



GENERAL NOTES

FLOOD DATA: According to Firm Panel No. 180-256-0015C for Vanderburgh County, Indiana, dated August 5, 1991 the subject property DOES NOT 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 City Water Department there is a 12" water line along Boonville/ 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 DEPARTMENT, THE INSTALLATIONS ARE LIMITED AND RESTRICTED TO THESE PRE-APPROVED AREAS.

Road Construction Plans have been approved by the County Commissioners on AUGUST 23, 1999

Storm Drainage Plans have been approved by the Vanderburgh County Drainage Board on DECEMBER 20, 1999

AREA PLAN COMMISSION CERTIFICATE

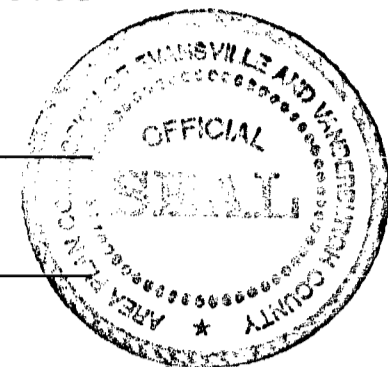
Under the authority provided by the acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this Plat has been given Primary Approval by the AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY AT A MEETING HELD ON JULY 7, 1999.

Mark Katz, President

Barbara S. Cunningham, Executive Director

Jan. 17, 2000, Plat Release

Barbara S. Cunningham, Executive Director



WELLINGTON ACRES PHASE I

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 I SUBDIVISION. ALL ROADS SHOWN AND 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. THE ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO REMOVE 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 "S.M. & S.D." (STORM MAINTENANCE & STORM DRAINAGE EASEMENT) ARE DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE AND STORAGE OF STORM WATER. ANY ALTERATION TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. THESE EASEMENTS 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 PURPOSES OF INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT, REPAIR OR RECONSTRUCTION.

