WINDSONG SUBDIVISION

SECTION II

OF INDIAN WOODS P.U.D.

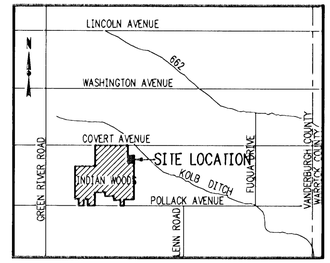
93-09864
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 23 1993
Tom Thropley
AUDITOR
2030

0-102

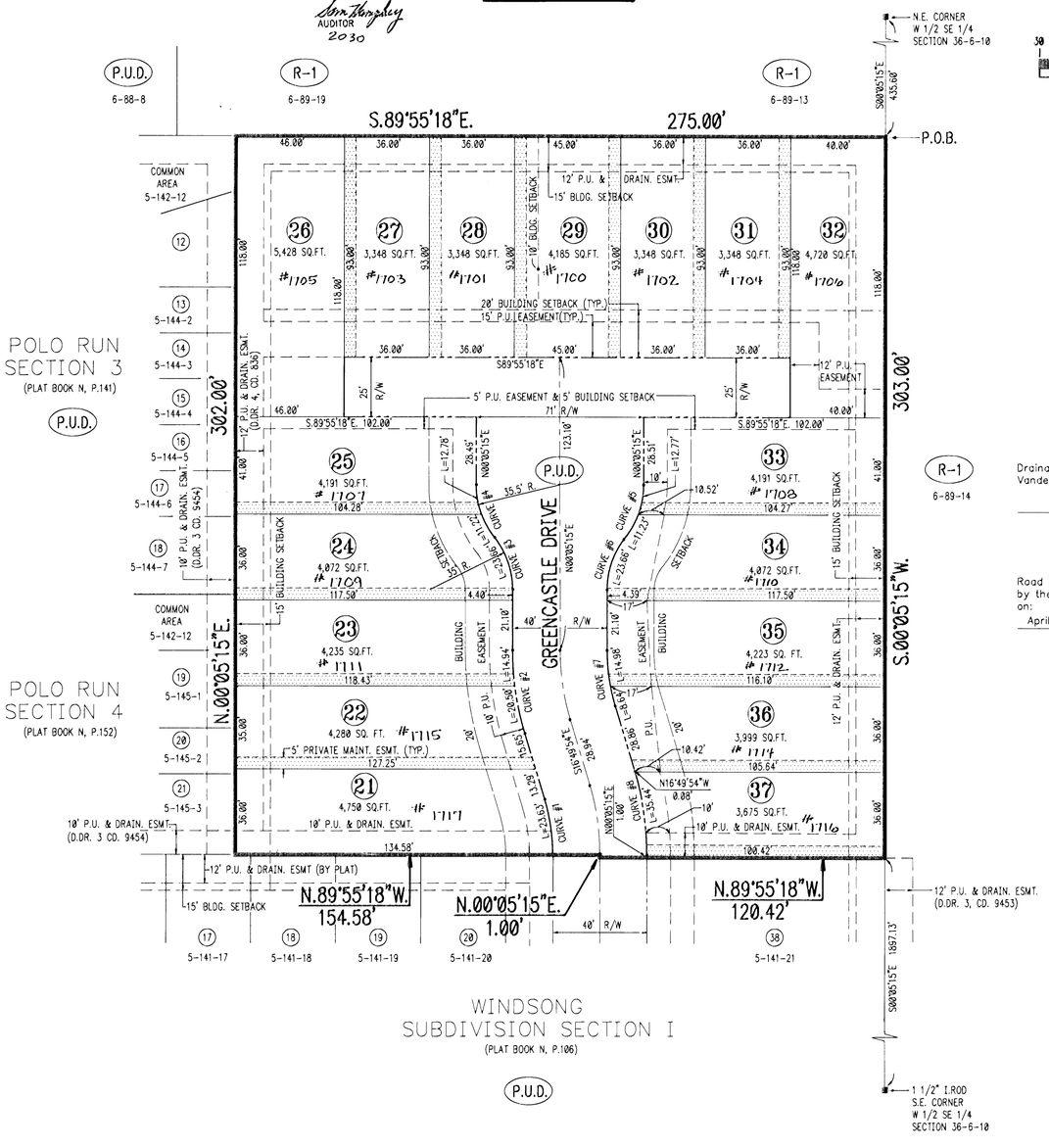
RECEIVED FOR RECORD
at 3:44 PM
APR 23 1993
REC. BOOK Q
PAGE 102
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

