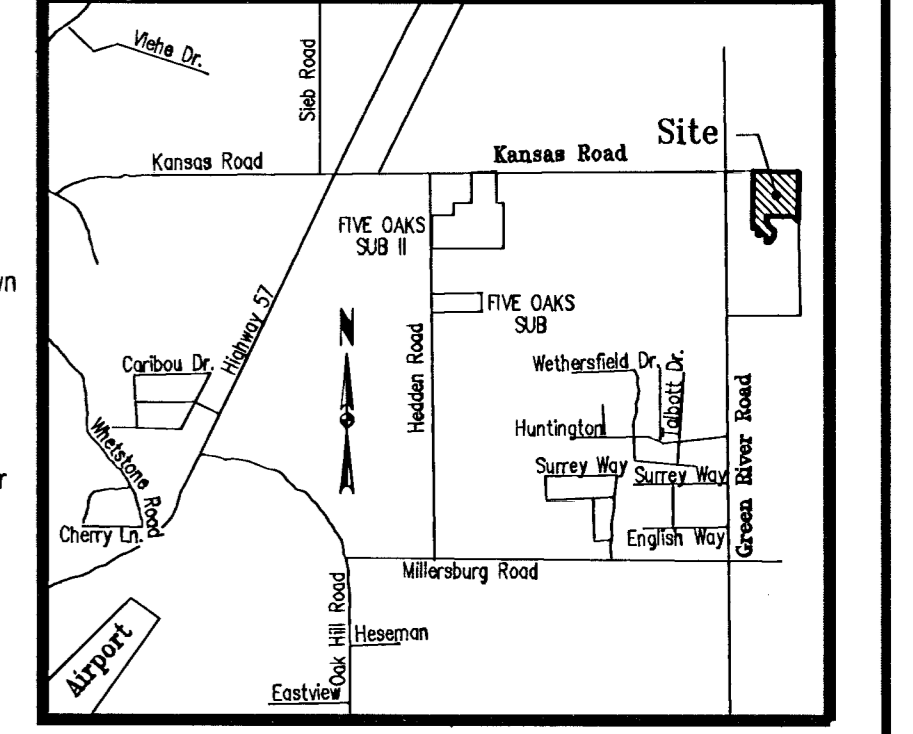


# Wynfield Subdivision Section 1



**BOUNDARY DESCRIPTION**  
 Part of the Northwest Quarter of Section 25, Township 5 South, Range 10 West in Vanderburgh County, Center Township, Indiana, being more particularly described by metes and bounds as follows:  
 Commencing at the northwest corner of the northeast quarter of said section 25, said point is also the intersection of Green River Road and Kansas Road, thence along the north line thereof South 88 degrees 51 minutes 14 seconds East 370.00 feet to the point of beginning, thence continue along said north line South 88 degrees 51 minutes 14 seconds East 941.91 feet to the northeast corner of the northwest quarter of the northeast quarter of said section 25, thence along the east line thereof South 00 degrees 33 minutes 25 seconds West 1022.22 feet; thence North 49 degrees 13 minutes 19 seconds West 152.43 feet; thence North 89 degrees 12 minutes 19 seconds West 539.33 feet; thence South 00 degrees 47 minutes 41 seconds West 128.35 feet; thence South 23 degrees 13 minutes 08 seconds East 78.63 feet; thence South 51 degrees 59 minutes 58 seconds East 162.07 feet; thence North 00 degrees 47 minutes 41 seconds West 131.10 feet to the point of curvature of a non-tangent curve to the right having a central angle of 32 degrees 48 minutes 39 seconds and a radius of 40.00 feet from which the chord bears North 62 degrees 46 minutes 39 seconds West 22.39 feet, thence along the arc of said curve 22.91 feet to the point of curvature of a curve to the left having a central angle of 42 degrees 30 minutes 00 seconds and a radius of 35.00 feet from which the chord bears North 67 degrees 47 minutes 19 seconds West 25.56 feet, thence along the arc of said curve 28.17 feet; thence North 89 degrees 12 minutes 19 seconds West 53.97 feet to the point of curvature of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet from which the chord bears North 45 degrees 47 minutes 41 seconds East 28.28 feet, thence along the arc of said curve 31.42 feet; thence North 00 degrees 47 minutes 41 seconds East 1197.89 feet to the point of beginning containing 23.59 acres (1,027.432 sq. ft.) more or less.

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 and/or storm drains, 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 and 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. 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 "L.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.

Wynfield Development Inc.

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 APR 08 2002  
 Signature of Clerk  
 #2284

**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 **Wynfield Subdivision Section 1** 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 and/or storm drains, 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 and 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. 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 "L.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.

Wynfield Development Inc.

