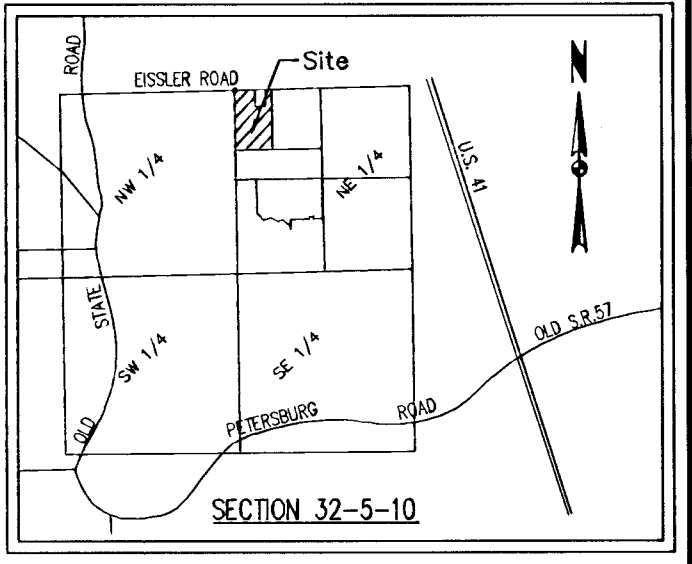


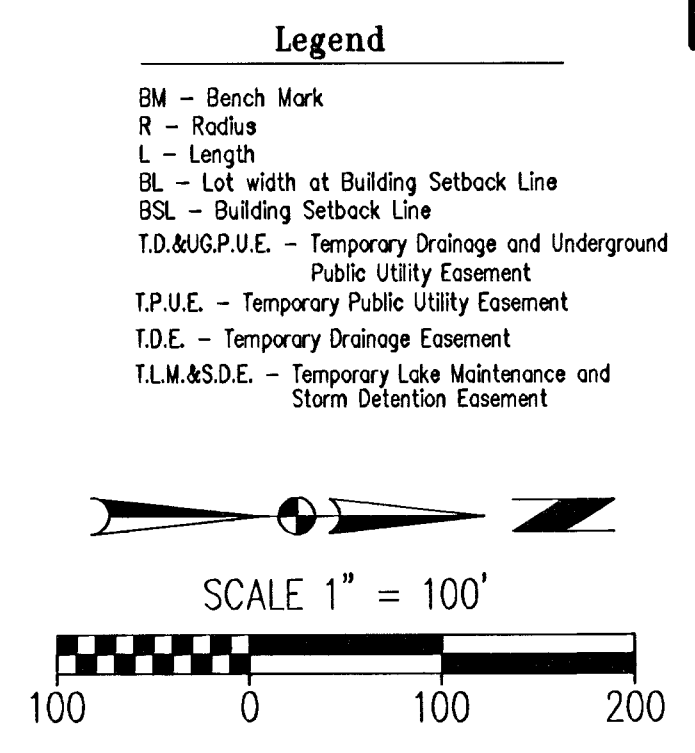
RECEIVED FOR RECORD  
 2:05 P.M.  
 MARCH 16 2000  
 Plot Book Q-69  
 Page BETTY J. HEILMANN RECORDS  
 VANDERBURGH COUNTY  
 2000R0007303

# Woodgate Subdivision Section I



LOCATION MAP  
 SCALE 1" = 3000'

