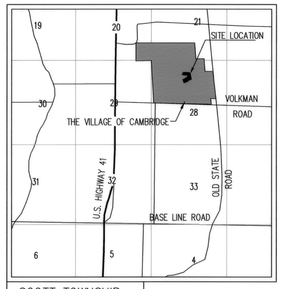
CAMBRIDGE SECTION 2A



LOCATION MAP
1"=5000'

BOUNDARY DESCRIPTION

Part of the North half of Section 28, Township 4 South, Range 10 West of the Second Principal Meridian, lying in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 28; thence along the North line thereof, North 88 degrees 30 minutes 59 seconds West (assumed bearing) a distance of 2093.07 feet; thence South 06 degrees 28 minutes 20 seconds East a distance of 447.35 feet; thence South 83 degrees 31 minutes 40 seconds West a distance of 574.21 feet to the POINT OF BEGINNING; thence South 06 degrees 28 minutes 20 seconds East a distance of 159.99 feet; thence Northeasterly 8.85 feet along an arc to the right, having a radius of 1039.50 feet and subtended by a long chord having a bearing of North 78 degrees 02 minutes 37 seconds East and a length of 8.85 feet; thence South 11 degrees 42 minutes 45 seconds East a distance of 222.76 feet; thence Southwesterly 150.36 feet along an arc to the left, having a radius of 590.00 feet and subtended by a long chord having a bearing of South 71 degrees 09 minutes 16 seconds West and a length of 149.95 feet; thence South 63 degrees 51 minutes 13 seconds West a distance of 147.76 feet; thence South 26 degrees 08 minutes 47 seconds East a distance 40.00 feet; thence South 63 degrees 51 minutes 13 seconds West a distance of 19.37 feet; thence Southwesterly 252.72 feet along an arc to the right, having a radius of 1,575.00 feet and subtended by a long chord having a bearing of South 68 degrees 27 minutes 02 seconds West and a length of 252.45 feet to the Southeast corner of Lot 42 in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, Page 37 in the office of the recorder of Vanderburgh County, Indiana; thence along the East line of said Lot 42 and the extension thereof, North 16 degrees 57 minutes 10 seconds West a distance of 252.42 feet to the Northern Right-of-Way of Longmeadow Way; thence along said Northern Right-of-Way for the following 5 courses:

1.) thence Northeasterly 15.93 feet along an arc to the left, having a radius of 50.00 feet and subtended by a long chord having a bearing of North 81 degrees 29 minutes 51 seconds East and a length of 15.87;
2.) thence Northeasterly 51.92 feet along an arc to the left, having a radius of 1,325.00 feet and subtended by a long chord having a bearing of North 71 degrees 14 minutes 46 seconds East and a length of 51.91 feet;
3.) thence Northeasterly 114.05 feet along an arc to the left, having a radius of 460.50 feet and subtended by a long chord having a bearing of North 63 degrees 01 minutes 42 seconds East and a length of 113.76 feet;
4.) thence Northeasterly 168.68 feet along an arc to the right, having a radius of 1,039.50 feet and subtended by a long chord having a bearing of North 60 degrees 34 minutes 55 seconds East and a length of 168.50 feet;
5.) thence Northeasterly 75.10 feet along an arc to the right, having a radius of 50.00 feet and subtended by a long chord having a bearing of North 22 degrees 12 minutes 16 seconds East and a length of 68.23 feet to the Southern Right-of-Way of Haverhill Drive;
thence along the Southern Right-of-Way of said Haverhill Drive for the following 4 courses:

1.) thence North 20 degrees 49 minutes 19 seconds West a distance of 39.52 feet;
2.) thence Northwesterly 67.18 feet along an arc to the left, having a radius of 50.00 feet and subtended by a long chord having a bearing of North 59 degrees 18 minutes 48 seconds West and a length of 62.24 feet;
3.) thence Northwesterly 313.12 feet along an arc to the right, having a radius of 825.00 feet and subtended by a long chord having a bearing of North 86 degrees 55 minutes 54 seconds West and a length of 311.24 feet;
4.) thence North 76 degrees 03 minutes 31 seconds West 24.51 feet to the intersection of said Right-of-way and the extension of the East line of Lot 62 in said Cambridge, Section 1;
thence along said extension and said Lot 62, North 25 degrees 17 minutes 25 seconds East a distance of 190.13 feet to the Northeast corner of Lot 62 in said Cambridge, Section 1; thence South 88 degrees 30 minutes 59 seconds East a distance of 430.46 feet; thence South 24 degrees 20 minutes 39 seconds East a distance of 95.20 feet; thence North 83 degrees 31 minutes 40 seconds East a distance of 23.54 feet to the Point of Beginning, containing 5.82 acres, more or less.

SURVEYOR'S 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 Aug 20, 2008, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23rd day of March, 2009

Steven A. Sherwood, LS
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Steven A. Sherwood

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. 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 0015 C, dated August 5, 1991.
3. Access: Lots shall access internal street only
4. Road Grades: Road grades shall not exceed 10%
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "RLS 900007."
6. 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.
7. 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.
8. 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.
9. 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.
10. The Cambridge Hills 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.

The Golf Course Owner shall be responible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within the Golf Cource proper.

The Responsibilities of the above entities shall include:

A.) 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.

B.) 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.

