

Lincoln Pointe Sec. 1

A REPLAT OF PART OF INDIAN WOODS P.U.D.

RECEIVED FOR RECORD
at 3:45 P.M.
Sept. 17 1991
Plat Book 0
Page 54
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-21611

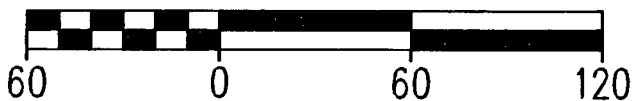
0-54

SEP 17 1991 7313

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

San Murphy
AUDITOR

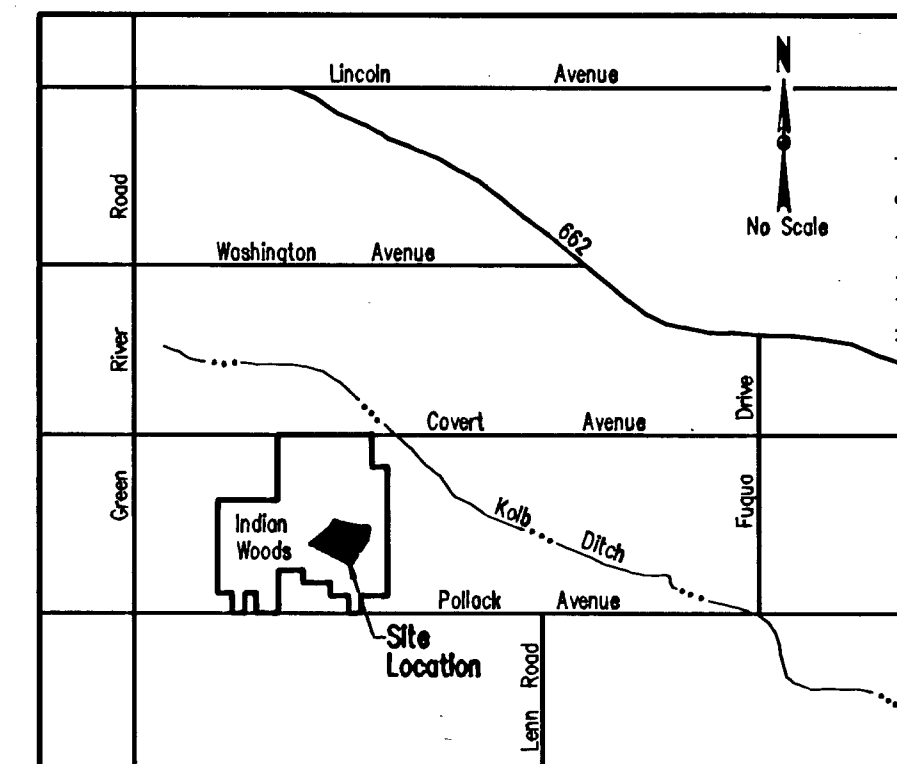
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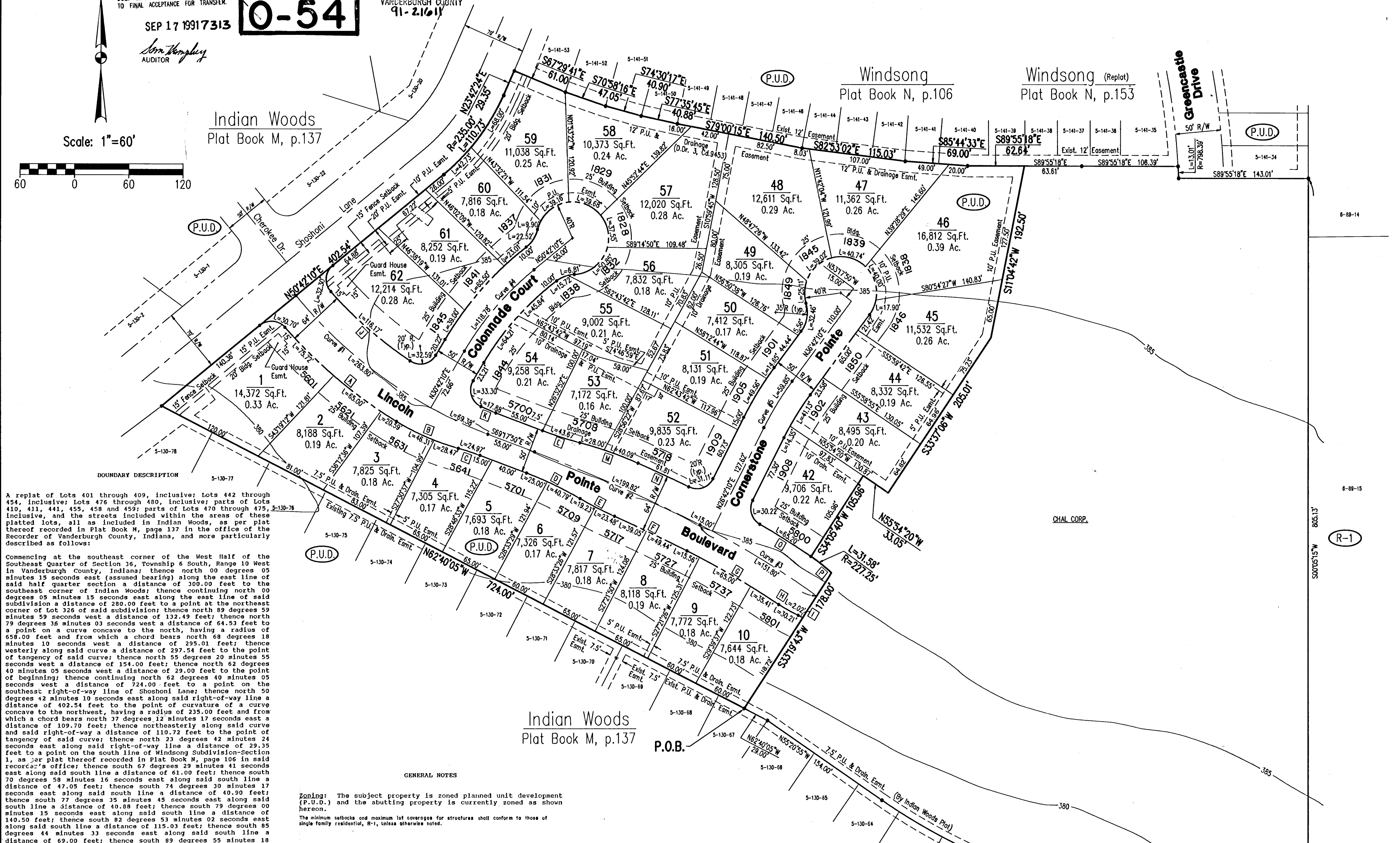
Indian Woods
Plat Book M, p.137