DAILY ENTERED FOR TAXATION SUBJECT TO FULL ACCEPTANCE FOR TRANSFER  
 MAR 16 2000  
 James Q. Morley  
 AUDITOR  
 #1605



LOT	SQUARE FEET	ACRES
115	7130.00	0.16
116	7130.00	0.16
117	7130.00	0.16
118	7130.00	0.16
119	7130.00	0.16
120	7140.33	0.16
121	11701.14	0.27
122	16972.58	0.39
123	9119.90	0.21
124	7984.83	0.18
125	7900.87	0.18
126	7360.00	0.17
127	7360.00	0.17
128	7360.00	0.17
129	7360.00	0.17
130	7360.00	0.17
131	7835.82	0.18
132	56989.07	1.31
133	7360.00	0.17
14	7360.00	0.17
13	7360.00	0.17
12	7360.00	0.17
11	7360.00	0.17
10	7783.98	0.18
9	93972.12	2.16
8	9015.50	0.21
7	7377.97	0.17
6	7360.00	0.17
5	7360.00	0.17
4	7360.00	0.17
3	7360.00	0.17
2	7360.00	0.17
1	7909.21	0.18
LOT	SQUARE FEET	ACRES

**General Notes**

6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, appars, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plot of this subdivision.

7. 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 a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

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 Erosion Control of Disturbed Areas: Slopes of 0% to 8% 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 seeding. Slopes of more than 8% shall be mulched and seeded and shall have silt 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.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

Bench Mark Data

TBM#1 - RR Spike in P.P. @ N.W. corner of subdivision. Elevation = 422.46

TBM#2 - Chiseled Square 1" S.E. of curb inlet in N.E. corner intersection Strawberry Hill and Dry Branch. Elevation = 393.44

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: October 25, 1999.

Final Street Plans Were Approved By The Vanderburgh County Commissioners On: December 13, 1999.

**General Notes**

Access: All Driveways shall access interior streets only, except lot 132, it shall access Essler Road directly.

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

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).

Flood Plain Data: No portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180258 0025 C, dated August 5, 1991. The plotted boundary is the revised Letter of Map Revision boundary. That is a result of FEMA case #95-05-105P, dated Sept. 25, 1995.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain. Lowest adjacent grades and cross-slopes shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating 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 that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer'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 which lies on his or her property.

**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 Subdividers(s), who acknowledged the execution of the foregoing plat with the declarations 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 17 day of Feb., 2000.

My Commission Expires: 2-25-2001

Jean M. Morley  
 Notary Public  
 (Typed or printed name)

Notary Resides in: Vanderburgh County, Indiana

**Area Plan Commission Certificate**

Under the authority provided by the Acts of 1981, Public Law 8339, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 26, 1999.

Barbara B. Cunningham  
 President  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Barbara B. Cunningham  
 Executive Director

Plat Release Date: March 14, 2000

**Owner's Certificate**

All easements dedicated by this plat, that fall outside of the plat boundaries are temporary. They will expire automatically upon the recording of future phases of this subdivision that provide adequate easement coverage for these existing utilities. These easements are labeled as temporary.

Marvin G. Heilmann joins in the execution and recording of this plat for the sole purpose of affirming his ownership of Lot 9 and Lot 132 hereof, and not as a co-developer of, or financial contributor to, Woodgate Subdivision. Marvin G. Heilmann's execution and recording hereof shall in no way be interpreted or construed as creating any involvement in the development of this subdivision, and Bradley B. Storch, by virtue of his signature affixed hereto, affirms that Marvin G. Heilmann possesses no financial interest in said subdivision, nor shall Marvin G. Heilmann be subject to liability for claims, damages, or similar expenses of any nature whatsoever arising from or related to the development of Woodgate Subdivision.

By: Brad Storch, Owner/Developer  
 8801 Clear Creek Drive  
 Evansville, IN 47711

By: Marvin G. Heilmann  
 Owner of lots 9 and 132 only  
 Marvin G. Heilmann  
 751 Essler Road  
 Evansville, IN 47711

**Owner's 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 Woodgate Subdivision Section I. All roads shown and not previously dedicated are hereby dedicated to public use.

