The Villas at Cambridge

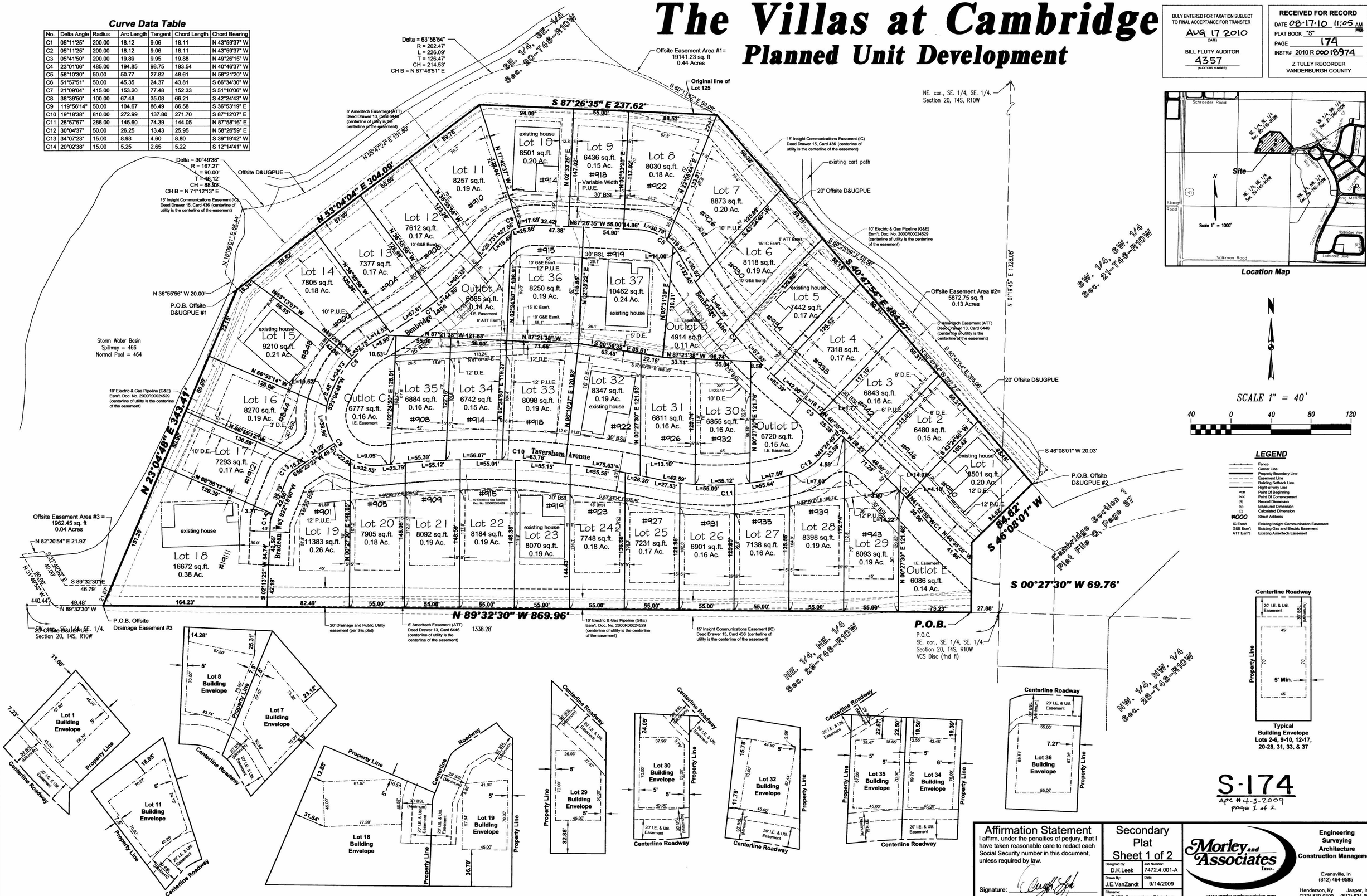
Planned Unit Development

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 17 2010 (DATE)
BILL FLUTY AUDITOR
4357 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08-17-10 11:05 AM
PLAT BOOK "S"
PAGE 174
INSTR# 2010 R 00018974
Z TULEY RECORDER
VANDERBURGH COUNTY

