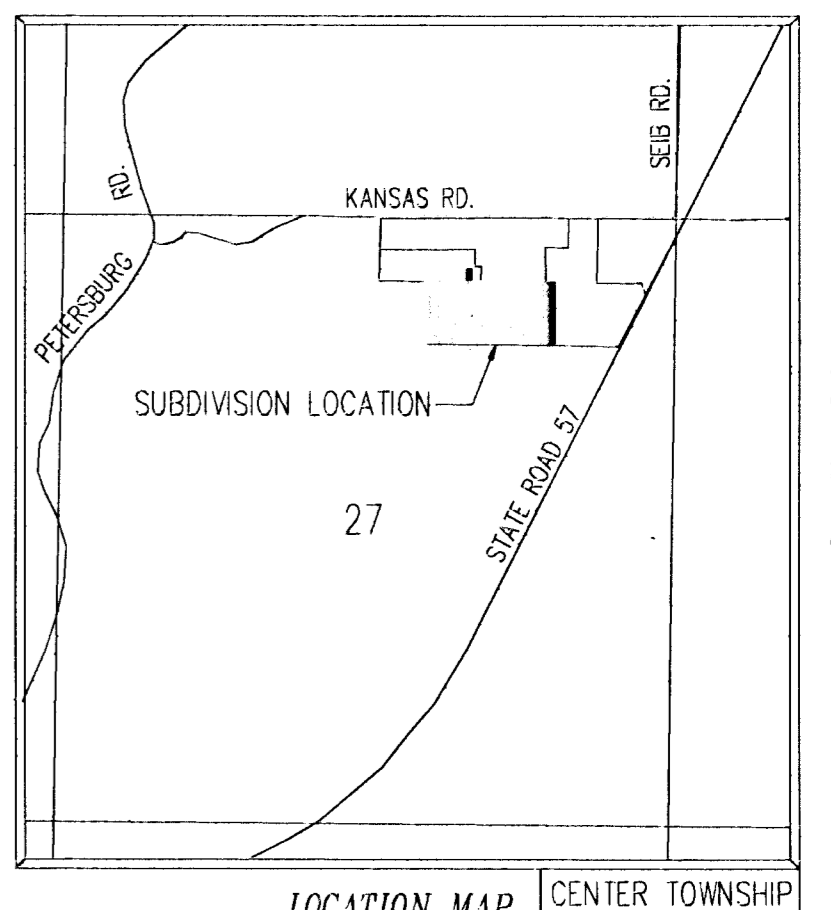
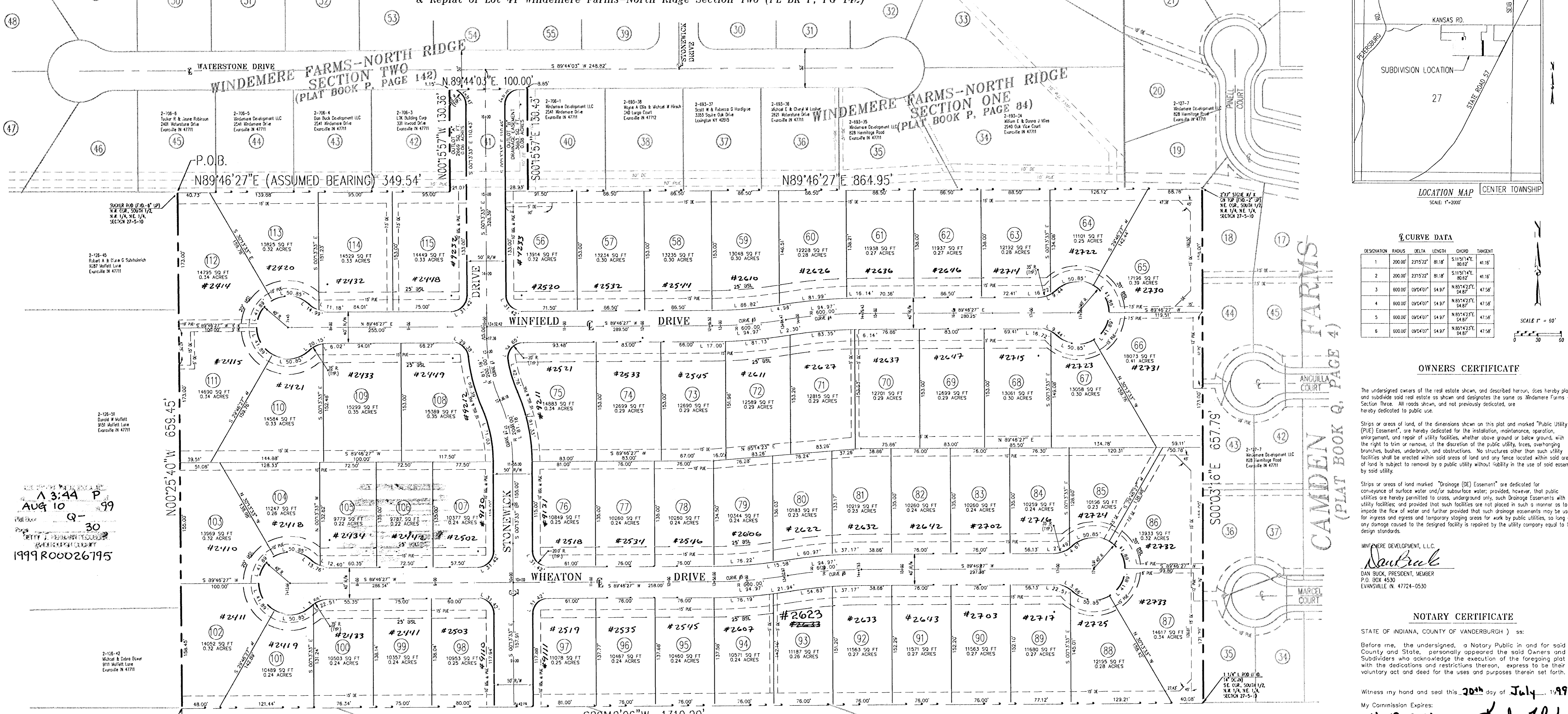