Delfred Shanks Pres. Owner/Developer

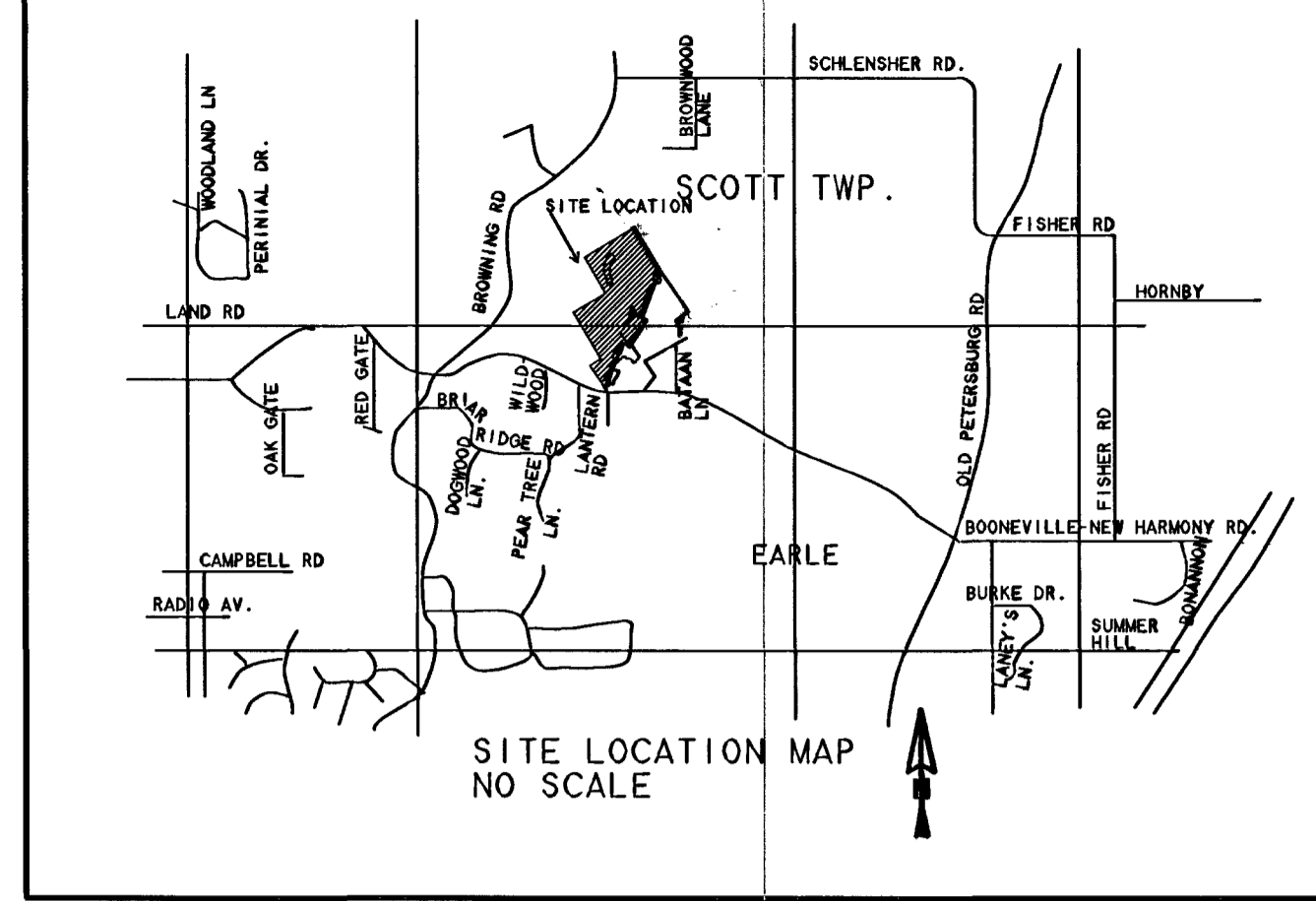
Brett W. Shanks, Tina Shanks

Gary J. Yoder, Laura J. Yoder

15001 Old State Rd, Evansville, In. 47711

2030 East Boonville-New Harmony Rd, Evansville, In. 47711

12896 Botton Lane, Evansville, In. 47711



SITE LOCATION MAP NO SCALE

LEGEND

- SEPTIC SITE, BOUNDARY CORNER, MIN. LOT SIZE - 2.5254 ACRES, NO. LOTS - 9, BM# 1 ELEV. 451.11, etc.

LEGAL DESCRIPTION WELLINGTON ACRES PHASE I. A part of the Southeast Quarter of the Southeast Quarter of Section Nine (9) Township Five (5) South, Range Ten (10) West and a part of the Southwest Quarter of Section Ten (10) Township Five (5) South, Range Ten (10) West in Scott Township, Vanderburgh County, Indiana, and more particularly described as follows: Commencing at the Southwest Corner of said Section Ten; thence North 1 degree 09 minutes 16 seconds East a distance of 299.40 feet to the POINT OF BEGINNING; thence North 56 degrees 34 minutes 56 seconds West a distance of 101.74 feet; thence North 0 degrees 54 minutes 53 seconds East a distance of 137.93 feet; thence North 82 degrees 02 minutes 25 seconds East a distance of 351.03 feet; thence North 61 degrees 32 minutes 26 seconds East a distance of 298.98 feet; thence South 17 degrees 17 minutes 16 seconds East a distance of 114.38 feet; thence North 72 degrees 17 minutes 16 seconds East a distance of 599.80 feet to the point of curvature of a non-tangent curve concave to the East, having a radius of 175.00 feet, a central angle of 11 degrees 15 minutes 59 seconds, and a chord of 34.36 feet bearing North 7 degrees 31 minutes 31 seconds East; thence North along said curve a distance of 347.11 feet; thence North 13 degrees 09 minutes 30 seconds East a distance of 65.16 feet to the point of curvature of a tangent curve concave to the West, having a radius of 90.01 feet and a central angle of 165 degrees 31 minutes 00 seconds; thence North along said curve a distance of 87.21 feet; thence North 80 degrees 29 minutes 10 seconds East a distance of 55.60 feet; thence North 62 degrees 15 minutes 12 seconds East a distance of 831.11 feet; thence South 0 degrees 16 minutes 47 seconds West a distance of 800.40 feet; thence North 83 degrees 31 minutes 00 seconds West a distance of 197.00 feet; thence South 49 minutes 18 seconds West a distance of 385.65 feet; thence North 83 degrees 28 minutes 01 second West a distance of 876.12 feet; thence South 0 degrees 52 minutes 22 seconds West a distance of 334.02 feet; thence South 72 degrees 56 minutes 47 seconds West a distance of 348.62 feet; thence North 34 degrees 31 minutes 55 seconds West a distance of 544.46 feet to the POINT OF BEGINNING; said described tract containing 30.1117 acres (1,311,665.2788 square feet), more or less.

Table with columns: R/W AND C/L CURVE DATA, CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Lists curve data for lots 1 through 31.

Table with columns: EASEMENT LINE DATA, LINE, BEARING, DISTANCE. Lists easement line data for lots 1 through 6.

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, its parts, and 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 basins in accordance with applicable codes; and free of all trash, debris, and obstructions to the flow of water. (2) Keeping all parts of the storm water drainage systems operating at all times as designed 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's Office, and/or the County Engineer's Office, 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 and from 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 or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

(7) Lake Maintenance: The owners of lakefront lots 2, 3, 4, & 8 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 lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

(9) Erosion Control: The Developer, Development Contractors, Builders and all owners or anyone working with or disturbing 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 Erosion Control of Disturbed Areas: 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, which must remain in place until final grading and shaping of slopes which are more than 6% shall be mulched and seeded with silv fence, 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. Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes greater than 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.

NOTE: ALL LOTS SHALL ACCESS INTERIOR ROADS EXCEPT LOT 1 AND LOT 6 DUE TO PRIOR EXISTING DRIVEWAYS

NOTARY CERTIFICATE State of Indiana

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 20th day of December 1999

DEBRA S. HENEISEN, Notary Public-Printed



My Commission Expires: November 2, 2007

I reside in Vanderburgh County, Indiana.

I, ELMO D. DOCKERY, DO 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, CORNER POINTS, DISTANCES COMPLETED ON MAY 10, 1999 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS NOTED.

WITNESS MY HAND AND SEAL THIS 20th DAY OF DECEMBER 1999.

Elmo D. Dockery



ELMO D. DOCKERY R.L.S. INDIANA REGISTER NO. 9920

Table of Adjoining Property Owners with columns for owner name, address, and tax code. Includes owners like Gary L. Bechman, Sara J. Whitfield, etc.

Q-60