Curve Data Table

No.	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	05°11'25"	200.00	18.12	9.06	18.11	N 43°59'37" W
C2	05°11'25"	200.00	18.12	9.06	18.11	N 43°59'37" W
C3	05°41'50"	200.00	19.89	9.95	19.88	N 49°26'15" W
C4	23°01'06"	485.00	194.85	98.75	193.54	N 40°46'37" W
C5	58°10'30"	50.00	50.77	27.82	48.61	N 58°21'20" W
C6	51°57'51"	50.00	45.35	24.37	43.81	S 66°34'30" W
C7	21°09'04"	415.00	153.20	77.48	152.33	S 51°10'06" W
C8	38°39'50"	100.00	67.48	35.08	66.21	S 42°24'43" W
C9	119°56'14"	50.00	104.67	86.49	86.58	S 36°53'19" E
C10	19°18'38"	810.00	272.99	137.80	271.70	S 87°12'07" E
C11	28°57'57"	288.00	145.60	74.39	144.05	N 87°58'16" E
C12	30°04'37"	50.00	26.25	13.43	25.95	N 58°26'59" E
C13	34°07'23"	15.00	8.93	4.60	8.80	S 39°19'42" W
C14	20°02'38"	15.00	5.25	2.65	5.22	S 12°14'41" W



LEGEND

- Fence
- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-way Line
- POB Point Of Beginning
- POC Point Of Comencement
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- #000 Street Address
- IC Esm't Existing Insight Communication Easement
- G&E Esm't Existing Gas and Electric Easement
- ATT Esm't Existing Ameritech Easement

S-174
APC #4-3-2009
Page 1 of 2

Affirmation Statement

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

Signature: _____

Secondary Plat
Sheet 1 of 2

Designed By:	Job Number:
D.K.Leek	7472.4.001-A
Drawn By:	Date:
J.E.VanZandt	9/14/2009
Filename: 7472 Secondary Plat.dwg	

Morley and Associates Inc.
www.morleyandassociates.com
Engineering
Surveying
Architecture
Construction Management
Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990

The Villas at Cambridge
Planned Unit Development

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 17 2010 (DATE)
BILL FLUTY AUDITOR
4357 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08-17-10 11:05 AM PM
PLAT BOOK "S"
PAGE 174
INSTR# 2010 R 00018974
Z TULEY RECORDER
VANDERBURGH COUNTY

The Villas at Cambridge
Site Restrictions

Standards for Principal Buildings on Individual Lots									
Minimum Sq. Ft. of Principle Dwelling	Maximum Height (Feet) or No. of stories			Minimum Front Yard (Feet) from centerline of easement	Minimum Side Yard (Feet)	Minimum Side Yard on a Street Side of a Corner Lot (Feet) from centerline of easement	Minimum Rear Yard (Feet)	Lot Coverage	Green Space Required
1500	25' or 2 stories			30	5	25	5	40%	100% FRONT YARD

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 The Villas at Cambridge.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (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 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 "DE" (Drainage Easement), are hereby 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 the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE" (Drainage & Underground Public Utility Easement), are hereby 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 "I.E." (Ingress and Egress Easement), are hereby dedicated for access to the lots and common areas within this development by the, owners, guest and invitees of the lot owners and are hereby further dedicated for the uses and are subject to the restrictions and conditions as described herein for PUE, DE and D&UGPUE.

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.

Owners:

Patrick Blankenberger
Owner / Developer:
Elite Development Group, LLC
Pat Blankenberger, member.
11700 Water Tank Road
Cynthiana, IN. 47612

Patrick Blankenberger
Offsite Easement and Storm Water Basin Owner:
Elite Management Group, LLC
Pat Blankenberger, member.
000 Benbridge Lane
Evansville, IN. 47725

Lot 1 Structure Owner:
Jsaon P. McConnell
950 Benbridge Lane
Evansville, IN. 47725

Mona McConnell
Lot 1 Structure Owner:
Mona McConnell
950 Benbridge Lane
Evansville, IN. 47725

Lot 5 Structure Owner:
Robert C. Jobes
934 Benbridge Lane
Evansville, IN. 47725

Connie C. Jobes
Lot 5 Structure Owner:
Connie C. Jobes
934 Benbridge Lane
Evansville, IN. 47725

Lot 10 Structure Owner:
Dennis W. Adams
914 Benbridge Lane
Evansville, IN. 47725

Pamela J. Thoren
Lot 18 Structure Owner:
~~Pamela J. Thoren~~
19111 Braden Way
Evansville, IN. 47725

Lot 15 Structure Owner:
Stanley J. Fowler
848 Benbridge Lane
Evansville, IN. 47725

