

# WELLINGTON ACRES PHASE I I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 21 2000

*Signature of Clerk*  
AUDITOR

#4045

RECEIVED FOR RECORD

at 4:11 P.M.

JUNE 21 2000

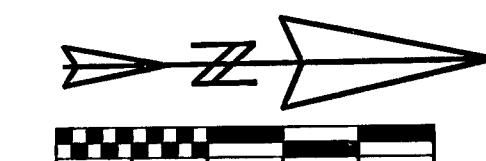
Plat Book Q-78

Page 78

BETTY J. HERMANN RECORDER

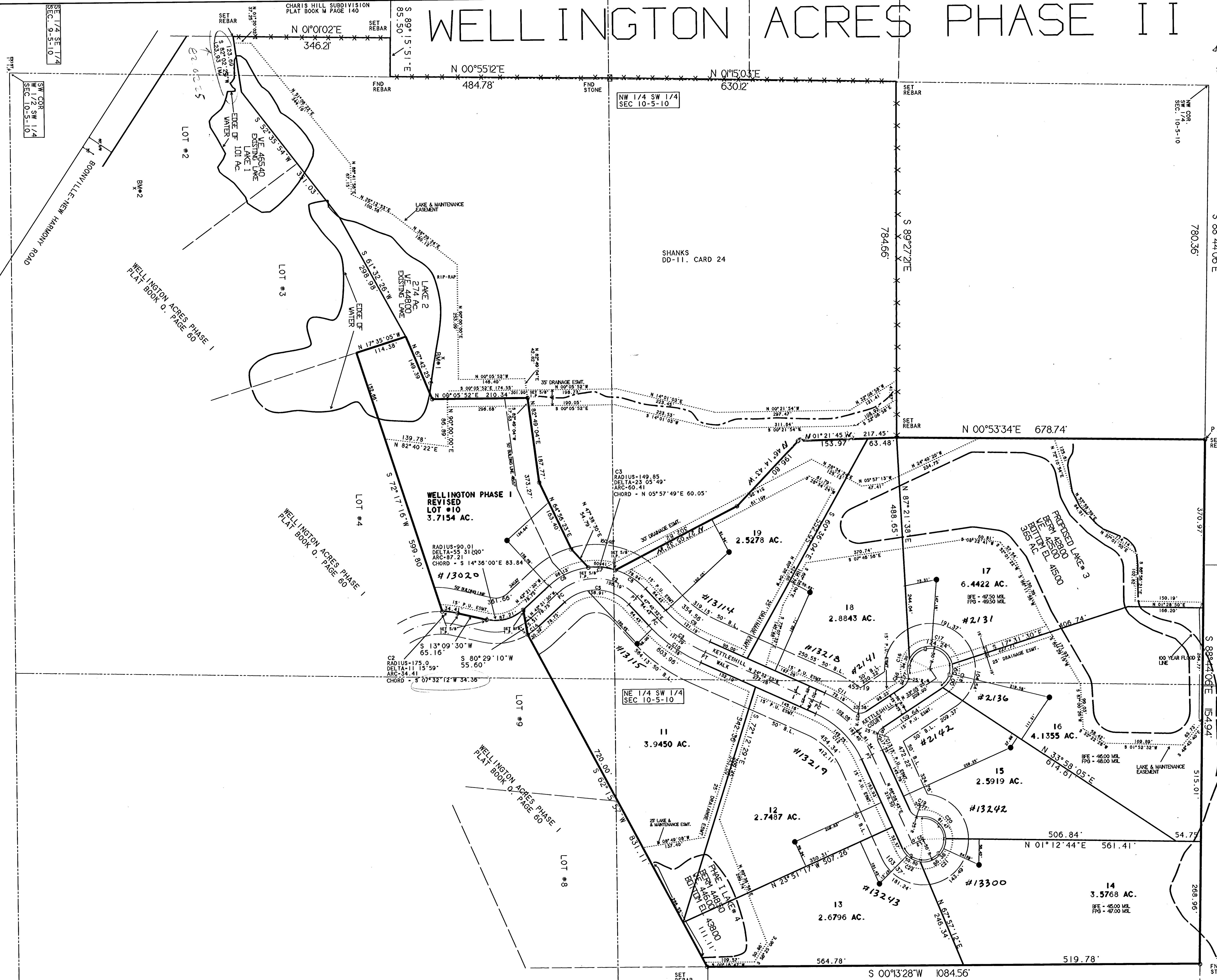
WANDERBURGH COUNTY

2000R00017656

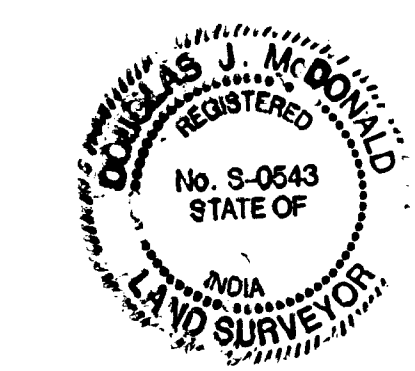


SCALE 1"=100'  
MAY 19, 2000

BROWNWOOD ESTATES  
PLAT BOOK L PAGE 97



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Page 1



*Douglas J. McDonald*  
Douglas J. McDonald  
INDIANA REGISTRATION #S-0543  
7877 MICHAEL LANE  
NEWBURGH, INDIANA 47650

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GENERAL NOTES

FLOOD DATA: According to Firm Panel No. 180-256-0015C for Vanderburgh County, Indiana, dated August 5, 1991, a portion of the subject property does lie within the 100 year flood plain, Flood Zone A.

UTILITIES: According to S.I.G. & E. CO. Electric power is available to the proposed site. According to the Evansville Water Works there is a 12" water line along Booneville/ New Harmony Rd. in Scott Twp. accessible to the proposed site by extension.

EACH LOT HAS ONE APPROVED LOCATION FOR THE INSTALLATION OF THE PRIVATE SEWAGE DISPOSAL SYSTEM, UNLESS OTHERWISE AUTHORIZED BY THE VANDERBURGH COUNTY HEALTH DEPT.; THE INSTALLATIONS ARE LIMITED AND RESTRICTED TO THESE PRE-APPROVED AREAS.

Road Construction Plans have been approved by the County Commissioners on APRIL 10, 2000. Storm Drainage Plans have been approved by the Vanderburgh County Drainage Board on APRIL 3, 2000.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, Public Law #309, and as amended by the General Assembly of the State of Indiana, this Plat has been given Primary Approval by the AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY AT A MEETING HELD ON APRIL 5, 2000.

Mark Fortin, President

Barbara R. Cunningham, Executive Director

JUNE 21, 2000

Plat Release:



DRAINAGE FACILITY MAINTENANCE

1502.01 PLAN A: Per Ordinance

The Lot Owners' Association shall be responsible, including financially, for the maintenance and the repair of the entire storm water drainage system, including the easements within or attached to this subdivision and outside of county accepted road right-of-ways 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 systems operating at all times 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 and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and of 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 storm water drainage system and easements within or attached to this subdivision.