By: *Scott P. Rayley*  
 Scott P. Rayley  
 P.O. Box 16093  
 Evansville, IN. 47716  
 President

**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 Wynfield Development Inc. by Scott Rayley,  
 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 8th day of March, 2002

My Commission Expires: 4-11-07

*Sharon J. Burk-Maier*  
 Sharon J. Burk-Maier  
 Notary Public  
 (typed or printed name)

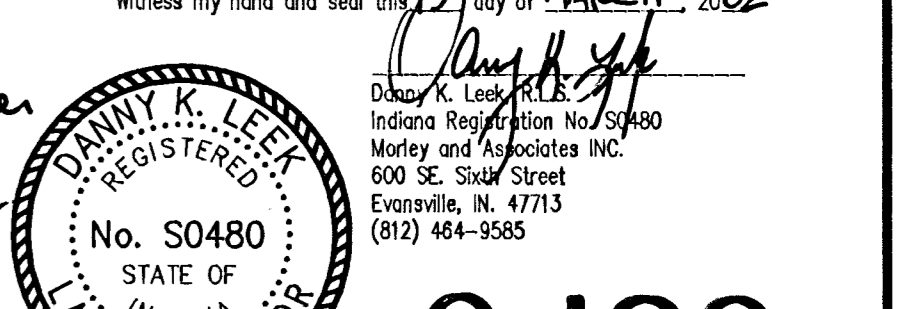
Notary Resides in Vanderburgh County, Indiana



**SURVEYOR'S CERTIFICATE**  
 I, Danny K. Leek, 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 8th day of March, 2002

*Danny K. Leek*  
 Danny K. Leek  
 Registered Professional Land Surveyor  
 Indiana Registration No. 5290  
 Morley and Associates Inc.  
 600 SE. 54th Street  
 Evansville, IN. 47713  
 (812) 464-9585



**Q-189**

**Morley and Associates Inc.**  
 600 SE. SIXTH STREET/EVANSVILLE, IN. 47713  
 PHONE: (812) 464-9585 FAX: (812) 464-2514

**Secondary Plat**  
 Proj. No. 4180 Wynfield-secl3d 3/12/02 J.E.Wood  
 APC # 31-3-200

FINAL STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: March 13, 2001

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: May 21, 2001

**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, 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, November, 12 2000.

*Mark J. Fortson*  
 President  
*Barry B. Hill*  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
*Barry B. Hill*  
 Executive Director  
 PLAT RELEASE DATE: April 8, 2002

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

Bench Mark Data: Reference Bench Mark - Vanderburgh SIC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd. ELEV.=377.62'

TBM#1 - Top of P.K. Nail at the NE corner of subdivision. Elevation = 382.49'

**GENERAL NOTES**

Access: All Driveways shall access interior streets only. Lots 1, 90, 97, 96, 91 and 244 shall have no driveway access to Kansas Road.

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

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

Zoning: The subject property is currently zoned Ag

Flood Plain Data: All of this proposed subdivision lies 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 180256 0025 C, dated August 5, 1991. The 100 Year Elevation shown hereon is 385.00.

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.

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. The minimum FPG for all lots is 387.00.

Earthen Fill: Portions of this site have been filled in accordance with acceptable industry standards, and houses may be placed on that fill.

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 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.
- The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, 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.
- 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.