SCALE 1" = 30'

30 0 30 60 90



LOCATION MAP
NO SCALE



R/W CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD
1	80.00'	16°55'09"	23.63'	N08°22'28"W 23.54'
2	120.00'	16°55'09"	35.44'	N08°22'28"W 35.31'
3	35.00'	38°43'35"	23.66'	N19°16'33"W 23.21'
4	35.50'	38°43'35"	23.99'	N19°16'33"W 23.54'
5	35.50'	38°43'35"	23.99'	S19°27'03"W 23.54'
6	35.00'	38°43'35"	23.66'	S19°27'03"W 23.21'
7	80.00'	16°55'09"	23.62'	S08°22'28"E 23.21'
8	120.00'	16°55'09"	35.44'	S08°22'28"E 35.31'

Drainage plans were approved by the Vanderburgh County Drainage Board on:

March 23, 1987
Date

Road construction plans were approved by the Vanderburgh County Commissioners on:

April 13, 1987 & Sept. 28, 1992
Date

Boundary Description

Part of the West Half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of said half quarter section; thence south 00 degrees 05 minutes 15 seconds west (assumed bearing) along the east line of said half quarter section a distance of 435.60 feet to the point of beginning; thence continuing south 00 degrees 05 minutes 15 seconds west along said east line a distance of 303.00 feet to a point at the northeast corner of Windsong Subdivision Section I, as per plat thereof recorded in Plat Book N, page 106 in the office of the Recorder of Vanderburgh County, Indiana, said point being north 00 degrees 05 minutes 15 seconds west a distance of 1897.13 feet from the southeast corner of said half quarter section; thence north 89 degrees 55 minutes 18 seconds west along the north line of said Windsong Subdivision Section I a distance of 120.42 feet; thence north 00 degrees 05 minutes 15 seconds east along said north line a distance of 1.0 foot; thence north 89 degrees 55 minutes 18 seconds west along said north line a distance of 154.58 feet to the southeast corner of Polo Run-Section 4, as per plat thereof recorded in Plat book N, page 152 in the office of the Recorder of Vanderburgh County, Indiana; thence north 00 degrees 05 minutes 15 seconds east along the east line of said Polo Run-Section 4 and along the east line of Polo Run-Section 3, as per plat thereof recorded in Plat Book N, page 141 in the office of the Recorder of Vanderburgh County, Indiana a distance of 302.00 feet to the northeast corner thereof; thence south 89 degrees 55 minutes 18 seconds east a distance of 275.00 feet to the point of beginning, containing 1.91 acres.

Surveyor's Certificate

I, James Q. Morley, 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 15, 1987 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 12th day of April, 1993.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

General Notes

Zoning: The subject property is within the Indian Woods Planned Unit Development (P.U.D.). All abutting property is zoned as shown hereon.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0050 B dated March 19, 1982, Vanderburgh County, Indiana, no portion of the proposed subdivision is within the designated 100 year flood zone.

Utilities: Sewers, water, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 2%.

Temporary Erosion Control: (during construction)

- Slopes of 0%-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 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.

Fence Restrictions: Six (6) foot high wooden stockade-type fences shall be constructed on each lot.

Easements: Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement. See Owner's Certificate for dedications and restrictions.

Private Maintenance Easements: The five (5) foot private maintenance easement shown on the lots is reserved unto the lot owner whose structure occupies the common property line.

Owner's Certificate

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as WINDSONG SUBDIVISION - SECTION II. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility 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 strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

JAGOE HOMES & CONSTRUCTION CO., INC.

By: William R. Jagoe
William R. Jagoe III, Pres.
2350 Tamarack Road
Owensboro, KY. 42301

Notary Cerfificate

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 Subdivider(s), 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 12th day of April, 1993.

My Commission Expires:
2-10-97

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)

OFFICIAL SEAL TERRY A. CAMPBELL NOTARY PUBLIC VANDERBURGH COUNTY, INDIANA

NOTARY PUBLIC SEAL INDIANA

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 Sept. 2, 1992.

Alfred H. Bana, Jr.
President

Barbara D. Cunningham
Executive Director

PLAT RELEASE DATE: April 23, 1993

Barbara D. Cunningham
Executive Director

12-10-92 Proj. #92-2427-4