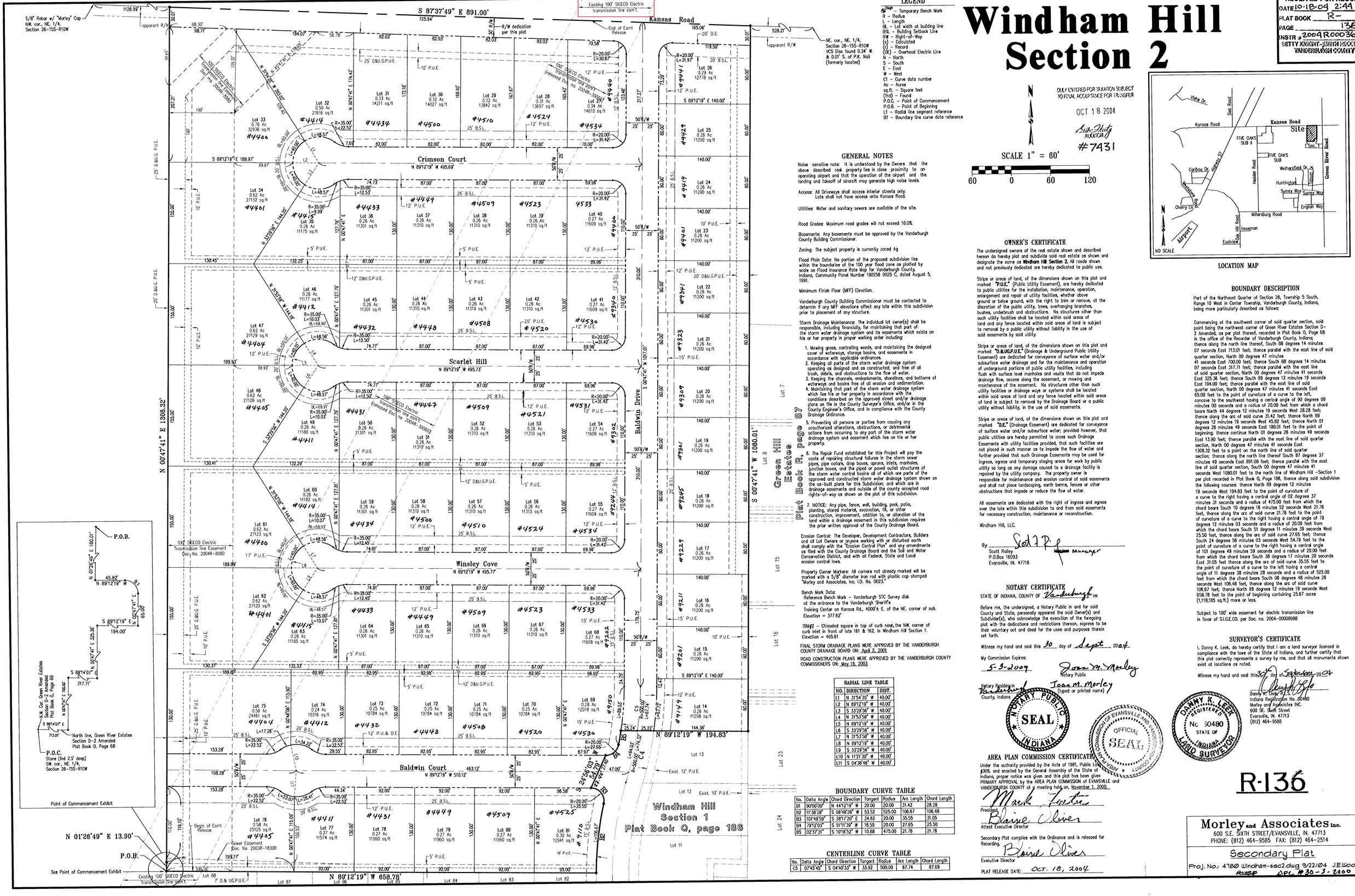
100' Easement vacated
2013R00030028

RECEIVED FOR RECORD
DATE 10-18-04 2:44 PM
PLAT BOOK R-
PAGE 136
INSTR # 2004R00036816
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Windham Hill Section 2



LEGEND

- ⊙BM – Temporary Bench Mark
- R – Radius
- L – Length
- BL – Lot width at building line
- BSL – Building Setback Line
- RW – Right-of-Way
- (c) – Calculated
- (r) – Record
- (OE) – Overhead Electric Line
- N – North
- S – South
- E – East
- W – West
- C1 – Curve data number
- Ac – Acres
- sq.ft. – Square feet
- (fnd) – Found
- P.O.C. – Point of Commencement
- P.O.B. – Point of Beginning
- L1 – Radial line segment reference
- B1 – Boundary line curve data reference

GENERAL NOTES

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Access: All Driveways shall access interior streets only. Lots shall not have access onto Kansas Road.

Utilities: Water and sanitary sewers are available of the site.

Road Grades: Maximum road grades will not exceed 10.0%.

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

Zoning: The subject property is currently zoned Ag

Flood Plain Data: No portion of the 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.

Minimum Finish Floor (MFF) Elevation.

Vanderburgh County Building Commissioner must be contacted to determin if any MFF elevations affect any lots within this subdivision prior to placement of any structure.

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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. 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.
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 which lies on his or her property.
6. 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 the County accepted 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 plat of this subdivision.
7. 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.

