

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE Sept 26, 2011  
 JOE GRIES AUDITOR  
 4596  
 RECEIVED FOR RECORD  
 DATE 09.26.11  
 PLAT BOOK T  
 PAGE 9  
 INSTR# 2011R00021477  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY

# WYNNFIELD SUBDIVISION SECTION 5

## OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Wynnfield Subdivision, Section 5** All road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

## BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 25, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:  
 Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section, said point also being the northeast corner of the Connected plat of Wynnfield Subdivision, Section 1, as per plat thereof, recorded in Plat Book Q, page 192 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Quarter Quarter Section and along the east line of said subdivision, South 00 degrees 58 minutes 28 seconds West 1022.22 feet to the point of beginning; thence continue along the east line of said Quarter Quarter Section, South 00 degrees 55 minutes 25 seconds West 280.20 feet to the Southeast Corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section, South 00 degrees 55 minutes 25 seconds West 455.84 feet; thence North 89 degrees 12 minutes 23 seconds West 469.20 feet; thence South 00 degrees 47 minutes 57 seconds West 6.14 feet; thence North 89 degrees 12 minutes 19 seconds West 50.00 feet to the beginning of a curve to the left having a central angle of 89 degrees 59 minutes 58 seconds a radius of 20.00 feet and a chord dimension of North 44 degrees 12 minutes 21 seconds West 28.28 feet; thence along the arc of said curve 31.42 feet; thence North 89 degrees 12 minutes 19 seconds West 100.00 feet to the northeast corner of Lot 123 in the Connected plat of Wynnfield Subdivision, Section 5, as per plat thereof, recorded in Plat Book S, page 22 in the office of said Recorder; thence along the east side of said Wynnfield, Section 5, North 00 degrees 47 minutes 41 seconds East 154.26 feet; thence along the east side of said Wynnfield, Section 3, North 00 degrees 47 minutes 41 seconds East 154.26 feet; thence along the east side of said Wynnfield, Section 3, North 00 degrees 47 minutes 41 seconds East 154.26 feet; thence North 00 degrees 47 minutes 41 seconds East 154.26 feet; thence South 89 degrees 12 minutes 19 seconds East 154.44 feet to the point of beginning and containing a gross area of 11.172 Acres.

## GENERAL NOTES

- Utilities:** Electric, Water and Sanitary Sewer utilities will be extended to the site.
- Access:** All lots shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 181662040D, dated March 17, 2011, all of the subject property does lie within the limits of the 100 year flood zone (Zone "AE").
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** Final floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Storm Maintenance:** Per Part B of the County Drainage Ordinance, the individual lot owners shall be responsible financially for maintaining that part of the storm water system and its appurtenances which exist on his or her property in proper working order including:  
 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and appurtenances in accordance with all applicable ordinances.  
 2. Keeping all parts of the storm water system operating as designed and as constructed 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 from erosion and sedimentation.  
 4. Maintaining that part of the storm water 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.  
 5. Preventing all persons or parties from causing any unauthorized alterations or obstructions or detrimental actions from existing on any part of the storm water system and easement which lies on his or her property.  
 6. The Regal Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, drop boxes, sumps, inlets, manholes, junction boxes and the piped or paved outlet structures of the storm water control basins, all of which are part of the approved and constructed storm water system shown on the as-built plans for this subdivision and which are in drainage easements and outside of the county accepted road right-of-way shown on this subdivision plat.  
 7. 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:** The developer, development contractor, builders, and all lot owners or anyone working with 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.  
 Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.  
 Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.  
 Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.
- Survey:** The overall boundary of the subject property is defined on the previously recorded sections of Wynnfield. A local (R) location was determined for the numerous monuments found throughout Section 1, 2 and 3. The found monuments are noted with their relation to the calculated corners.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0009"
- Approval Dates:** Road Plans were approved by the Vanderburgh County Commissioners on May 24, 2005. Drainage Plans were approved by the Vanderburgh County Drainage Board on March 1, 2011. Sewer Plans were approved by the Evansville Water and Sewer Utility on April 5, 2011. Water Plans were approved by the Evansville Water and Sewer Utility on March 22, 2011.

## NOTARY CERTIFICATE

State of INDIANA  
 County of VANDERBURGH  
 Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bradley D. Storch (Storch Development, LLC) who acknowledged the execution of the foregoing plat with the declarations and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
 Witness my hand and seal this 20th day of SEPTEMBER, 2011.  
 Notary Public  
 Notary Resides in VANDERBURGH County, Indiana  
 Typed or printed name  
 My Commission expires September 28, 2012

## SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat and accompanying survey complies by me and that all monuments exist at the noted locations.  
 Witness my hand and seal this 20th day of September, 2011.  
 Scott D. Buedel, PLS  
 Indiana Registration Number 29900031  
 Cash Waggoner & Associates, PC  
 614 Circle Circle, Suite 8  
 Evansville, IN 47715

## AREA PLAN COMMISSION CERTIFICATE

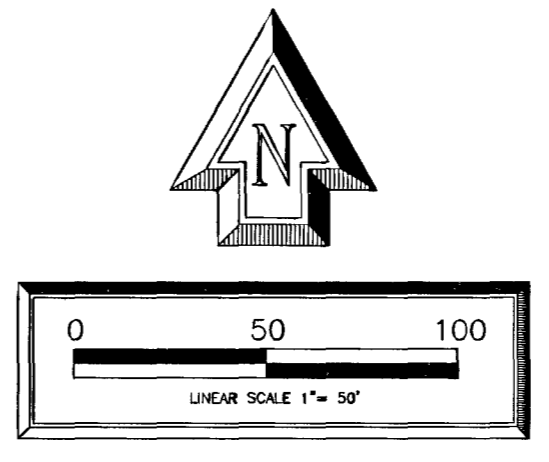
Under the authority provided by the Acts of 1981, Public Law #809, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on November 1, 2000.  
 President:  
 Blaine Oliver  
 Attend Executive Director:  
 Blaine Oliver  
 The Secondary plat complies with the Ordinance and is released for recording.  
 Executive Director:  
 Blaine Oliver  
 Sept. 26, 2011  
 Plat Release Date

### Line Table

LINE	DIRECTION	DISTANCE
L1	S 57°02'44" E	24.84'
L2	S 04°21'32" E	18.66'
L3	S 04°21'32" E	29.57'
L4	S 09°29'33" W	52.14'
L5	S 09°29'33" W	18.86'
L6	S 22°24'41" W	52.01'
L7	S 22°24'41" W	10.15'
L8	S 57°11'53" W	52.70'
L9	S 57°11'53" W	62.92'
L10	S 57°11'53" W	58.39'
L11	S 27°22'01" W	41.86'

### Curve Table

NUMBER	C1	C2	C3	C4	C5
DELTA ANGLE	89°59'56"	59°59'05"	59°59'02"	50°00'59"	50°00'59"
CHORD DIRECTION	N 44°12'21" W	N 20°47'10" E	N 20°47'12" E	N 24°12'49" W	N 24°12'48" W
TANGENT	20.00	100.05	72.76	93.30	93.30
RADIUS	20.00	275.00	200.00	200.00	200.00
ARC LENGTH	31.42	191.91	139.57	174.59	174.59
CHORD LENGTH	28.28	188.04	136.76	169.10	169.10



**AFFIRMATION STATEMENT**  
 I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
 SIGNATURE: Scott D. Buedel  
 PRINTED NAME: Scott D. Buedel

**CASH WAGGNER & ASSOCIATES, PC**  
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 WWW.CASHWAGGNER.COM  
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 JASPER, IN 47546  
 PH: 812.634.5015



**T-9**  
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