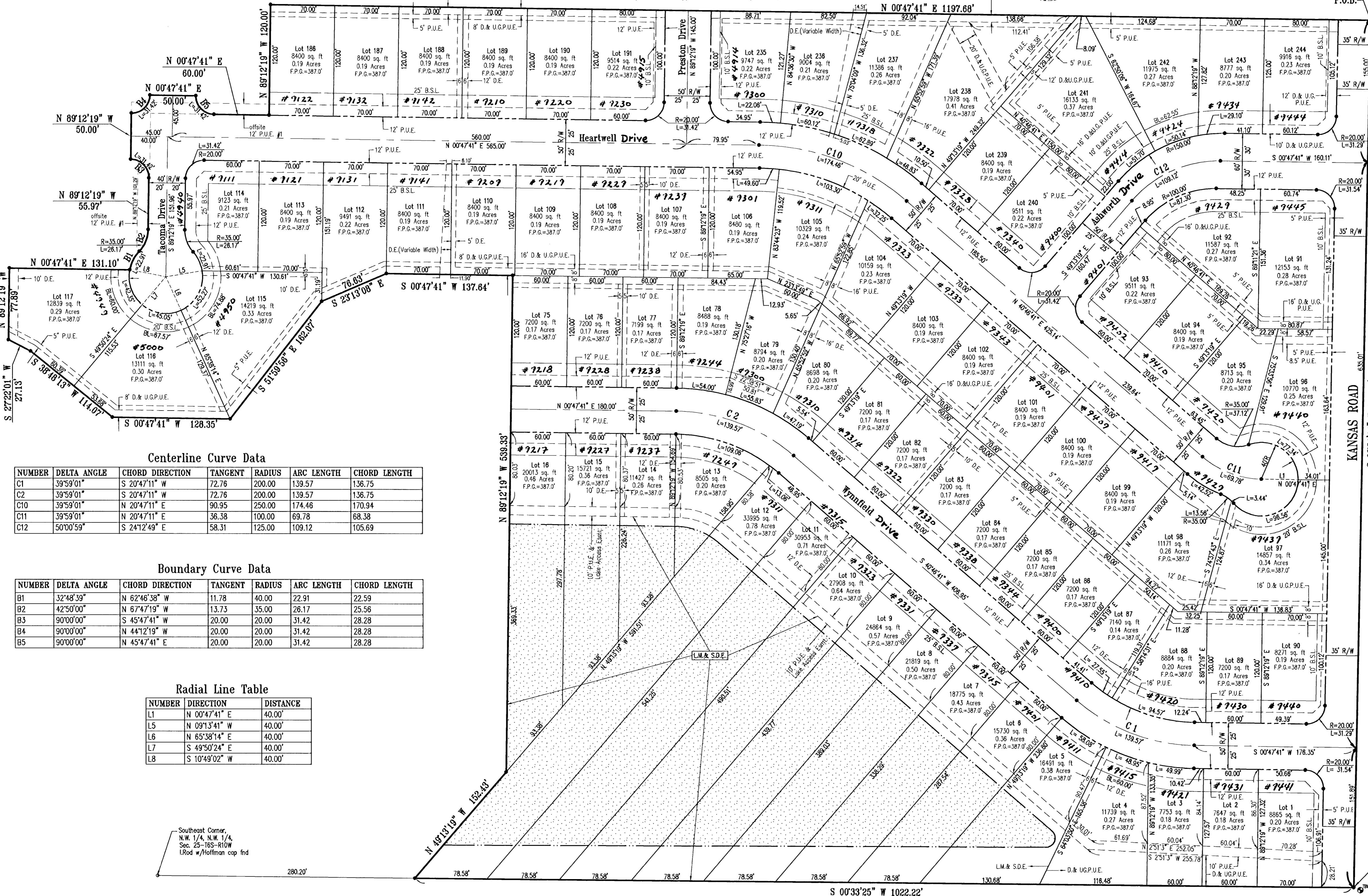
Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded 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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 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.

**LEGEND**

- LM - Lake Maintenance
- S.D. - Storm Drainage
- D. - Drainage
- P.U. - Public Utility
- E. - Easement
- L. - Length
- R. - Radius
- BSL - Building Setback Line
- BL - Lot width at Building Setback Line
- L/W - Right-of-Way
- FPG - Flood Protection Grade
- C.N. - Curve Number
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- Center line
- Right-of-way line
- Easement line
- Building setback line
- Approximate edge of water
- Approximate 100 Year Flood Line

- N - North
- S - South
- E - East
- W - West
- sq. ft. - Square feet
- (Ind) - Found
- TSS - Township 5 South
- R10W - Range 10 West



**Centerline Curve Data**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	39°59'01"	S 20°47'11" W	72.76	200.00	139.57	136.75
C2	39°59'01"	S 20°47'11" W	72.76	200.00	139.57	136.75
C10	39°59'01"	N 20°47'11" E	90.95	250.00	174.46	170.94
C11	39°59'01"	N 20°47'11" E	36.38	100.00	69.78	68.38
C12	50°00'59"	S 24°12'49" E	58.31	125.00	109.12	105.69

**Boundary Curve Data**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
B1	32°48'39"	N 62°46'38" W	11.78	40.00	22.91	22.59
B2	42°50'00"	N 67°47'19" W	13.73	35.00	26.17	25.56
B3	90°00'00"	S 45°47'41" W	20.00	20.00	31.42	28.28
B4	90°00'00"	N 44°12'19" S	20.00	20.00	31.42	28.28
B5	90°00'00"	N 45°47'41" E	20.00	20.00	31.42	28.28

**Radial Line Table**

NUMBER	DIRECTION	DISTANCE
L1	N 00°47'41" E	40.00'
L5	N 09°13'41" W	40.00'
L6	N 65°38'14" E	40.00'
L7	S 49°50'24" E	40.00'
L8	S 10°49'02" W	40.00'

Southeast Corner, N.W. 1/4, N.W. 1/4, Sec. 25-16S-R10W, 1 Rod w/Hoffman cap Ind

S 00°33'25" W 1022.22'