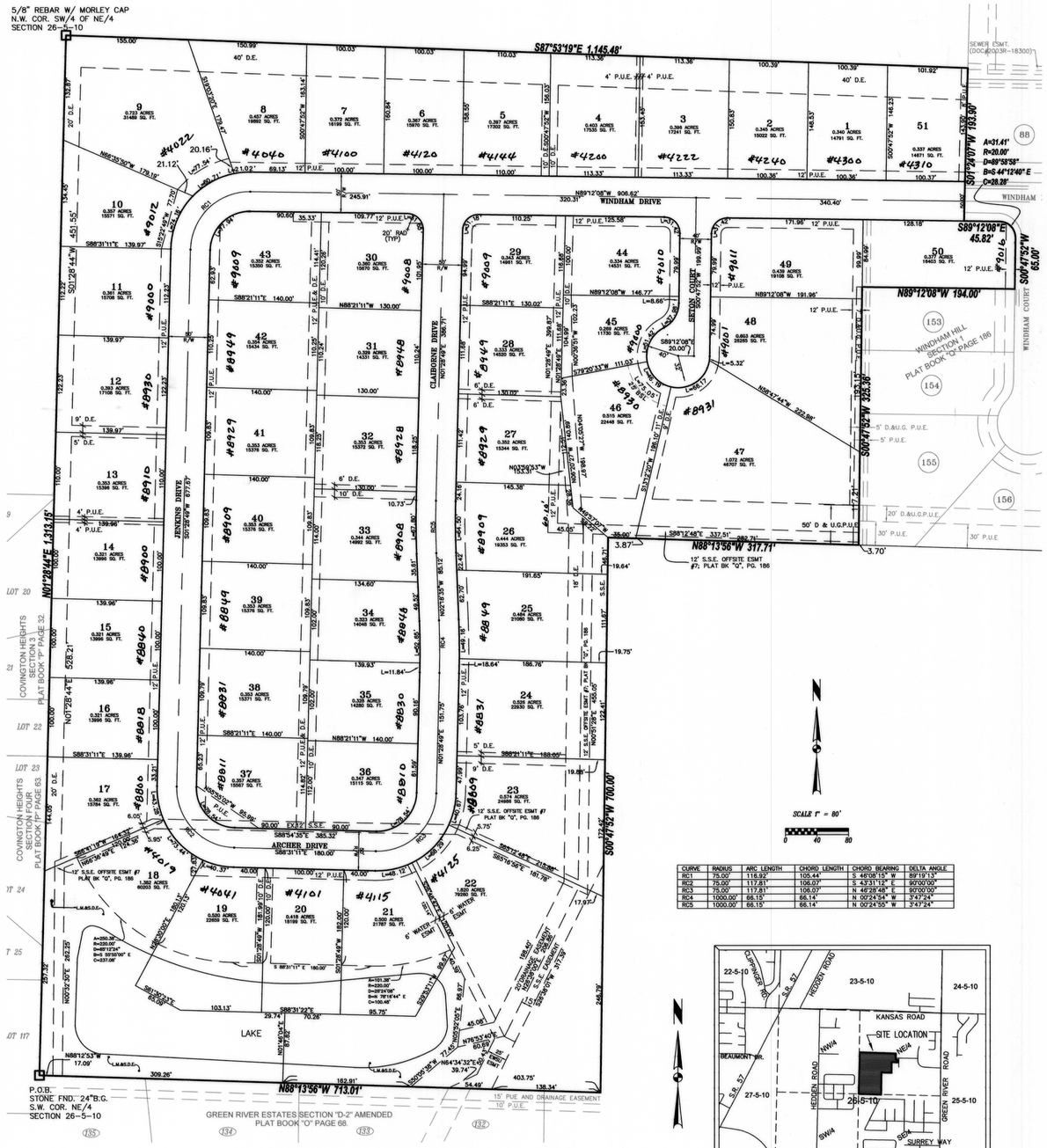
WINDHAM ESTATES



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	75.00'	116.92'	105.44'	S 46°08'15" W	89°19'13"
RC2	75.00'	117.81'	106.07'	S 43°31'12" E	90°00'00"
RC3	75.00'	117.81'	106.07'	N 46°28'48" E	90°00'00"
RC4	1000.00'	66.15'	66.14'	N 00°24'54" W	3°47'24"
RC5	1000.00'	66.15'	66.14'	N 00°24'55" W	3°47'24"

LOCATION MAP
SCALE: 1"=2000'

SCALE 1" = 80'

SITECON, Inc.
Engineers-Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877
contact@siteconinc.net

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.

