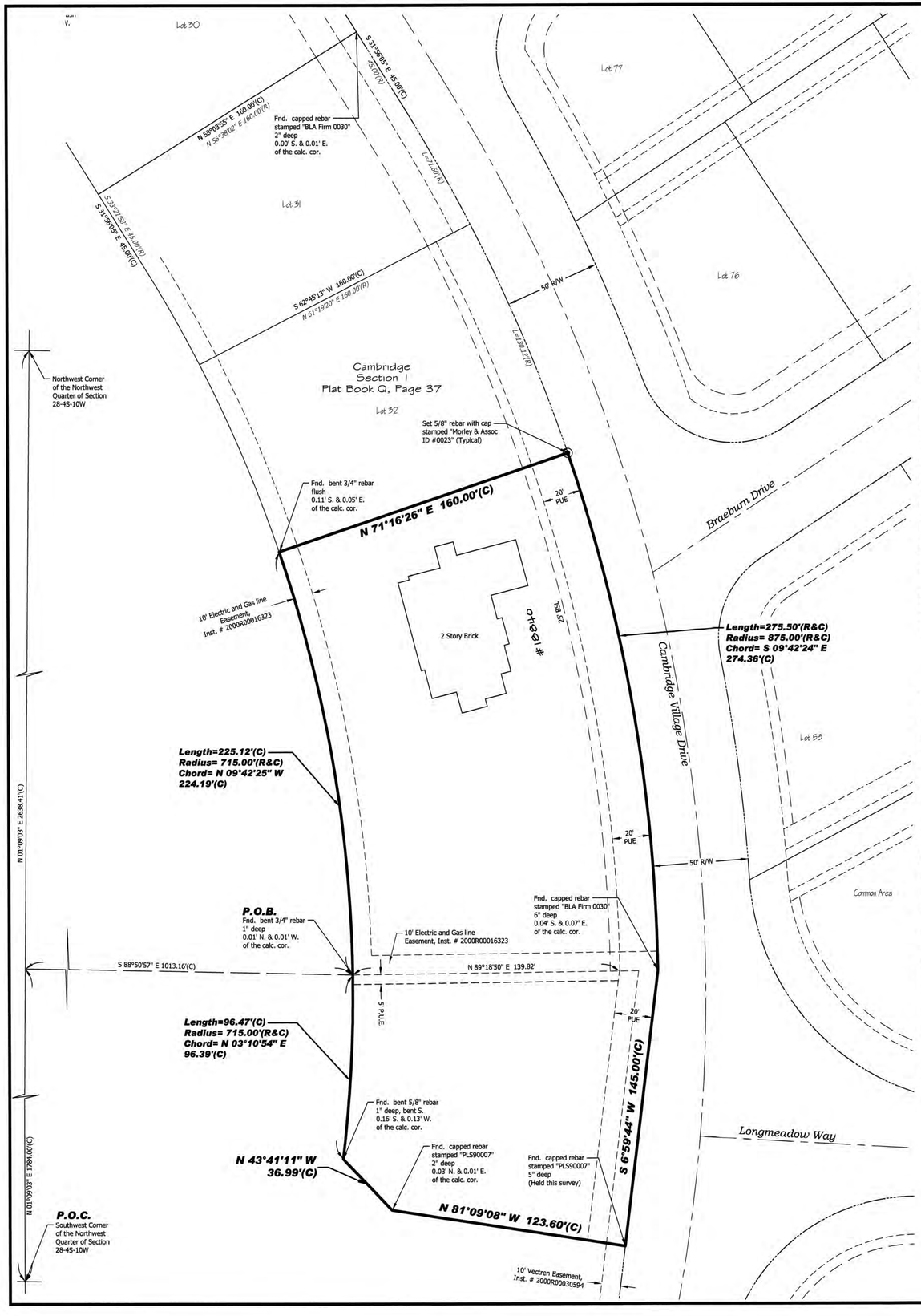
Cambridge Estates



SCALE 1" = 30'

30 0 30 60

BEARINGS are based upon Indiana West State Plane Coordinates (NAD83)

Legend

T.	Township		Building Setback Line
W	West		Center Line
(C)	Calculated Dimension		Easement Line
Cd.	Card		Property Boundary Line
D.R.	Deed Record		Right-of-way Line
Doc.	Document	⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
Dr.	Drawer	Pg.	Page
E	East	P.O.B.	Point Of Beginning
(Fnd)	Found	P.O.C.	Point Of Commencement
(R)	Record Dimension	R	Range
S	South		
PUE	Public Utility Easement		
BSL	Building Setback Line		
Inst.	Instrument		
R/W	Right-of-Way		
(M)	Measured Dimension		
N	North		

General Notes

Utilities:
Water and Sewer are available at the site and are supplied by Evansville Water and Sewer Utility.

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

Zoning: The subject property is currently **zoned A .**

Flood Hazard Statement: No Portion of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0045D, Panel 45 of 275 , Effective March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

Temporary Erosion Control (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc I.D. # 0023."

