DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 29 2000

AUDITOR

#1211

RECEIVED FOR RECORD at 1:54 P.M. FEB 29 2000

Plat Book Q-

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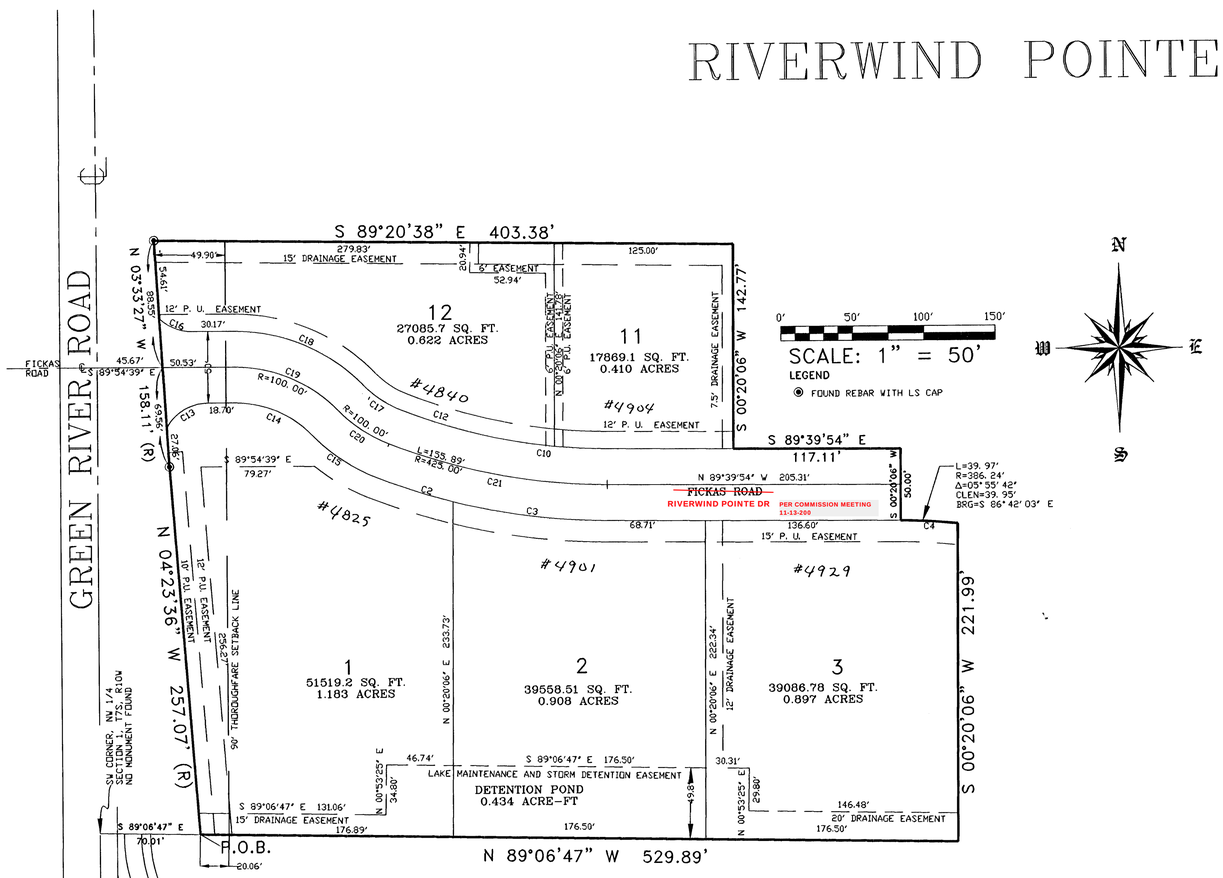
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00005617

RIVERWIND POINTE SUBDIVISION-----PHASE ONE



0' 50' 100' 150'

SCALE: 1" = 50'

