88 degrees 34 minutes 36 seconds West a distance of 345.10 feet to the Point of Beginning, containing 28.07 acres (1,222,859 square feet) more or less.

Subject to the right of way for Old State Road along the east most line.

Subject to the right of way for Volkman Road along the south most line

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 10th day of February, 2017.

Bret Alan Sermersheim

Prepared By:
Bret Alan Sermersheim, P.S.
Indiana Registration No LS20200009
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM REGISTERED NO. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Affirmation Statement

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

Signature: *Bret Sermersheim*

Secondary Plat	
Designed By: B.A.S.	Job Number: 9055
Drawn By: J.E.V.	Date: 02/10/2017
Filename: 9055 Secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com