

WINDEMERE FARMS SECTION FIVE

A REPLAT OF LOTS 133-136 & 141-142 IN
WINDEMERE FARMS SECTION FOUR-A
(PLAT BOOK Q, PAGE 181)
SECONDARY PLAT

GENERAL NOTES

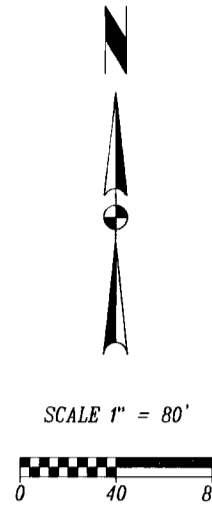
- Earth Fill:** Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on this fill.
- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 8.33%.
 - Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, 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 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% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
 - Slopes of 2% - 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.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007".
- Storm Drainage Maintenance:** Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and clearing of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline 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.
- The Windemere Farms - Section Five Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Vanderburgh County accepted rights-of-way including:
 - Enforcing the mowing and clearing obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.
 - Keeping all parts of the storm water drainage system operating at all times as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
 - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 - Maintaining and repairing the storm water drainage system, including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor's Office, and in compliance with the County Drainage Ordinance.
 - 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 easement within this subdivision.
 - 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 foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.
- Site Location Relative to Airport:** This subdivision lies in close proximity to an airport. The operation of the airport and the landing and takeoff of aircraft may generate high noise levels. The center of this subdivision can be located by beginning at the northerly terminus of Evansville Regional Airport Runway 4-22, thence northeasterly along the extended centerline of said runway approximately four thousand feet (4000') thence northeasterly, perpendicular to said extended centerline, approximately one thousand nine hundred feet (1900').
- EAA Statement:** A "Determination of No Hazard" was received from the Federal Aviation Administration as Aeronautical Study No. 00-AQL-6496-04.
- Special Measures:** Special measures are required to provide extra erosion protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 06 2004

Site Plat
AUDITOR
#4624

RECEIVED FOR RECORD
DATE July 6, 2004 10:45 AM
PLAT BOOK R
PAGE 116
INSTR # 2004R 00023552
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as Windemere Farms - Section Five. 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 "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 to said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

WINDEMERE DEVELOPMENT, L.L.C.
Ronald L. Stealy Member
RONALD L. STEALY MEMBER
P.O. BOX 4530
EVANSVILLE IN 47724-0530

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 22nd day of June, 2004.

My Commission Expires:

June 14, 2007

Notary Resides in
Vanderburgh
County, Indiana

Kristin Sanders
Notary Public
Kristin Sanders
(typed or printed name)



STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: MAY 24, 2004

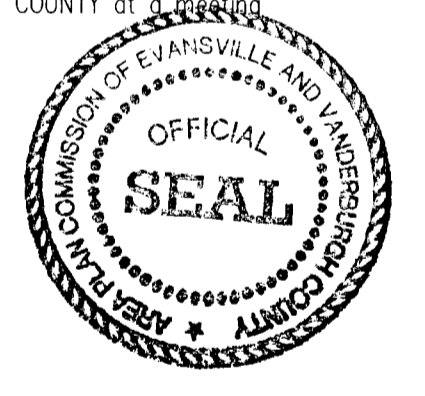
ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: OCT. 8, 2003

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: SEPT. 30, 2003

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 May 7, 2003.

Mark Foster
President
Dudley Smith
Attest Executive Director



A.P.C. DOCKET NO. 5-S-2003

SECONDARY PLAT complies with the Ordinance and is released for recording.