LEGEND

◉ FOUND REBAR WITH LS CAP

N E S W

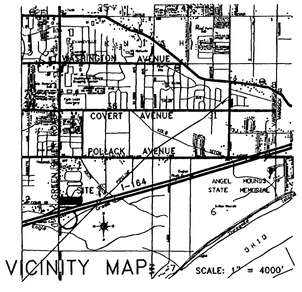
CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C2	450.00'	37.41'	37.40'	S 73°25'34" E	04°45'49"	18.72'
C3	450.00'	108.84'	108.57'	S 82°44'11" E	13°51'26"	54.68'
C4	386.24'	39.97'	39.95'	S 86°42'03" E	05°55'43"	20.00'
C10	436.24'	106.30'	106.03'	S 81°38'57" E	13°57'39"	53.41'
C12	400.00'	59.22'	59.17'	S 72°53'27" E	08°28'58"	29.66'
C13	33.00'	35.62'	33.92'	N 59°09'52" E	61°50'59"	19.77'
C14	75.00'	60.13'	58.53'	S 66°56'34" E	45°56'09"	31.79'
C15	125.00'	53.83'	53.42'	S 56°18'44" E	24°40'29"	27.34'
C16	33.00'	24.78'	24.20'	S 68°24'04" E	43°01'10"	13.01'
C17	75.00'	32.30'	32.05'	S 56°18'44" E	24°40'29"	16.40'
C18	125.00'	100.22'	97.55'	S 66°56'34" E	45°56'09"	52.98'
C19	100.00'	80.17'	78.04'	S 66°56'34" E	45°56'09"	42.38'
C20	100.00'	43.07'	42.73'	S 56°18'44" E	24°40'29"	21.87'
C21	425.00'	155.89'	155.01'	S 79°09'26" E	21°00'56"	78.83'

FINAL APPROVAL OF STORM DRAINAGE PLANS BY THE VANDERBURGH COUNTY DRAINAGE BOARD: APRIL 27, 1998

SANITARY SEWERS ACCEPTED FOR MAINTENANCE BY EVANSVILLE WATER AND SEWER UTILITY MARCH 9, 1999

FINAL APPROVAL FOR ROAD CONSTRUCTION PLANS BY VANDERBURGH COUNTY COMMISSIONERS MAY 4, 1998.
ACCEPTED FOR MAINTENANCE: JUNE 1999
NOTE: REVISED FEBRUARY 28, 2000.

FLOOD PLAIN DATA:
The proposed subdivision is within zone C (Areas of minimal flooding) as parcel plots by scale on FEMA Flood Insurance Rate MAP for Vanderburgh County, Indiana, Community Panel No. 180256 0050 B, Dated: March 19, 1982



VICINITY MAP

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION ONE TOWNSHIP 7 SOUTH, RANGE 10 WEST, KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 06 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 70.01 FEET TO THE EASTERLY LINE OF A 0.326 ACRE TRACT CONVEYED TO THE STATE OF INDIANA BY A WARRANTY DEED DATED NOVEMBER 12, 1986, AND RECORDED IN DEED DRAWER 3, CARD 5549 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, SAID POINT BEING ON THE EASTERLY LINE OF SOUTH GREEN RIVER ROAD AND BEING THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 23 MINUTES 36 SECONDS WEST ALONG THE EASTERLY LINE OF SAID 0.326 ACRE TRACT A DISTANCE OF 257.07 FEET; THENCE NORTH 03 DEGREES 33 MINUTES 27 SECONDS WEST ALONG THE EASTERLY LINE OF SAID 0.326 ACRE TRACT A DISTANCE OF 158.11 FEET TO A LINE ESTABLISHED BY A BOUNDARY LINE AGREEMENT RECORDED IN MISCELLANEOUS DRAWER 3, CARD 4806 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS EAST ALONG SAID NORTH BOUNDARY LINE A DISTANCE OF 403.38 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 06 MINUTES WEST A DISTANCE OF 142.77 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 54 SECONDS EAST A DISTANCE OF117. 11 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 06 SECONDS WEST A DISTANCE OF 50. 00 FEET; TO A POINT OF CURVEATURE ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CURVE LENGTH OF 39. 97 FEET AND A RADIUS OF 386. 24 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 06 SECONDS WEST A DISTANCE OF 221. 99 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION, BEING COMMON TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 164; THENCE NORTH 89 DEGREES 06 MINUTES 47 SECONDS WEST ALONG SAID QUARTER QUARTER SECTION LINE A DISTANCE OF 529.89 FEET TO THE PLACE OF BEGINNING, CONTAINING 4. 646 ACRES MORE OR LESS.