Bradley W. Kleaving

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 6, 2013 (DATE)
JOE GRIES AUDITOR
6976 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE: 11.06.13 3:14p
PLAT BOOK T
PAGE 102
INSTR# 2013R000304442
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

1. Utilities: Water and sanitary sewer is provided on site by Evasnville Water & Sewer Utility. Gas, electric, and telephone are available by extension.
2. Flood Plain Data: The subject property DOES NOT LIE within the 1% annual chance zone (Zone A), as said parcel plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0140D, dated March 17, 2011.
3. Road Grades: Maximum road grades will not exceed 5.00%
4. 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 shall have straw bales and/or erosion blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.
5. 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.
6. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with plastic cap stamped "KLEAVING LS 21300007" with the exception of the corner of Lots 39 and 40 being a drill hole in the base of the fire hydrant.
7. 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 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 ordinances.

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

   (C) "Keeping the channels and bottoms of waterways free of all erosion and sedimentation.

   (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) "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 which are 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."

   (G) "NOTICE: 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."
8. Noise Sensitive Statement: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.

BOUNDARY DESCRIPTION

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

Beginning at the Southwest corner of said Quarter Section; thence along the West line thereof, North 01 Degrees 28 Minutes 44 Seconds East a distance of 1313.15 feet to the Northwest corner of said Quarter; thence South 87 Degrees 53 Minutes 19 Seconds East a distance of 1145.48 feet to a point on the West line of Windham Hill Section 2 recorded in Plat Book "R" Page 136 in the office of the Vanderburgh County Recorder; thence along the West line of Windham Hill Section 2 and the West line of Windham Hill Section 1 recorded in Plat Book "O" Page 186 in the office of the Vanderburgh County Recorder, South 01 Degrees 24 Minutes 07 Seconds West a distance of 193.90 feet; thence along said Windham Hill Section 1 South 89 Degrees 12 Minutes 08 Seconds East a distance of 45.82 feet; thence southeasterly 31.41 feet along an arc to the right having a radius of 20.00 feet and subtended by a long chord having a bearing of South 44 Degrees 12 Minutes 40 Seconds East a distance of 28.28 feet; thence South 00 Degrees 47 Minutes52 Seconds West a distance of 65.00 feet; thence North 89 Degrees12 Minutes 08 Seconds West a distance of 194.00 feet; thence South 00 Degrees 47 Minutes 52 Seconds West a distance of 325.36 feet; thence North 88 Degrees13 Minutes 56 Seconds West a distance of 317.71 feet; thence South 00 Degrees 47 Minutes 52 Seconds West a distance of 700.00 feet to the North line of Green River Estates Section D-2 Amended recorded in Plat Book "O" Page 68; thence along the North line of said Green River Estates North 88 Degrees13 Minutes 56 Seconds West a distance of 713.01 feet to the point of beginning, containing 26.616 acres more or less

SURVEYOR'S CERTIFICATE

I, Brad Kleaving, 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 1, 2013 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 4th day of ~~November~~ 2013.
BWK

Bradley W. Kleaving, LS #21300007

BRADLEY W. KLEAVING REGISTERED No. 21300007 STATE OF INDIANA LAND SURVEYOR

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD
May 24, 2005 (DATE)

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS
August 13, 2013 (DATE)

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
April 16, 2013 (DATE) S-1325 (S-NUMBER)

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, do hereby plat and subdivide said real estate as shown and designates the same as WINDHAM ESTATES
All additional road rights–of–way 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

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (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 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, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary 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.

Strips or areas of land, of the dimensions shown on this plat and marked "EWSU" (Evansille Water & Sewer Utility), are hereby dedicated to the sanitary 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 and water 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.

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 or 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 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.

9000 North Green River Road LLC

Jerry D. Denton, MEMBER
2799 Holder Hill Road
Lynnville, IN 47619

Chris A. Combs, Member
2799 Holder Hill Road
Lynnville, IN 47619

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 above signed Owners of the real estate shown an described hereon and achnowledged the execution of this plat to be their voluntary act and deed.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 4th day of November, 2013.

My Commission Expires:
11/26/16

Notary Resides in
Vanderburgh County, Indiana

Kristina M. Foster
Notary Public
Kristina M. Foster
(typed or printed name)

AREA PLAN COMMISSION CERTIFICATE

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

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 November 01, 2000.

President

Attest Executive Director

A.P.C. DOCKET #30-S-2000

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

Executive Director

PLAT RELEASE DATE: Nov 6, 2013

T-102
APC #30-S-2000

11–4–13 FILE NAME: 040–2013–024 WINDHAM HILL\OVERALL PLAT