Dudley Smith
Executive Director

R-116

PLAT RELEASE DATE: July 6, 2004

BOUNDARY DESCRIPTION

This is a replat of lots 133-136, 141 and 142 in Windemere Farms Section Four-A, as per plat thereof, recorded in Plat Book Q, Page 181 in the office of the Recorder of Vanderburgh County, Indiana, and a portion of the Southwest Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West, of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 27; thence along the North line of said Quarter Quarter Section and the South line of Windemere Farms-Section Three, as per plat thereof, recorded in Plat Book Q, page 30 in the office of the Recorder of Vanderburgh County, Indiana, North 89 degrees 42 minutes 06 seconds East 400.79 feet to the Northeast corner of Lot 133 in Windemere Farms-Section Four-A, as per plat thereof, recorded in Plat Book Q, page 181 in said Recorder's office, said point also being on the West Right-of-Way of Beaumont Drive; thence along said Right-of-Way, South 00 degrees 17 minutes 54 seconds East 5.48 feet; thence along said Right-of-Way, Southeast 135.34 feet along an arc to the left having a radius of 125.00 feet and subtended by a long chord having bearing of South 31 degrees 32 minutes 43 seconds East and a length of 129.68 feet; thence along said Right-of-Way, South 62 degrees 47 minutes 32 seconds East 83.58 feet; thence along said Right-of-Way, Southeast 18.80 feet along an arc to the left having a radius of 125.00 feet and subtended by a long chord having bearing of South 67 degrees 08 minutes 00 seconds East and a length of 18.78 feet to the Northeast corner of Lot 136 in said Windemere Farms-Section Four-A; thence along the East line of said Lot 136, South 18 degrees 35 minutes 31 seconds West 117.93 feet to the Southwest corner thereof; thence along the South lines of Lots 137, 138, 139 and 140 in said Windemere Farms-Section Four-A, South 79 degrees 43 minutes 17 seconds East 284.81 feet to the Southeast corner of said Lot 140; thence along the East line of said Lot 140, North 19 degrees 52 minutes 06 seconds East 52.69 feet; thence calling along said East line, North 00 degrees 17 minutes 54 seconds West 70.11 feet to the Northeast corner of said Lot 140 and the South Right-of-Way of said Beaumont Drive; thence along said Right-of-Way, North 89 degrees 42 minutes 06 seconds East 315.28 feet to the Northeast corner of Lot 142 in said Windemere Farms-Section Four-A; thence along the East line of said Lot 142, South 00 degrees 17 minutes 54 seconds East 120.00 feet to the Southeast corner thereof; thence along the South line of Lot 143 in said Windemere Farms-Section Four-A, North 89 degrees 42 minutes 06 seconds East 23.40 feet; thence South 26 degrees 23 minutes 05 seconds West 795.07 feet to the South line of a tract of land as described in Deed Drawer 12, card 9760 (parcel #1) in said Recorder's office; thence along said South line, North 70 degrees 07 minutes 54 seconds West 870.63 feet to the West line of the Southwest Quarter of the Northeast Quarter of said Section 27; thence along said West line, North 00 degrees 14 minutes 48 seconds West 700.24 feet to the Point of Beginning, containing 17.469 acres, more or less.

SURVEYOR'S 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 July 7, 2004 and that all monuments shown east of locations as noted.

Witness my hand and seal this 22 day of June, 2004.