Basis of Bearings: are based upon Indiana West State Plane Coordinates NAD 83

Reference Survey: *Inst #2016R00024902-There have been no change of matters from said survey that would affect the property.*

Natural Drainage Courses: *No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.*

Prior Covenants and Restrictions- The recording of this plat will not supercede any private covenants and restrictions that may exist for the property and the property owners within Cambridge Section 1 or Cambridge Golf Club Minor Subdivision, if any, that is applicable to the subject lot, as described and platted herein. Any such covenants and restrictions will remain in full force and effect for the owner of Lot 1 of Cambridge Estates, their successors and assigns are obligated to comply with said prior covenants and restrictions.

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 Cambridge Estates

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.

Owner:

Jimmy L. Lefler
18840 Cambridge Village Drive
Evansville, In. 47725

Stephanie J. Lefler
18840 Cambridge Village Drive
Evansville, IN. 47725

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 Owners and Subdividers, Jimmy L. & Stephanie J. Lefler, 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 November 2016

My Commission Expires:
12/31/23

Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Stephanie Schooler
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

MAINTENANCE & REPAIR OF STORM WATER DRAINAGE SYSTEM

The Cambridge Lot Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way.

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

The Responsibilities of both entities shall include:

(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 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.

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

(4) Maintaining and repairing the storm water 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 from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.

(6) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, till, or other constriction, 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.

(7) In the event that the lot owners association ceases to exist the responsibility for maintenance and repair of the stormwater drainage system and facilities outside of county accepted road right-of-ways, and within a subdivision's boundaries, together with any off-site facilities housed within easements acquired for the use of drainage system shall become the responsibility of the individual owners on whose property those facilities lie.

Boundary Description

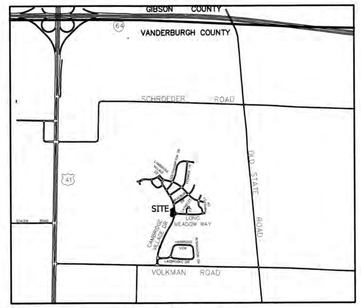
Lots Thirty-three (33) and Thirty-four (34) in Cambridge, Section 1, as per plat thereof, recorded in Plat Book Q, page 37, in the Office of the Recorder of Vanderburgh County, Indiana and Lot One (1) in Cambridge Golf Club Minor Subdivision, as per plat thereof, recorded in Plat Book Q, page 131, in the Office of the Recorder of Vanderburgh County, Indiana, all being in the Northwest Quarter of Section Twenty-eight (28), Township Four (4) South, Range Ten (10) West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 28; thence along the West line of said Northwest Quarter, North 01 degrees 09 minutes 03 Seconds East (geodetic bearing) 1784.00 feet; thence South 88 degrees 50 minutes 57 seconds East 1013.16 feet to the Southwest corner of Lot 34 in said Cambridge, Section 1; which is on a non-tangent curve to the left, having a radius 715.00 feet from which a chord bears North 09 degrees 42 minutes 25 seconds West 224.19 feet, said corner being the Point of Beginning; thence along the non-tangent curve to the left, being the Westerly line of said Lots 34 and 33, a distance of 225.12 feet to the Northwest corner of said Lot 33; thence along said Northerly line of Lot 33, North 71 degrees 16 minutes 26 seconds East 160.00 feet to the Northeast corner of said Lot 33, being on a non-tangent curve to the right, having a radius of 875.00 feet from which a chord bears South 09 degrees 42 minutes 24 seconds East, 274.36 feet; thence along said non-tangent curve to the right, being the Easterly line of said Lots 33 and 34, 275.50 feet to the Northeast corner of Lot 1 in said Cambridge Golf Club Minor Subdivision; thence along the Easterly line of said Lot 1, South 06 degrees 59 minutes 44 seconds West 145.00 feet to the Southeast corner of said Lot 1; thence along the Southerly line of said Lot 1, North 81 degrees 09 minutes 08 seconds West 123.60 feet; thence along the Southwesterly line of said Lot 1, North 43 degrees 41 minutes 11 seconds West 36.99 feet to the Southwest corner of said Lot 1, being on a non-tangent curve to the left, having a radius of 715.00 feet, from which a chord bears North 03 degrees 10 minutes 54 seconds East 96.39 feet; thence along said non-tangent curve to the left, being the Westerly line of said Lot 1, 96.47 feet to the point of beginning; containing 1.38 acres or 60,060 square feet.

Subject to all easements, right of ways and restrictions of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 19, 2016 (DATE)
BRIAN GERTH AUDITOR
6765 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12·19·16 2:37p
PLAT BOOK U
PAGE 66
INSTR# 2016R00032167
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

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, August 29, 2016 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: DECEMBER 19, 2016

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

U·66
APC # 26-MS-2016

Surveyor's Certificate

I, Bret Alan Sermersheim, 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.

Witness my hand and seal this 14th day of November, 2016.

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Prepared by: Bret Alan Sermersheim, PS
Indiana License Number LS 20200009
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleyandassociates.com

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: Bret Sermersheim

Secondary Plat

Checked By:	Job Number:
BAS	9888.1.001A
Drawn By:	Date:
TWC	11-14-2016
Filename:	
9888 Survey Base.dwg	

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