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 STC Survey disk at the entrance to the Vanderburgh Sheriff's Training Center on Kansas Rd., 4000'± E. of the NE. corner of sub.
Elevation = 377.62'

TBM#2 – Chisseled square in top of curb near, the NW. corner of curb inlet in front of lots 161 & 162. in Windham Hill Section 1.
Elevation = 405.61

FINAL STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: April 2, 2001

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: May 19, 2003

RADIAL LINE TABLE

NO.	DIRECTION	DIST.
L1	N 31°54'35" W	40.00'
L2	N 89°12'19" W	40.00'
L3	S 33°29'56" W	40.00'
L4	N 31°53'58" W	40.00'
L5	N 89°12'19" W	40.00'
L6	S 33°29'56" W	40.00'
L7	N 31°53'58" W	40.00'
L8	N 89°12'19" W	40.00'
L9	S 33°29'56" W	40.00'
L10	N 11°21'30" W	40.00'
L11	S 04°36'46" W	40.00'

BOUNDARY CURVE TABLE

No.	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
B1	90°00'00"	N 44°12'19" W	20.00	20.00	31.42	28.28
B2	11°38'28"	S 06°48'28" W	53.52	525.00	106.67	106.48
B3	101°49'59"	S 39°17'20" E	24.62	20.00	35.55	31.05
B4	79°12'03"	S 51°11'39" W	16.55	20.00	27.65	25.50
B5	02°37'31"	S 10°16'52" W	10.88	475.00	21.76	21.76

CENTERLINE CURVE TABLE

No.	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C5	07°45'45"	S 04°40'33" W	33.92	500.00	67.74	67.69

OWNER ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 18 2004
Bill Mutz AUDITOR
#7431

SCALE 1" = 60'
60 0 60 120

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 **Windham Hill Section 2.** 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, 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.& UG.P.U.E."** (Drainage & 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 so long as any damage caused to a drainage facility is repaired by the utility company. 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.

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.

Windham Hill, LLC.

By: Scott Rail Member Manager
Scott Railey
P.O.Box 16093
Evansville, IN. 47716

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 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 30 day of Sept 2004

My Commission Expires:
5-5-2009

Joan M. Morley
Notary Public
Joan M. Morley
(typed or printed name)

Notary Resident in 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, 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

Mark Fowler
President

Blaine Oliver
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Blaine Oliver
Executive Director

PLAT RELEASE DATE: OCT. 18, 2004

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LOCATION MAP

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 26, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said quarter section, said point being the northwest corner of Green River Estates Section D-2 Amended, as per plat thereof, recorded in Plat Book O, Page 68 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line thereof, South 88 degrees 14 minutes 07 seconds East 713.01 feet; thence parallel with the east line of said quarter section, North 00 degrees 47 minutes 41 seconds East 700.00 feet; thence South 88 degrees 14 minutes 07 seconds East 317.71 feet; thence parallel with the east line of said quarter section, North 00 degrees 47 minutes 41 seconds East 325.36 feet; thence South 89 degrees 12 minutes 19 seconds East 194.00 feet; thence parallel with the east line of said quarter section, North 00 degrees 47 minutes 41 seconds East 65.00 feet to the point of curvature of a curve to the left, concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet from which a chord bears North 44 degrees 12 minutes 19 seconds West 28.28 feet; thence along the arc of said curve 31.42 feet; thence North 89 degrees 12 minutes 19 seconds West 45.82 feet; thence North 01 degrees 26 minutes 49 seconds East 180.01 feet to the point of beginning; thence continue North 01 degrees 26 minutes 49 seconds East 13.90 feet; thence parallel with the east line of said quarter section, North 00 degrees 47 minutes 41 seconds East 1308.32 feet to a point on the north line of said quarter section; thence along the north line thereof South 87 degrees 37 minutes 49 seconds East 891.00 feet; thence parallel with the east line of said quarter section, South 00 degrees 47 minutes 41 seconds West 1080.01 feet to the north line of Windham Hill –Section 1 per plat recorded in Plat Book Q, Page 186, thence along said subdivision the following courses: thence North 89 degrees 12 minutes 19 seconds West 194.83 feet to the point of curvature of a curve to the right having a central angle of 02 degrees 37 minutes 31 seconds and a radius of 475.00 feet from which the chord bears South 10 degrees 16 minutes 52 seconds West 21.76 feet, thence along the arc of said curve 21.76 feet to the point of curvature of a curve to the right having a central angle of 79 degrees 12 minutes 03 seconds and a radius of 20.00 feet from which the chord bears South 51 degrees 11 minutes 39 seconds West 25.50 feet, thence along the arc of said curve 27.65 feet; thence South 24 degrees 56 minutes 03 seconds West 54.79 feet to the point of curvature of a curve to the right having a central angle of 101 degrees 49 minutes 59 seconds and a radius of 20.00 feet from which the chord bears South 39 degrees 17 minutes 20 seconds East 31.05 feet thence along the arc of said curve 35.55 feet to the point of curvature of a curve to the left having a central angle of 11 degrees 38 minutes 28 seconds and a radius of 525.00 feet from which the chord bears South 06 degrees 48 minutes 28 seconds West 106.48 feet, thence along the arc of said curve 106.67 feet; thence North 89 degrees 12 minutes 19 seconds West 658.78 feet to the point of beginning containing 25.67 acres (1,118,185 sq.ft.) more or less.

Subject to 100' wide easement for electric transmission line in favor of S.I.G.E.CO. per Doc. no. 2004-00008980

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 by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of September 2004

Danny K. Leek, R.L.S.
Indiana Registration No. 80480
Morley and Associates INC.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

DANNY K. LEEK REGISTERED No 80480 STATE OF INDIANA LAND SURVEYOR

R-136

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: 4780 Windham-sec2.dwg 9/22/04 JEllwood
Rec'd Apr. #30-5-2000