Robin L. Fowler
Lot 15 Structure Owner:
Robin L. Fowler
848 Benbridge Lane
Evansville, IN. 47725

Lot 37 Structure Owner:
Frank K. Sewell, Jr.
919 Benbridge Lane
Evansville, IN. 47725

Joan F. Sewell
Lot 37 Structure Owner:
Joan F. Sewell
919 Benbridge Lane
Evansville, IN. 47725

Lot 32 Structure Owner:
Betty J. Hammer
922 Taversham Avenue
Evansville, IN. 47725

Notary Certificate

STATE OF Indiana, COUNTY OF Posey) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Elite Development Group, LLC by Pat Blankenberger, Member, 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 20th day of January, 20 10.

My Commission Expires: 1/29/14

Jennifer A. Simpson
Notary Public

Vanderburgh
Notary Resides in

IN
County,

Jennifer A. Simpson
(Typed or Printed Name)

Notary Certificate

STATE OF Indiana, COUNTY OF Posey) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner Offsite Easement and Storm Water Basin, Elite Management Group, LLC by Pat Blankenberger, Member, 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 20th day of January, 20 10.

My Commission Expires: 1/29/14

Jennifer A. Simpson
Notary Public

Vanderburgh
Notary Resides in

IN
County,

Jennifer A. Simpson
(Typed or Printed Name)

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 Lot 5 Structure, Jason P. McConnell, 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 14 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 5 Structure, Mona McConnell, 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 14 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 5 Structure, Robert C. Jobes, 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 15 day of January, 20 10.

My Commission Expires: 03-01-16

Kelly K Seibert
Notary Public

Vanderburgh
Notary Resides in

IN
County,

Kelly K Seibert
(Typed or Printed Name)

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 Lot 5 Structure, Connie C. Jobes, 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 15 day of January, 20 10.

My Commission Expires: 03-01-16

Kelly K Seibert
Notary Public

Vanderburgh
Notary Resides in

IN
County,

Kelly K Seibert
(Typed or Printed Name)

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 Lot 10 Structure, Dennis W. Adams, 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 1st day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 18 Structure, Pamela J. Thoren, 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 17 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 15 Structure, Stanley J. Fowler, 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 17 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 15 Structure, Robin L. Fowler, 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 17 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 37 Structure, Frank K. Sewell, Jr., 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 14 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 37 Structure, Joan F. Sewell, 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 14 day of January, 20 10.

My Commission Expires: 11-01-10

Connie Cates Jobes
Notary Public

Vanderburgh
Notary Resides in

In
County,

Connie Cates Jobes
(Typed or Printed Name)

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 Lot 32 Structure, Betty J. Hammer, 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 18 day of January, 20 10.

My Commission Expires: April 8, 2017

Notary Public

Vanderburgh
Notary Resides in

IND.
County,

Steven W. Hammer
(Typed or Printed Name)

General Notes

All Lots subject to CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AFFECTING LOTS IN VILLAS OF CAMBRIDGE PLANNED UNIT DEVELOPMENT (PUD) RECORDED AS INSTRUMENT NO. 2010R00018947, in the office of the Recorder of Vanderburgh, County Indiana.

All Lots subject to CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AFFECTING LOTS IN THE CAMBRIDGE SUBDIVISION, dated September 27, 1999 and recorded October 4, 1999 in Miscellaneous Drawer 6, Card 610, as amended by a FIRST AMENDMENT TO CONDITIONS, RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AFFECTING LOTS IN CAMBRIDGE SUBDIVISION dated October 25, 1999 and recorded October 29, 1999 in Miscellaneous Drawer 6 ,Card 883.

Lot 125: Subject to conditions, reservations and dedications shown on the plat of Cambridge Section I as recorded in Plat Book Q, page 137 in the office of the Vanderburgh County Indiana. Cambridge Section I- Drainage Plans Approved by Vanderburgh County Drainage, June 28, 1998. Cambridge Section I-Road Construction Plans Approved by the Vanderburgh County Commissioners, July 19, 1999. Cambridge Section I-Sanitary Sewer Plans Approved by the Evansville Water and Sewer Utility, June 5, 1999.

