

WINDSONG SUBDIVISION

SECTION II

OF SHIMAN WOODS PALM

93-0166V

APR 23 1993

0-102

RECEIVED FOR RECORD
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102
PLAT 102



Boundary Description
Part of the West Half of the Southeast Quarter of Section 22, Township 8 S, Range 10 East in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of said half quarter section; thence south 89 degrees 05 minutes 16 seconds east (azimuth bearing) along the east line of said half quarter section a distance of 435.65 feet to the point of beginning; thence south 89 degrees 05 minutes 16 seconds east along said east line a distance of 202.55 feet to a point at the northeast corner of Windsong Subdivision Section I, as per plat thereof recorded in Plat Book N, page 108 in the office of the Recorder of Vanderburgh County, Indiana; said point being north 89 degrees 05 minutes 16 seconds east a distance of 197.13 feet from the southeast corner of said half quarter section; thence north 89 degrees 05 minutes 16 seconds east along the north line of said Windsong Subdivision Section I a distance of 128.42 feet; thence north 89 degrees 05 minutes 16 seconds east along said north line a distance of 1.8 feet; thence north 89 degrees 05 minutes 16 seconds east along said north line a distance of 154.56 feet to the southeast corner of Pole Run-Section 4, as per plat thereof recorded in Plat Book K, page 154 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 05 minutes 16 seconds east along the east line of Pole Run-Section 4 and along the east line of Pole Run-Section 3, as per plat thereof recorded in Plat Book K, page 144 in the office of the Recorder of Vanderburgh County, Indiana a distance of 362.00 feet to the northeast corner thereof; thence north 89 degrees 05 minutes 16 seconds east a distance of 275.00 feet to the point of beginning, containing 1.91 acres.

Surveyor's Certificate

I, James G. Marley, 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 accurately represents a survey completed by me on July 15, 1992 and that all measurements shown said all records are correct.

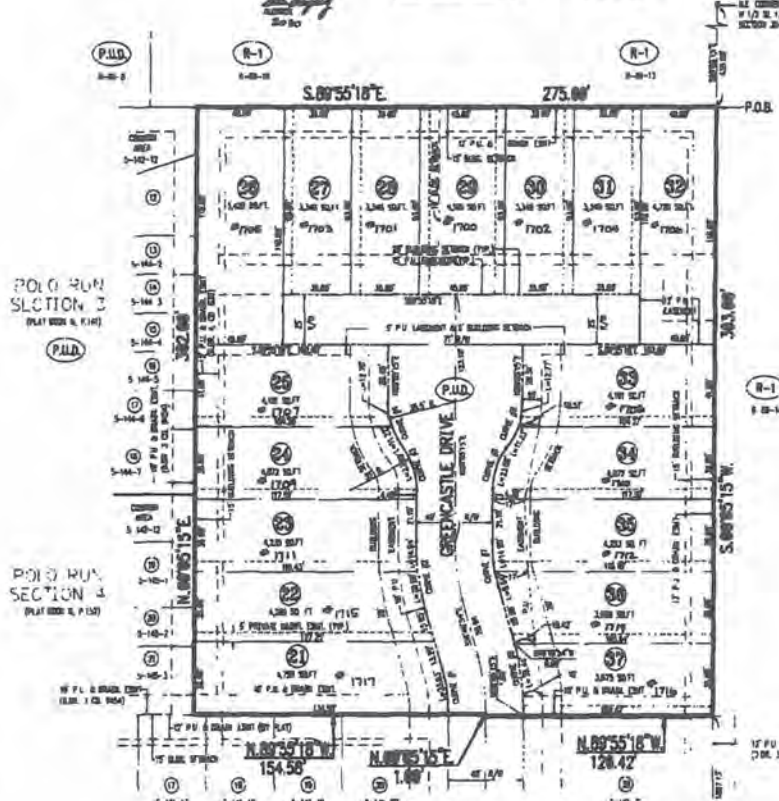
Witness my hand and seal this 17th day of April 1993.