Windsong
Plat Book N, p.106

Windsong (Replat)
Plat Book N, p.153



Location Map



A replat of Lots 401 through 409, inclusive; Lots 442 through 454, inclusive; Lots 476 through 480, inclusive; parts of Lots 410, 411, 441, 455, 458 and 459, parts of Lots 470 through 475, inclusive, and the streets included within the areas of these replatted lots, all as included in Indian Woods, as per plat thereof recorded in Plat Book M, page 137 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the southeast corner of the West half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West in Vanderburgh County, Indiana; thence north 00 degrees 05 minutes 19 seconds east (assumed bearing) along the east line of said half quarter section a distance of 300.00 feet to the southeast corner of Indian Woods; thence continuing north 00 degrees 05 minutes 19 seconds east along the east line of said subdivision a distance of 280.00 feet to a point at the northeast corner of Lot 326 of said subdivision; thence north 89 degrees 59 minutes 59 seconds west a distance of 132.49 feet; thence north 79 degrees 36 minutes 03 seconds west a distance of 64.53 feet to a point on a curve concave to the north, having a radius of 658.00 feet and from which a chord bears north 68 degrees 18 minutes 10 seconds west a distance of 295.01 feet; thence westerly along said curve a distance of 297.54 feet to the point of tangency of said curve; thence north 55 degrees 20 minutes 55 seconds west a distance of 154.00 feet; thence north 62 degrees 40 minutes 05 seconds west a distance of 29.00 feet to the point of beginning; thence continuing north 62 degrees 40 minutes 05 seconds west a distance of 724.00 feet to a point on the southeast right-of-way line of Shoshoni Lane; thence north 50 degrees 42 minutes 10 seconds east along said right-of-way line a distance of 402.54 feet to the point of curvature of a curve concave to the northwest, having a radius of 235.00 feet and from which a chord bears north 37 degrees 12 minutes 17 seconds east a distance of 109.70 feet; thence northeasterly along said curve and said right-of-way a distance of 110.72 feet to the point of tangency of said curve; thence north 23 degrees 42 minutes 54 seconds east along said right-of-way line a distance of 29.35 feet to a point on the south line of Windsong Subdivision-Section 1, as per plat thereof recorded in Plat Book M, page 106 in said recorder's office; thence south 67 degrees 29 minutes 41 seconds east along said south line a distance of 61.00 feet; thence south 70 degrees 58 minutes 16 seconds east along said south line a distance of 47.05 feet; thence south 74 degrees 30 minutes 17 seconds east along said south line a distance of 40.20 feet; thence south 77 degrees 35 minutes 45 seconds east along said south line a distance of 40.88 feet; thence south 79 degrees 00 minutes 15 seconds east along said south line a distance of 140.50 feet; thence south 82 degrees 53 minutes 02 seconds east along said south line a distance of 115.03 feet; thence south 85 degrees 44 minutes 33 seconds east along said south line a distance of 69.00 feet; thence south 89 degrees 55 minutes 18 seconds east along said south line a distance of 62.64 feet; thence south 91 degrees 00 minutes 24 seconds east along said south line a distance of 192.50 feet; thence south 93 degrees 37 minutes 06 seconds west a distance of 205.01 feet; thence north 55 degrees 54 minutes 20 seconds west a distance of 33.05 feet; thence south 34 degrees 05 minutes 40 seconds west a distance of 105.96 feet to a point on a curve concave to the southwest, having a radius of 227.25 feet and from which a chord bears south 52 degrees 05 minutes 22 seconds east a distance of 31.56 feet; thence southeasterly along said curve a distance of 31.58 feet; thence south 33 degrees 19 minutes 43 seconds west a distance of 178.00 feet to the point of beginning, containing 8.35 acres.