Responsibility for drainage facility maintenance:
1. Plan A: Lot Owners' Association.
   a. The land owner(s)/land developer(s) shall create a lot owners' association which, after construction and final approval of the storm sewer system, shall be solely responsible for all of the maintenance and repair of the stormwater drainage system and facilities outside of county accepted I.E. Easements , and within a subdivision's boundaries, together with any off-site facilities housed within easements acquired for the project.
   b. The maintenance and repair required of the lot owners' association shall include all measures needed to keep all parts of the stormwater drainage system and facilities outside of county accepted I.E. Easements in working order according to the original provisions of the plan, the requirements of this chapter, including the engineer's report and the as-built plans required hereinabove, and the requirements of pertinent codes, statutes and ordinances.
   c. Printed clearly upon the plat for a subdivision with a lot owners' association and incorporated into all covenants, restrictions, and contracts for any, all or a part of the lands within the subdivision shall appear a notification exactly stating that:
   "The Lot Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire stormwater drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted I.E. Easements including:
   (1) "Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
   (2) "Keeping all parts of the stormwater drainage system operating at all ties 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 stormwater drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or the County Engineer's Office; and in compliance with the County Drainage Ordinance.
   (5) "Preventing all persons or parties form causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the stormwater drainage system and easements within or attached to this subdivision.
   (6) "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."

2. Offsite Easement and Storm Water Basin Maintenance: Elite Management Group, LLC owner of Offsite Easement Number 1, 2 and 3 and the Storm Water Basin by their signature on this plat consent to accept the storm water runoff and agree to the usage by The Villas at Cambridge Planned Unit Development Owner and Home Owners Association of Offsite Easement Number 1, 2 and 3 the existing Storm Water Basin.

   The Villas at Cambridge Planned Unit Development Home Owners Association shall be responsible for the cost of the maintenance of Offsite Easement Number 1, 2 and 3.
   The owner of the existing Storm Water Basin shall be responsible for the cost of the maintenance of the Storm Water Basin.
   The owner of the areas on which the Offsite Easement Number 1, 2 and 3 and the Storm Water Basin are located reserves the right to move or modify the easement areas and or basin upon proper notification to The Villas at Cambridge Planned Unit Development Home Owners Association, Inc.

Easement Maintenance: Each lot owner shall be responsible to maintain, mow trim and keep clear the surface area of the lot within any easement area within the limits of their lot and shall not change alter any part thereof without approval from the Architectural Review Committee and the appropriate agency benefiting from the use of said easement.

Common Areas: (including but not limited to) Benbridge Lane, Taversham Avenue, Braden Way, Out Lots A,B, C, D & E to be used for any infrastructure item (roadway, parking lots, storm and sanitary sewer system feature, waterline system feature) required to provide service to the lots within this PUD, Infrastructure Items which have not been accepted for maintenance by the appropriate agency shall be maintained by the Homeowners Association. Out Lots shown hereon are non-buildable lots.

Maximum Square Footage and Lot Coverage: Single Story unit 2200 square feet, Two-Story Unit not exceeding 2600 in total unit. Maximum lot coverage 40%.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0015 C, dated August 5, 1991, this proposed subdivision is not within Zone A, area of the 100 year flood;

Utilities: Water and Sanitary Sewer Lines are in place, the Owner/Developer will submit request to the Evansville Water and Sewer Utility to accept and maintain all Water and Sanitary Sewer lines. Until accepted the Owners / Developer will be responsible for the cost and maintenance.

Access: All Lots must access interior streets. All streets are private and shall be maintained by the Home Owners Association. All I.E. Easements are dedicated per this plat for ingress/egress, drainage and utilities.

Building Envelope: Typical building envelope is 45' x 70' although some may very due to irregular lot sizes. All envelopes are 45' x 70' unless otherwise noted. See detail. No accessory structures are allowed.

Easements: Existing recorded easements are as shown hereon. The location of existing underground utilities must be determined by the Utility prior to beginning any type of construction.

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

Note: All utility information shown hereon was provided by owner.

"Lot Owners Association" per this plat shall mean "The Villas at Cambridge Planned Unit Development Home Owners Association, Inc."

Drainage Plan was Approved on 9/15/2009.

Boundary Description

Lot 125 in Cambridge Subdivision Section 1 as per plat recorded in Plat File Q, Page 37 in the office of the Recorder of Vanderburgh County, Indiana part of the Southeast Quarter of the Southeast Quarter of Section 20 and a part of the Southwest Quarter of the Southwest Quarter of Section 21, all in Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of the southeast quarter of said Section 20, thence along the south line thereof North 89 degrees 32 minutes 30 seconds West 27.88 feet to the southeast corner of said Lot 125, being the point of beginning; thence along the south line thereof, North 89 degrees 32 minutes 30 seconds West 869.96 feet; thence along the west line thereof, North 23 degrees 04 minutes 48 seconds East 343.41 feet; thence North 53 degrees 04 minutes 04 seconds East 304.09 feet; thence South 87 degrees 26 minutes 35 seconds East 237.62 feet; thence South 40 degrees 47 minutes 54 seconds East 484.27 feet; thence South 46 degrees 08 minutes 01 seconds West 84.62 feet; thence South 00 degrees 27 minutes 30 seconds West 69.76 feet to the point of beginning containing 7.60 acres (331193 sq.ft.).