(6) 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 drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
(7) Lake Maintenance: The owners of lakefront lots 10, 11, 12, 13, 16, 17, & 18 shall maintain the portions of the lakefront lying on their respective lots.
(8) Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flow line elevations, and/or erosion blights in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
(9) Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the Erosion Control Plan and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.
Temporary Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil which must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have a final erosion control plan 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% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes over 1% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

NOTARY CERTIFICATE State of Indiana, County of ...

Before me, the undersigned a Notary Public in and for said County and State personally appeared the within named Owners and Subdividers who acknowledged the foregoing plat with the dedications and restrictions thereon, express their voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and Notary Seal this 19th day of May, 2000

Debra S. Heneisen, Notary Public-Signature

DEBRA S. HENEISEN, Notary Public-Printed

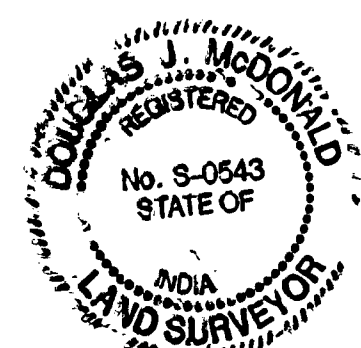
My Commission Expires: Nov 2, 2007. I reside in Vanderburgh County, Indiana.



I, DOUGLAS J. McDONALD, DO HEREBY STATE THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND FURTHER STATE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED ON MARCH 4, 2000 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED AS OF THIS DATE.

WITNESS MY HAND AND SEAL THIS 19th DAY OF May, 2000.

Douglas J. McDonald, DOUGLAS J. McDONALD P.E./L.S., INDIANA REGISTRATION NO. S-0543, 7677 MICHAEL LANE, NEWBURGH, IN 47630



WELLINGTON ACRES PHASE II

OWNER 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 WELLINGTON ACRES PHASE II SUBDIVISION. ALL ROADS 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 'P.U.E.' (PUBLIC UTILITY EASEMENT) ARE HEREBY DEDICATED TO PUBLIC UTILITIES 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 'D & U.G.P.U.E.' (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT) ARE 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.