Steven A. Sherwood
Indiana Registration No. 900007



LOT DATA TABLE

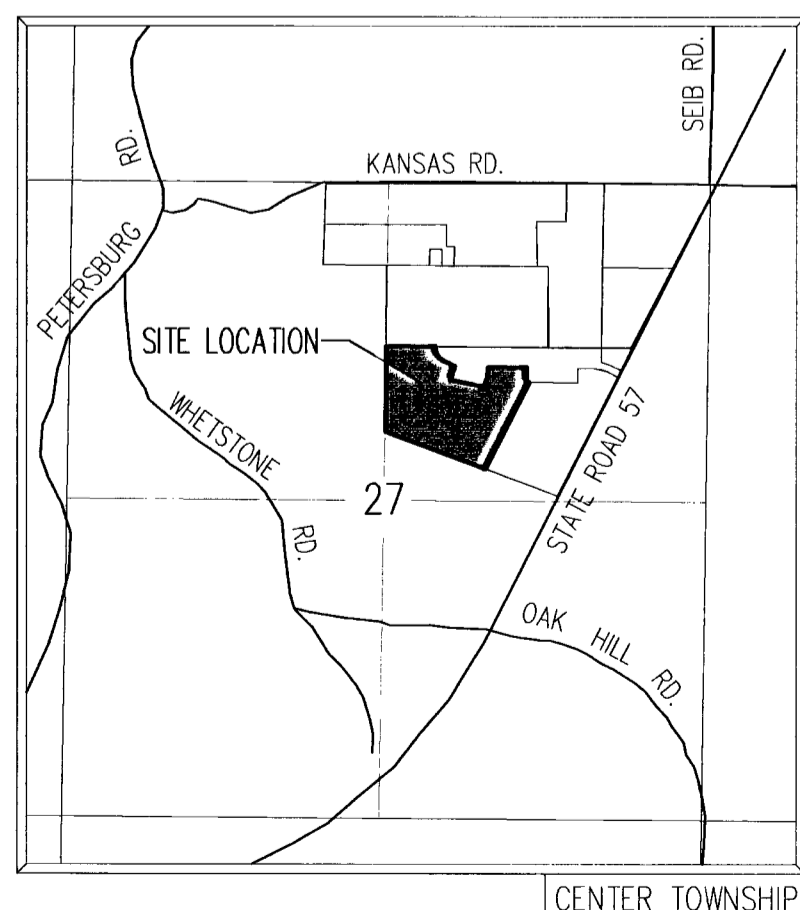
LOT	AREA (SF)	AREA (AC)	LOT	AREA (SF)	AREA (AC)
149	8953	0.206	180	11032	0.253
150	12311	0.283	181	9000	0.207
151	18954	0.435	182	11805	0.271
152	12607	0.289	183	19255	0.442
153	10641	0.244	184	10677	0.245
154	9128	0.210	185	9000	0.207
155	9303	0.214	186	9000	0.207
156	11104	0.255	187	9000	0.207
157	8810	0.202	188	9000	0.207
158	7167	0.165	189	11698	0.269
159	11246	0.258	190	14798	0.340
160	9947	0.228	191	9000	0.207
161	9309	0.214	192	9000	0.207
162	9465	0.217	193	9000	0.207
163	10415	0.239	194	9000	0.207
164	11365	0.261	195	9000	0.207
165	12204	0.280	196	9000	0.207
166	10464	0.240	197	9000	0.207
167	9701	0.223	198	7729	0.177
168	20114	0.462	199	16639	0.382
169	16722	0.384	200	19370	0.445
170	8846	0.203	201	11413	0.262
171	8998	0.207	202	8972	0.206
172	9000	0.207	203	9000	0.207
173	9000	0.207	204	9000	0.207
174	9000	0.207	205	9000	0.207
175	9000	0.207	206	9000	0.207
176	9000	0.207	207	9000	0.207
177	9000	0.207	208	9000	0.207
178	8050	0.185	209	8798	0.202
179	7885	0.181			

STREET CURVE DATA TABLE

CURVE #	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD	CH. LEN. (FT)	TANGENT (FT)
1	50.00	28°56'30"	25.26	S 75°15'51" W	74.99	12.90
2	50.00	89°56'54"	78.49	S 44°43'39" W	70.68	49.95
3	50.00	69°53'06"	60.99	S 35°11'21" E	57.28	34.94
4	75.00	15°00'00"	19.63	S 77°37'54" E	19.58	9.87
5	200.00	20°10'00"	70.39	S 09°47'06" W	70.03	35.57

BOUNDARY CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CURVE 1	125.0000'	18.7973'	18.7796'	S 67°06'00" E	08°36'58"	9.4164'
CURVE 2	125.0000'	136.3401'	129.6815'	S 31°32'43" E	62°29'37"	75.8424'



LOCATION MAP
SCALE: 1"=200'