James G. Marley
James G. Marley, L.S.
Indiana Registration No. 12528

General Notes

- Zoning:** The subject property is within the Indian Mounds Planned Unit Development (P.U.D.). All building projects to be done as shown herein.
- Flood Plain Data:** Part I, U.S. Flood Number 100700 0000 B dated March 16, 1982, Vanderburgh County, Indiana, is a portion of the proposed subdivision as within the designated 100 year flood zone.
- Utilities:** Sewer, water, telephone and electric are available at the site.
- Final Grades:** Maximum final grades shall not exceed 2%.
- Temporary Erosion Control:** (during construction)
 - Stages of 05-05 shall be installed and installed with a lower slope, i.e., 1% and 10%, or steeper within forty-five (45) days of disturbance of soil, which shall remain in place until final grading and seeding.
 - Stages of more than 05 shall be installed and installed and shall have stream banks and/or erosion blankets in place within the (30) days of disturbance of soil, which shall remain in place until final grading and seeding.
- Erosion Control for Disturbance:**
 - Stages of 05-05 shall be installed and installed within forty-five (45) days of disturbance.
 - Stages of 20-05 shall be installed or stabilized with an erosion control mat at completion of each grading.
 - Stages over 05 require stumps or other approved stabilization of completion of each grading & the final check length at that point is greater than 100 feet.
- Fence Restrictions:** Six (6) foot high wooden staddle-top fences shall be constructed on each lot.
- Comments:** Indicated lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement. See Owner's Certificate for indications and restrictions.
- Private Maintenance Easements:** The five (5) foot private maintenance easement shown on this plat is reserved until the lot owner whose driveway is shown on this plat resumes property use.



LOT	ACRES	AREA	PERCENT	DATE
1	0.08	3537.00	2.14	02/27/93
2	0.08	3537.00	2.14	02/27/93
3	0.08	3537.00	2.14	02/27/93
4	0.08	3537.00	2.14	02/27/93
5	0.08	3537.00	2.14	02/27/93
6	0.08	3537.00	2.14	02/27/93
7	0.08	3537.00	2.14	02/27/93
8	0.08	3537.00	2.14	02/27/93

Owner's Certificate

The undersigned owners of the real estate shown and described herein do hereby grant and authorize said real estate to owner and designate the same as WINDSONG SUBDIVISION - SECTION II all roads shown and not previously indicated are hereby dedicated to public use.

Stages of ground of the earth shown on this plat and marked "Public Utility Easement", are hereby dedicated to the installation, maintenance, operation, enlargement and repair of utility facilities, whether shown ground or below ground, with the right to lay or remove, at the discretion of the public utility, lines, underground pipelines, cables, conduits and other facilities, and to erect within said stages of land and any times located above and stages of land is subject to removal by a public utility without liability to the use of said easements by said utility.

Stages of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities and 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 bypass and bypass and temporary staging areas for work by public utilities. Drainage easements 5 feet wide are located on each side and shown on this plat unless additional easements are noted.

Stages of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities, provided, however, that no other ground parts of such utility facilities shall be shown within the limits of drainage stages or easements in such manner as to impede the flow of water.

Drainage plans were approved by the Vanderburgh County Drainage Board on March 23, 1993
Date

Final construction plans were approved by the Vanderburgh County Commissioners on April 13, 1993 & May 26, 1993
Date

JACK HONES & CONSTRUCTION CO., INC.
By Jack Hones
Jack R. Jones, P.E.
3208 Tennessee
Columbus, IN 47221

History Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned, a History Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the contents of the foregoing plat with the definitions and restrictions thereon, agree to be both voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17th day of April, 1993.

My Commission Expires 2-10-97

History Public of Vanderburgh County, Indiana
By James R. Campbell
Notary Public
Terry A. Campbell
(Typed or printed name)



Area Plan Commission Certificate

Under the authority provided by the Acts of 1991, Public Law 400, 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 of a meeting held on SEPT 2, 1992.

