98-03947

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

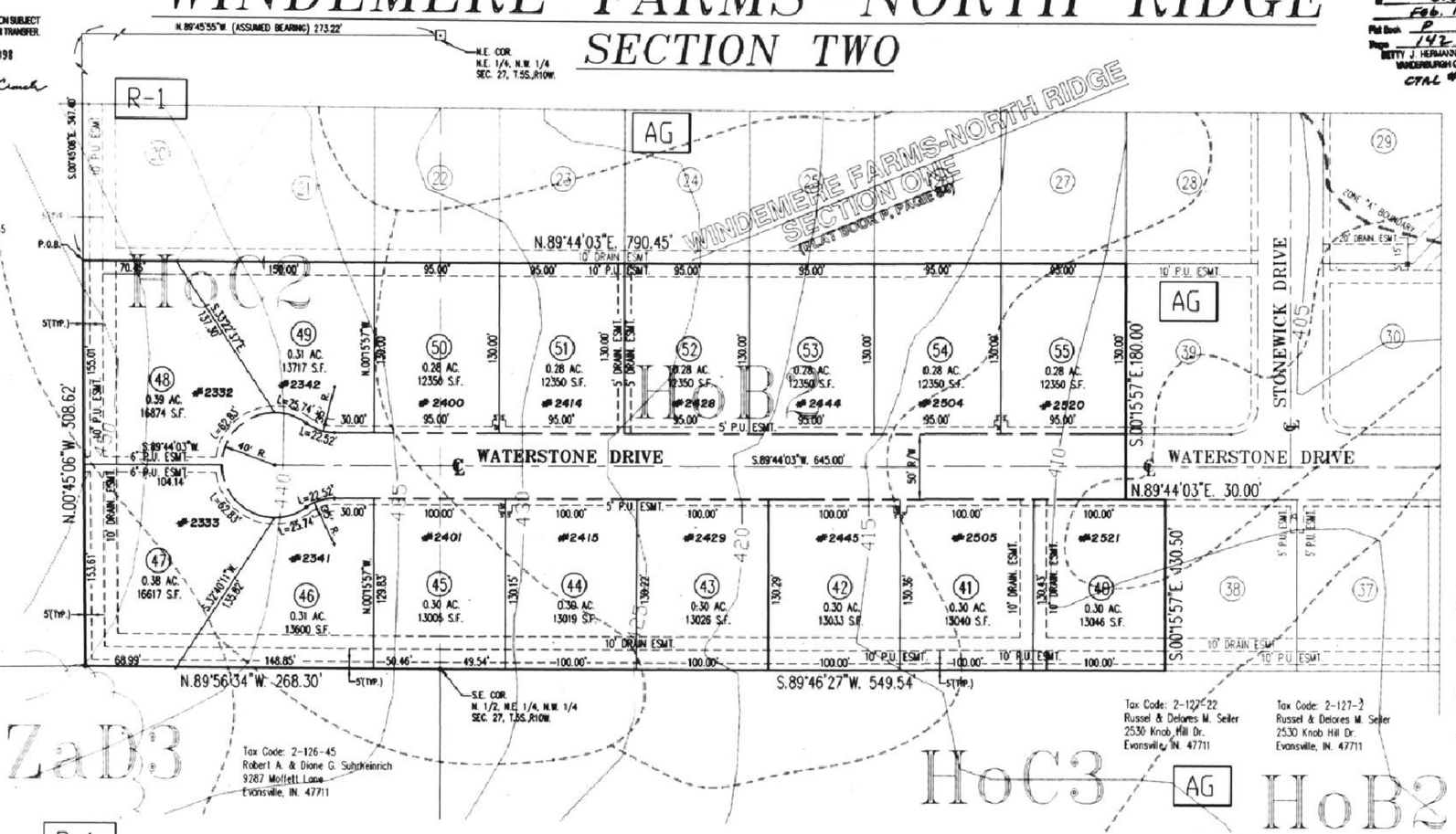
FEB 10 1998

Suzanne M. Crouch
AUDITOR
849

WINDEMERE FARMS–NORTH RIDGE

SECTION TWO

RECEIVED FOR RECORD
2:21 PM
Feb. 10, 1998
Plat Book P
Page 142
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTAL # 0128