Zoning: The subject property is zoned planned unit development (P.U.D.) and the abutting property is currently zoned as shown hereon.

The minimum setbacks and maximum lot coverage for structures shall conform to those of single family residential, R-1, unless otherwise noted.

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana Panel Number 180256 0050 D, dated March 19, 1982, no portion of the proposed subdivision is within the designated 100 year flood zone.

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

Minimum First Floor Elevation: The first floor elevation of the house will normally be at least one foot five inches (1'-5") above the high point of the curb of the street in front of the house.

Basements: No basements will be allowed unless specifically approved by the Vanderburgh County Building Commissioner.

Temporary Erosion Control: (during construction)

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, and must remain in place until final grading and seeding.

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 and must remain in place until final grading and seeding.

Erosion Control for Ditches:

Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% to 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.

Road Grades: Maximum road grades will not exceed 2.5%.

Double Frontage Lots: All double frontage lots must access to interior roads only.

Public Utility and Drainage Easement Maintenance:

Individual lot owners shall maintain all easements on their lot and shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: MAY 28, 1991

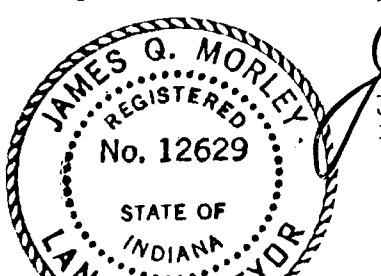
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: JULY 15, 1991

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on April 19, 1991, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 21st day of August, 1991.

James Q. Morley
Indiana Registration No. 12629



OWNER'S 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 LINCOLN POINTE SECTION 1. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "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 other than such utility facilities which shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for 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 and egress and temporary staging areas for work by public utilities.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

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(s) and Subdivider(s), who acknowledged 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 22nd day of August, 1991.

My Commission Expires: August 26, 1995

Notary Public: *Mona A. Perry*
Mona A. Perry
(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 JUNE 5, 1991.

Richard H. Bauer, Jr. Executive Director
Barbara L. Cunningham Executive Director
Barbara L. Cunningham Executive Director

PLAT RELEASE DATE: 9-17-91

Roadway Centerline Curve Data

Curve No.	Radius	Delta	Length	Tangent	Ch Bearing	Chord
1	503.83'	30-00-00	263.80'	135.00'	S54°17'50"E	260.80'
2	1908.11'	08-00-00	199.82'	100.00'	S66°17'50"E	199.73'
3	951.44'	08-00-00	151.80'	78.06'	S58°43'35"E	151.64'
4	340.28'	20-00-00	118.78'	60.00'	N40°42'10"E	118.18'
5	342.90'	10-00-00	59.85'	30.00'	N31°42'10"E	58.77'

Lincoln Pointe Boulevard R/W Curve Data

Curve Design	Radius	Delta	Length	Tangent	Ch. Bearing	Chord
A	535.83'	19-18-38	180.59'	91.18'	S48°57'09"E	179.74'
B	287.00'	16-02-51	74.78'	37.64'	S66°37'53"E	74.54'
C	287.00'	05-21-29	24.97'	12.49'	S71°58'49"E	24.96'
D	401.00'	09-23-59	65.79'	32.87'	S64°35'51"E	65.71'
E	401.00'	06-06-07	42.71'	21.37'	S62°58'46"E	42.69'
F	1876.11'	02-42-09	88.49'	44.25'	S64°38'54"E	88.48'
G	919.44'	07-13-35	115.96'	58.06'	S59°41'02"E	115.89'
H	203.00'	08-31-39	30.21'	15.13'	S50°00'42"E	30.19'
I	203.00'	00-34-12	2.02'	1.01'	S64°18'48"E	2.02'
J	471.83'	16-38-39	137.06'	69.02'	S47°37'10"E	136.58'
K	222.50'	04-36-16	17.88'	8.94'	S66°59'42"E	17.88'
L	424.50'	05-53-38	43.67'	21.85'	S72°14'39"E	43.65'
M	424.50'	09-11-29	88.10'	34.12'	S70°55'31"E	88.02'
N	1940.11'	01-49-32	61.81'	30.91'	S50°00'42"E	61.81'
O	983.44'	03-47-54	65.20'	32.61'	S57°58'12"E	65.18'
P	227.25'	07-57-45	31.58'	15.82'	S52°05'22"E	31.56'

SE Corner
W 1/2, SE 1/4
Sec. 36-6-10