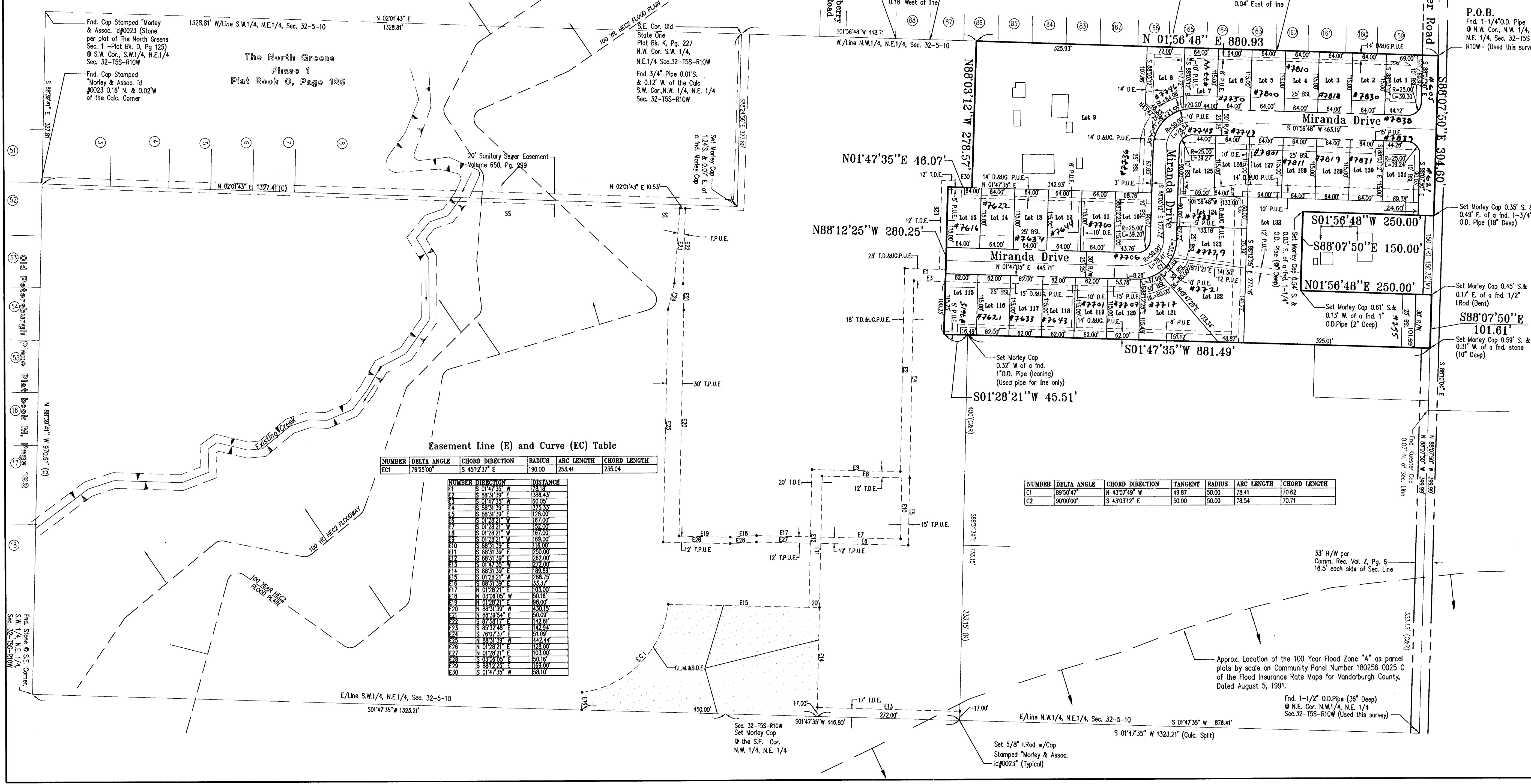
Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim 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 area 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.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 "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 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.

Strips or areas of land, of the dimensions shown on this plat and marked "T.M. & S.D.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 necessary construction, maintenance or reconstruction.