STRIPS OR AREAS OF LAND OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED 'L.M. & S.D.C.E.' (LAKE MAINTENANCE & STORM DRAINAGE EASEMENT) ARE 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 EASEMENT.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR THE APPROVAL OF THE DRAINAGE BOARD. MAINTENANCE OPERATION ENLARGEMENT, REPAIR OR RECONSTRUCTION.

Debra S. Heneisen, Delloyd Shanks, Owner/Developer (Wellington Acres Property Development Inc.), 15001 Old State Rd., Evansville, In. 47711

LEGAL DESCRIPTION

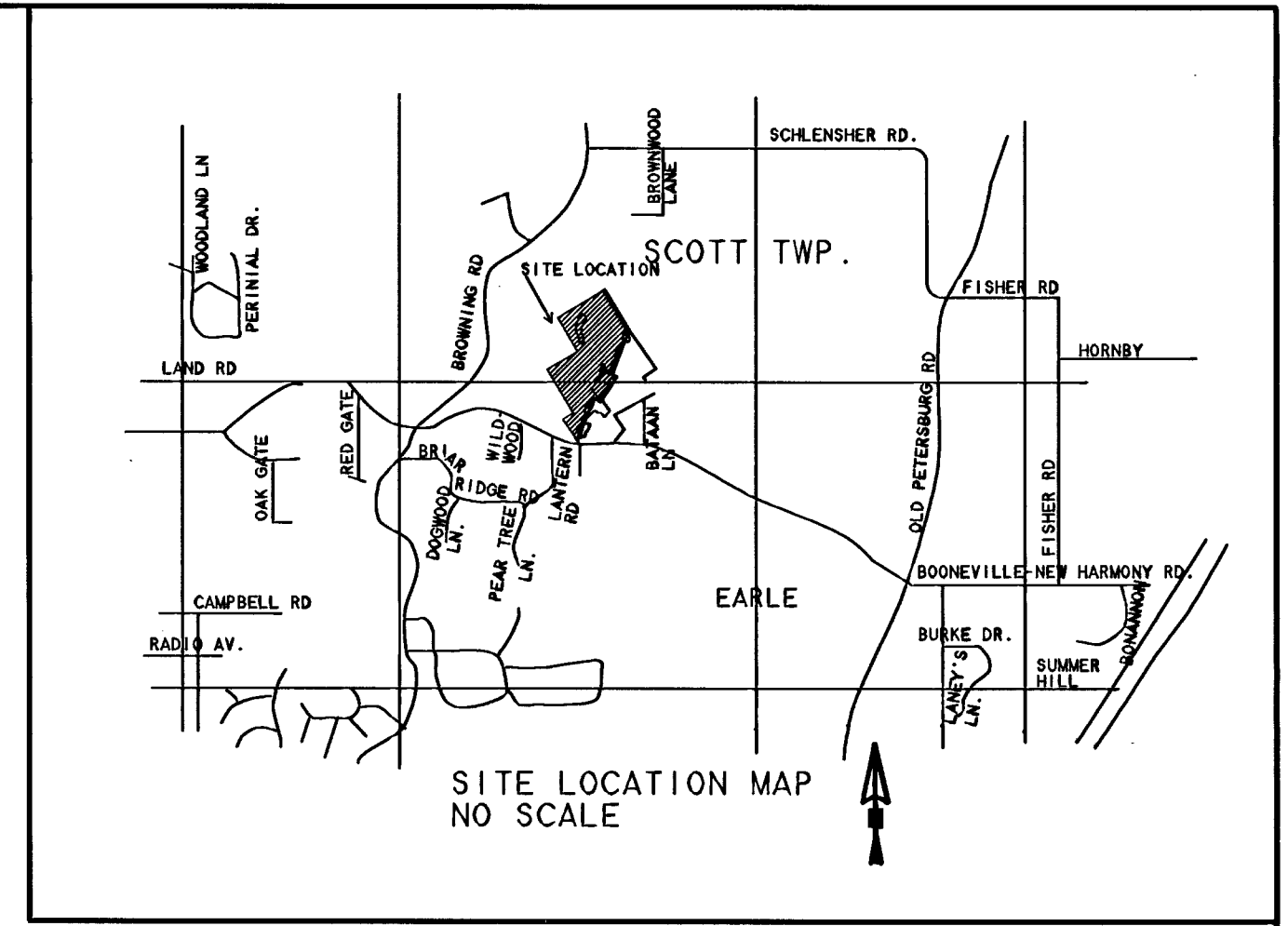
Part of the land of Del Shanks located in the Southwest Quarter of Section 10, Township 5 South, Range 10 West, Scott Civil Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section, also being the Southwest corner of Brownwood Estates, Plat Book L, Section 97, marked by a rebar found this survey.