# SECONDARY PLAT WINDEMERE FARMS - SECTION THREE

S 1/2, NW 1/4, NE 1/4 Sec. 27-5-10  
& Replat of Lot 41 Windemere Farms-North Ridge Section Two (PL BK P, PG 142)



**CURVE DATA**

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	200.00'	23°15'22"	81.18'	511°14'E 80.62'	41.18'
2	200.00'	23°15'22"	81.18'	511°14'E 80.62'	41.18'
3	600.00'	0°04'07"	54.97'	N85°42'E 54.87'	47.58'
4	600.00'	0°04'07"	54.97'	N85°42'E 54.87'	47.58'
5	600.00'	0°04'07"	54.97'	N85°42'E 54.87'	47.58'
6	600.00'	0°04'07"	54.97'	N85°42'E 54.87'	47.58'

**OWNERS CERTIFICATE**

The undersigned owners of the real estate shown, and described herein, does hereby plat and subdivide said real estate as shown and designates the same as Windemere Farms - Section Three. 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 (PU) Easement", are hereby dedicated for the installation, maintenance, operation, 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, lines, overhead 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 by said utility.

Strips or areas of land marked "Drainage (DE) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, undergroundly, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

WINDEMERE DEVELOPMENT, L.L.C.  
*Dan Buck*  
DAN BUCK, PRESIDENT, 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 20th day of July, 1999  
My Commission Expires: 11-13-2001  
Notary Resides in Vanderburgh County, Indiana  
*Andrea L. Roberts*  
Andrea L. Roberts  
(typed or printed name)

**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 20th day of July, 1999  
My Commission Expires: 11-13-2001  
Notary Resides in Vanderburgh County, Indiana  
*Andrea L. Roberts*  
Andrea L. Roberts  
(typed or printed name)

**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 20th day of July, 1999  
My Commission Expires: 11-13-2001  
Notary Resides in Vanderburgh County, Indiana  
*Andrea L. Roberts*  
Andrea L. Roberts  
(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 August 3, 1999.  
PLAT RELEASE DATE: Aug. 10, 1999  
Executive Director  
*Barbara P. Cunningham*  
Barbara P. Cunningham  
Executive Director

**GENERAL NOTES**

- The subject property and all abutting property is zoned as noted.
- Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data: No portion of this property lies within the 100 year flood zone (Zone A) or 500 year flood zone (Zone B) as shown 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%.
- Contours: Contours and topographic data shown were taken from Vanderburgh County Topographic Maps (Sheet 192-600 March 27, 1990).
- Temporary Erosion Control: (during construction)
  - Slopes of 0% - 5% 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 shaping.
  - Slopes of more than 5% 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.
  - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2% - 5% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 5% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Erosion Control for Ditches:
  - Slopes of 0% - 2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2% - 5% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 5% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**BOUNDARY DESCRIPTION**

The South Half of the Northwest Quarter of the Northwest Quarter of Section 27, Township 5 South, Range 10 West of the Second Principal Meridian, in Vanderburgh County, Indiana and Lot 41 in Windemere Farms-North Ridge Section Two, as per plat thereof recorded in Plat Book P, page 142 in the office of the Recorder of Vanderburgh County, Indiana, all of which is located in Center Township and more particularly described as follows:

**SURVEYOR'S CERTIFICATE**

I, Matthew E. Wannemuehler, 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 and that all monuments shown exist at locations as noted.

*Matthew E. Wannemuehler*  
MATTHEW E. WANNEMUEHLER  
NO. 3800054  
STATE OF INDIANA  
LAND SURVEYOR

#5454

**Q-30**

APR 3 1999

APR 37-5-98 Q-30