LEGEND

AlB2 — SOIL TYPE NAME

——— SOIL TYPE BORDERS

SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
He	Henshaw silt loam 2–6% slopes eroded
HoB2	Hosmer silt loam, 2–6% slopes eroded
HoC2	Hosmer silt loam, 6–12% slopes eroded
HoC3	Hosmer silt loam, 6–12% slopes severely eroded
Wm	Wilbur silt loam
ZaD3	Zanesville silt loam, 12–18% slopes severely eroded

SOURCE: SOIL SURVEY OF VANDERBURGH COUNTY, INDIANA, JUNE 1976

BOUNDARY DESCRIPTION

Part of the North Half of Section 27, Township 5 South, Range 10 West, of the Second Principle Meridian, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence along the north line of said Quarter Quarter Section, North 89 degrees 45 minutes 55 seconds West (assumed bearing) 273.22 feet to the Northwest corner of Windemere Farms–North Ridge, Section One, as per plat thereof, recorded in Plat Book P, Page 84 in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof South 00 degrees 45 minutes 06 seconds East 347.40 feet to the Southwest corner of said subdivision and the Point of Beginning; thence along the South line of said subdivision North 89 degrees 44 minutes 03 seconds East 790.45 feet; thence along the West line thereof South 00 degrees 15 minutes 57 seconds East 180.00 feet to the South Right of Way of Waterstone Drive; thence along said Right of Way North 89 degrees 44 minutes 03 seconds East 30.00 feet; thence along the West line of said subdivision South 00 degrees 15 minutes 57 seconds East 130.50 feet to a point on the south line of the North half of the Northwest Quarter of the Northeast Quarter of said Section 27; thence along the South line thereof South 89 degrees 46 minutes 27 seconds West 549.54 feet to the Southeast corner of the North half of the Northeast Quarter of the Northwest Quarter; thence along the South line thereof North 89 degrees 56 minutes 34 seconds West 268.30 feet; thence North 00 degrees 45 minutes 06 seconds West 308.62 feet to the point of beginning, containing 5.706 acres, more or less.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 Nov. 18th 1996, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 29th day of Dec. 1997

Steven A. Sherwood, LS
Indiana Registration No. 900007

STEVEN A. SHERWOOD — REGISTERED — LAND SURVEYOR

GENERAL NOTES

Zoning: 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) as said property plots by scale 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 7.0%.

Contours: Contours and topographical data shown were taken from Vanderburgh County Topographic Maps (sheet 192–dated March 27, 1990)

Temporary Erosion Control: (during construction)
– Slopes of 0%– 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 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.

Covenant For Access: A covenant for access affecting the subject property, was recorded in miscellaneous records file 5, card 214 in the office of the recorder of Vanderburg County, Indiana.

Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "PLS 900007."

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The Windemere Farms–North Ridge Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Vanderburgh County accepted rights–of–way including:

1.) Enforcing the mowing and cleaning obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.

2.) Keeping all parts of the storm water drainage system operating at all times 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 of all erosion and sedimentation.

4.) Maintaining and repairing the storm water drainage system, including pipes, inlets, outlets and rip–rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor's Office; and in compliance with the County Drainage Ordinance.

5.) 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 within this subdivision.

6.) Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

7.) The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

AUGUST 26, 1996
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

AUGUST 26, 1996
DATE

OWNERS 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 Windemere Farms–North Ridge, Section Two. 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 (P.U.) 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 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 (DRAIN.) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, 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.

Strips or areas of land marked "Public Utility and Drainage Easement" are dedicated for conveyance of surface and/or subsurface water drainage, maintenance and operation of public utility facilities, provided, however, that no above ground parts of such utility facilities shall impede drainage flow, impede access along the easement or impede mowing and maintenance of the easement.

WINDEMERE DEVELOPMENT, L.L.C.

Dan Buck, Member

DAN BUCK, PRESIDENT, MEMBER
2541 WINDEMERE DRIVE
EVANSVILLE IN. 47711

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 2 day of January 1998

My Commission Expires:
June 14 1999

Kristina Sanders
Notary Public
Kristina Sanders
(typed or printed name)

Notary Resides In Vanderburgh County, Indiana

P-142

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 September 5, 1996

President

Barbara L. Cummings
Executive Director

PLAT RELEASE DATE Feb. 10, 1998

Barbara L. Cummings
Executive Director

DATE: 11-6-97; PROJ. 1-98-23, FILE: SEC2PLAT.DWG

14-S-96

Conditions, Covenants, Restrictions see misc. Docs CR #10085, 2-23-98 #98-04420

Offset BETTY J. HERMANN RECORDER VANDERBURGH COUNTY

By: Rebecca A. Richardson