THENCE South 88 degrees 44 minutes 06 seconds East for a distance of 780.36 feet along the North line of said Quarter-Section to the POINT OF BEGINNING.
THENCE South 88 degrees 44 minutes 06 seconds East for a distance of 1154.94 feet along the North line of said Section to a found stone.
THENCE South 00 degrees 13 minutes 28 seconds West for a distance of 1084.55 feet to the Northwest corner of Wellington Acres Subdivision, Phase I, Plat Book 10, page 60, marked by a set rebar.
THENCE South 62 degrees 15 minutes 57 seconds West for a distance of 831.11 feet along the North line of said Subdivision to a set rebar.
THENCE South 80 degrees 29 minutes 10 seconds West for a distance of 55.60 feet along the North line of said Subdivision to a set rebar.
THENCE along a curve to the right having a radius of 90.01 feet and a length of 87.21 feet, with a chord bearing South 14 degrees 36 minutes 00 seconds West a distance of 83.84 feet to a set rebar.
THENCE South 13 degrees 09 minutes 30 seconds West a distance of 65.16 feet to a set rebar.
THENCE along a curve to the left having a radius of 175.00 feet and a length of 34.41 feet, with a chord bearing South 07 degrees 32 minutes 12 seconds West a distance of 34.36 feet to a set rebar.
THENCE South 72 degrees 17 minutes 16 seconds West along the North line of Lot 4 in said Phase I Subdivision for a distance of 599.80 feet to a point in a lake.
THENCE North 17 degrees 35 minutes 05 seconds West along the East line of Lot 3 in said Phase I Subdivision for a distance of 114.38 feet to a point in a lake.
THENCE North 67 degrees 42 minutes 25 seconds East for a distance of 149.39 feet to the Southeast corner of the edge of a dam.
THENCE North 00 degrees 05 minutes 52 seconds East for a distance of 210.34 feet to a set rebar.
THENCE North 82 degrees 49 minutes 04 seconds East for a distance of 187.77 feet to a set rebar.
THENCE North 64 degrees 56 minutes 23 seconds East for a distance of 163.40 feet to a set rebar.
THENCE North 47 degrees 38 minutes 30 minutes East for a distance of 54.79 feet to a set rebar.
THENCE along a curve to the right having a radius of 149.85 feet, and a length of 60.41 feet, having a chord bearing North 05 degrees 57 minutes 49 seconds West a distance of 60.05 feet to a set rebar.
THENCE North 27 degrees 05 minutes 32 seconds West for a distance of 302.82 feet to a set rebar.
THENCE North 46 degrees 14 minutes 43 seconds West for a distance of 196.80 feet to a set rebar.
THENCE North 01 degrees 21 minutes 45 seconds West for a distance of 217.45 feet to the Southeast corner of Weber, Volume 581, page 98-104, marked by a set rebar.
THENCE North 00 degrees 53 minutes 34 seconds West for a distance of 678.74 feet to the POINT OF BEGINNING.

Together with and subject to all legal highways, right of ways, easements, and restrictions of record.

Said property contains 37.137 acres more or less.



LEGEND

- - SEPTIC SITE
○ - BOUNDARY CORNER
MIN. LOT SIZE - 2.5278 ACRES
NO. LOTS - 11
BM# 1 ELEV. 451.11
NAI# 1 @ TOP BERM NE
SIDE LAKE #2
BM# 2 ELEV. 495.57
TOP I.P. SE COR LOT# 2
OF PHASE I
NOTE: ALL LOT AND BOUNDARY CORNERS SET WITH #4 & #5 REBAR UNLESS OTHERWISE NOTED EXCEPT IN LAKE
P.U.E. & D. - PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING LINE

- ..... EASEMENTS
..... LOT LINE
..... BOUNDARY
..... CENTER LINE
..... DITCH LINE
..... BUILDING LINE

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Contains 22 rows of curve data.

Table with columns: BOUNDARY CURVE DATA, CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Contains 3 rows of boundary curve data.

Table with columns: CUL-DE-SAC CURVE DATA, CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Contains 6 rows of cul-de-sac curve data.

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