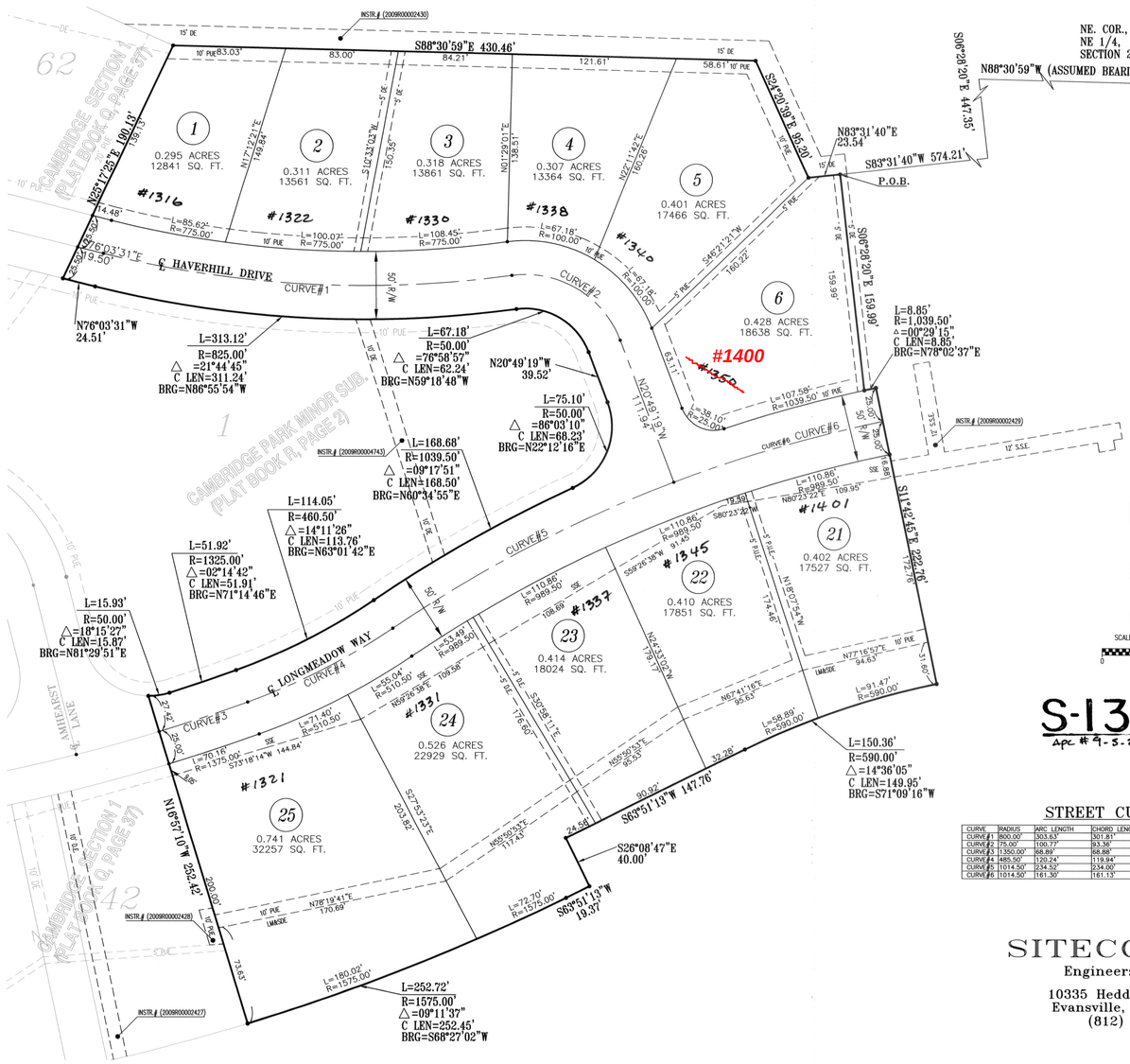
C.) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

D.) 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.

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 within this subdivision.

F.) 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.

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



S-132
apc #9-5-2008

STREET CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CURVE#1	800.00'	303.63'	301.81'	S86°55'54"E	21°44'45"	153.66'
CURVE#2	75.00'	100.77'	93.36'	S59°18'48"E	76°58'57"	59.64'
CURVE#3	1350.00'	68.89'	68.88'	N71°35'07"E	02°55'25"	34.45'
CURVE#4	485.50'	120.24'	119.94'	N63°01'42"E	14°11'28"	60.43'
CURVE#5	1014.50'	234.52'	234.00'	N62°33'20"E	13°14'42"	117.78'
CURVE#6	1014.50'	161.30'	161.13'	N73°43'58"E	09°06'34"	80.82'

SITECON, Inc.
Engineers–Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868–0877

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 03 2009 (DATE)
BILL FLUTY AUDITOR
1542 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04·03·09 10:45AM BWF
PLAT BOOK "S"
PAGE 132
INSTR# 2009 R 0000 8157
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as CAMBRIDGE SECTION 2A 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 (PUE) 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, 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 a 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.

Strips or areas of land marked "LM&SDE" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." Sanitary Sewer Easement), are hereby dedicated to the snaitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

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.

ELITE DEVELOPMENT, L.L.C.
Patrick Blankenberger
PATRICK BLANKENBERGER, MEMBER
ELITE DEVELOPMENT, L.L.C.
11700 WATER TANK ROAD
CYNTHIANA, IN 47612

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 and Subdivider who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 20th day of March, 20 09

My Commission Expires:
June 14, 2015

Notary Resides In
Vanderburgh
County, Indiana

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

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
DECEMBER 16, 2008
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
SEPTEMBER 16, 2008
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
SEPTEMBER 2, 2008
DATE

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL AREA PLAN

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 July 10, 2008.

President

Attest Executive Director

A.P.C. DOCKET NO. 9-S-2008

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: APRIL 3, 2009

DATE: 03-20-09; PROJECT: 543-08-8; FILE: SECONDARY PLAT 2A.DWG