GENERAL NOTES

1. Owner/Development Corporation:
   Green River Investments, LLC
   605 State Street
   Newburgh, Indiana 47630 (phone 853-7720)
2. Utilities:
   Water service to be extended to subdivision (City of Evansville).
   Gas and electric service by SIGECO
   Sewer service to be extended to the subdivision by the developer. (City of Evansville Sewer)
3. Temporary Erosion Control: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, ie: rye, red top, or wheat (which will be used for fall planting). within 45 days of disturbance of soil and must remain in place until final grading and shaping.

   Slopes of more than 6% shall have straw bales and /or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.
4. Erosion Control for Ditches:

   Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be mulched and seeded with an erosion control mat at the completion of ditch grading.

   Slopes over 8% require rip-rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 Feet.
5. Soil Classifications:
   Wb Weinbach Silt Loam,
   ScA Sciotoville Silt Loam, 0% to 2% slopes,
6. Road Grades: Maximum road grades will not exceed 10%
7. All lots shall access interior streets only.
8. All monuments set are 5/8" rebar 24" long set flush with the surface with a plastic LS cap inscribed "AES 0002", unless otherwise noted.
9. Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the Lake Maintenance & Storm Detention Easement (LM&SDE) and Drainage Easements (DE), which exist on his or her property in working order including:

   (A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable

   (B) "Keeping all parts of the storm water drainage system operating as designed and constructed, and free of all trash, debris, and obstructions ordinances.

   (C) "Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation. to the Flow of water.

   (D) "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.

   (E) "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.

   (F) "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."

OWNER'S CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates tha same as RIVERWIND POINTE SUBDIVISION, PHASE ONE. 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 renove, 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 renoval by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easements" 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.

Strips of ground marked "Public Utility and Drainage Easements" 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 a manner as to impede the flow of water.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LM&SDE) are dedicated for the maintenance of the storm water detention system. The Owner assighs the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to the Riverwind Pointe Lot Owners Association, as provided in Section 1502.02 (Plan A) of the Drainage Ordinance. The individual lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SDE and DE, which exist on their property. (The responsibilities are outlined in General Nore #9- items A-F)

Green River Investments, LLC
Michael F. Felabusch, RLS
general partner
605 STATE ST., NEWBURGH, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF WARRICK)

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 25 day of February, 2000.

My Commission Expires:
4-29-07

Notary Public Signature
Kristy C. Stutsman NOTARY PUBLIC SEAL INDIANA

Notary Resides in:
Warrick County, Indiana

Kristy Stutsman

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 April 1, 1998

President

Executive Director (ASSIST.)

PLAT RELEASE DATE: Feb. 29, 2000

Executive Director (ASSIST.)

SURVEYOR'S CERTIFICATE

I, Michael F. Feldbusch, 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 March 9, 1999, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 25 day of FEBRUARY, 2000

MICHAEL F. FELDBUSCH REGISTERED No. S 0459 STATE OF INDIANA LAND SURVEYOR

Michael F. Feldbusch, RLS
Indiana Registration No. S0459
AES ENGINEERING, INC.
605 STATE STREET
NEWBURGH, IN 47630
812-853-7720

Q-66

Apc# 13-3-98