**Boundary Description**

Part of the Northwest Quarter of the Northeast Quarter of Section 32, Township 5 South Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 32, said point also being the northeast corner of Old State Three Subdivision as recorded in Plat Book P, Page 87, in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said quarter quarter section South 88 degrees 07 minutes 50 seconds East, 304.60 feet to the northeast corner of a tract of land conveyed to Marie G. and Ludis M. Heilmann as recorded in Deed Book 413, Page 548 in said office of the Recorder; thence along the west line of said Heilmann tract and parallel with the west line of said quarter quarter section South 01 degrees 56 minutes 48 seconds East, 250.00 feet to the southwest corner of said Heilmann tract; thence along the south line of said Heilmann tract and parallel with the north line of said quarter quarter section South 88 degrees 07 minutes 50 seconds East, 150.00 feet to the southeast corner of said Heilmann tract; thence along the east line of said Heilmann tract and parallel with the west line of said quarter quarter section North 01 degree 56 minutes 48 seconds East, 250.00 feet to the northeast corner of said Heilmann tract, said point being on the north line of said quarter quarter section; thence along the north line of said quarter quarter section South 88 degrees 07 minutes 50 seconds East, 101.61 feet to the northeast corner of a tract of land conveyed to Wilbur H. and Elvira M. Godeke as recorded in Deed Book 413, Page 102 in said office of the Recorder; thence along the west line of said Godeke tract and the extended west line of said Godeke tract and parallel with the east line of said quarter quarter section South 01 degree 47 minutes 35 seconds West, 588.48 feet to the southwest corner of a tract of land conveyed to Wilbur H. and Elvira Godeke as recorded in Deed Book 327, Page 312 in said office of the Recorder; thence South 01 degree 28 minutes 21 seconds West, 45.51 feet; thence North 88 degrees 12 minutes 25 seconds West, 280.25 feet; thence North 01 degree 47 minutes 35 seconds East, 46.07 feet, thence North 88 degrees 03 minutes 12 seconds West, 278.57 feet to the east line of Old State Two as recorded in Plat Book L, Page 16, in said office of the Recorder; thence along the east line of said Old State Two and said Old State Three, and the west line of the Northwest Quarter of the Northeast Quarter of said section North 01 degree 56 minutes 48 seconds East, 800.93 feet to the point of beginning. Containing 10.71 acres (466,332 square feet).

Subject to a 30 foot right-of-way for Essler Road off the entire north side.

Subject to all existing easements, rights-of-way, and building and use restrictions of record.

**Surveyor's Certificate**

I, James Q. Morley, 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 correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17 day of February, 2000.

James Q. Morley  
 James Q. Morley, R.L.S.  
 Indiana Registration No. 12629  
 Morley and Associates, Inc.  
 600 S. Sixth Street  
 Evansville, IN 47713  
 (812) 484-9585

**Easement Line (E) and Curve (EC) Table**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
EC1	7825.00'	S 45°12'37" E	190.00	253.41	218.04

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
EC1	7825.00'	S 45°12'37" E	190.00	253.41	218.04
EC2	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC3	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC4	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC5	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC6	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC7	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC8	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC9	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC10	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC11	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC12	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC13	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC14	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC15	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC16	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC17	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC18	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC19	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC20	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC21	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC22	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC23	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC24	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC25	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC26	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC27	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC28	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC29	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC30	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC31	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC32	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC33	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC34	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC35	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC36	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC37	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC38	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC39	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC40	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC41	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC42	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC43	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC44	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC45	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC46	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC47	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC48	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC49	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC50	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC51	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC52	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC53	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC54	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC55	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC56	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC57	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC58	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC59	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC60	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC61	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC62	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC63	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC64	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC65	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC66	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC67	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC68	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC69	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC70	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC71	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC72	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC73	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC74	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC75	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC76	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC77	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC78	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC79	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC80	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC81	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC82	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC83	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC84	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC85	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC86	10147.35'	N 01°47'35" W	74.80	132.21	113.21
EC87	1014				