Also:

t1.755,3.51;

tz;(1) An offsite easement for drainage and underground public utilities lying in part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of lot 125 in Cambridge Subdivision Section 1 as per plat recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County Indiana, thence along the west line thereof, North 23 degrees 04 minutes 48 seconds East 343.41 feet to the point of beginning; thence North 36 degrees 55 minutes 56 seconds West 20.00 feet; thence North 15 degrees 09 minutes 01 seconds East 65.44 feet to a point on a non-tangent curve to the left having a central angle of 30 degrees 49 minutes 38 seconds and a radius of 167.27 feet from which the chord bears North 71 degrees 12 minutes 13 seconds East 88.92 feet; thence along the arc of said curve 90.00 feet; thence North 55 degrees 47 minutes 24 seconds East 151.80 feet to the point of curvature of a curve to the right having a central angle of 63 degrees 58 minutes 54 seconds and radius of 202.47 feet from which the chord bears North 87 degrees 46 minutes 51 seconds East 214.53 feet; thence along the arc of said curve 226.09 feet; thence South 60 degrees 13 minutes 42 seconds East 59.09 feet to the northwest corner of Lot 8 in the proposed plat of The Villas at Cambridge PUD; thence North 87 degrees 26 minutes 35 seconds West 237.62 feet; thence South 53 degrees 04 minutes 04 seconds West 304.09 feet to the point of beginning containing 0.44 acres (19,141.23 square ft.).

(2) Also an offsite easement for drainage & underground public utilities lying in part of the Southeast Quarter of the Southeast Quarter of Section 20 and part of the Southwest Quarter of the Southwest Quarter of Section 21, all in Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West; thence along the south line thereof North 89 degrees 32 minutes 30 seconds West 27.88 feet to the southeast corner of lot 125 in Cambridge Subdivision Section 1 as per plat recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County Indiana; thence along the east line thereof North 00 degrees 27 minutes 30 seconds East 69.76 feet; thence continue along said lot line North 46 degrees 08 minutes 01 Seconds East 84.62 feet to the east most corner being the true point of beginning; thence continues along the northeasterly line of said lot 125, North 40 degrees 47 minutes 54 seconds West 484.27 feet; thence South 60 degrees 25 minutes 09 seconds East 59.56 feet; thence South 40 degrees 47 minutes 54 seconds East 265.06 feet; thence South 46 degrees 08 minutes 01 seconds West 20.03 feet to the point of beginning, containing 0.13 acres (5,872.75 square feet).

(3) Also an offsite easement for drainage lying in part of the Southeast Quarter of the Southeast Quarter of Section 20 Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the southwest corner of lot 125 in Cambridge Subdivision Section 1 as per plat recorded in Plat Book Q, Page 37 in the office of the Recorder of Vanderburgh County Indiana; thence along the south line of the Southeast Quarter of the Southeast Quarter of said section, North 89 degrees 32 minutes 30 seconds West 49.48 feet; thence North 31 degrees 49 minutes 53 seconds West 60.00 feet; thence North 82 degrees 20 minutes 54 seconds East 21.52 feet; thence South 31 degrees 49 minutes 53 seconds East 40.00 feet; thence South 89 degrees 32 minutes 30 seconds East 46.79 feet to the west line of said lot 125; thence South 23 degrees 04 minutes 48 seconds West 21.67 feet to the point of beginning containing 0.04 acres (1962.45 square feet).

Subject to all easements and rights-of-way of record.

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

Witness my hand and seal this 12th day of January, 20 10.

Danny K. Leek
Danny K. Leek , P.L.S.
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN. 47630
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

S-174

APC# A-S-2009
Page 1

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, Indiana, on the 10th day of September, 2009.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: August 17, 2010

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Signature:

Secondary Plat Sheet 2 of 2	
Designed By: D.K.Leek	Job Number: 7472.4.001-A
Drawn By: J.E.VanZandt	Date: 9/14/2009
Filename: 7472 Secondary Plat.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990