By Robert L. Jones, Jr. Executive Director
By William S. Lawrence Executive Director

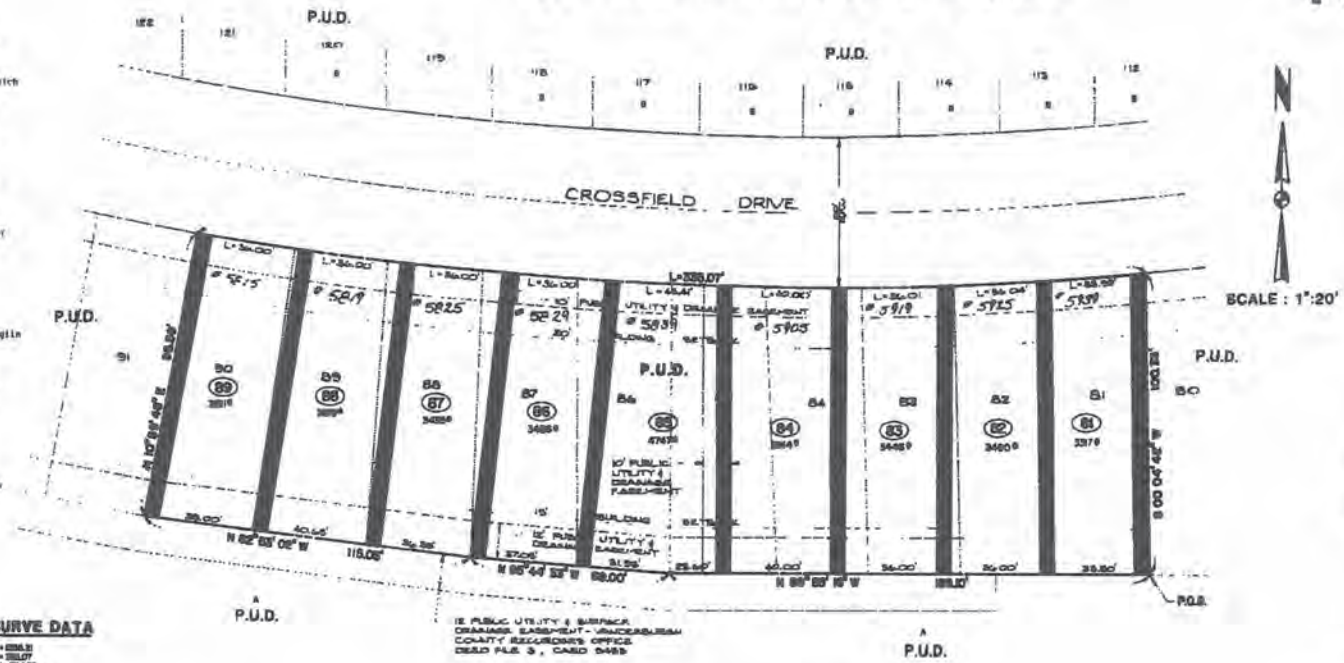
PLAT RELEASE DATE: APR 23, 1993
Executive Director

LIST OF ADJOINING PROPERTIES
 DISPLAY OF LOTS 81 THRU 90 IN
 IN WINDSONG SUBDIVISION SECTION I
 (see p. 5/22/88)

- A CRAL Corporation
P.O. Box 100
Evansville, IN 47702
 - B James Homes, Inc.
3740 Tamarack Road
Overbrook, KY 42201
- LOT NO.
- 114 5-141-74
Debra Klauer Demay
1824 Crossfield Drive
Evansville, IN 47715
 - 121 5-141-74
Raymond R. & Marjorie Muech
1812 Crossfield Drive
Evansville, IN 47715
 - 122 5-141-77
Gerald & Gena Brown
1808 Crossfield Drive
Evansville, IN 47715
 - 90 5-141-37
William J. & Sara Neff
1848 Crossfield Drive
Evansville, IN 47715
 - 92 5-141-47
Wendell & Barbara Schaefer
1805 Crossfield Drive
Evansville, IN 47715
 - 2 5-141-2
Sharon Schaefer
1787 Foxcross Drive
Evansville, IN 47715
 - 3 5-141-1
Therese & Shonda Broglin
174 Foxcross Drive
Evansville, IN 47715
 - 4 5-141-4
Susan & Brian Thompson
1777 Foxcross Drive
Evansville, IN 47715
 - 5 5-141-5
Joanna Hamilton
1711 Foxcross Drive
Evansville, IN 47715
 - 6 5-141-6
Walter & Lillian Schiffer
1721 Foxcross Drive
Evansville, IN 47715

REPLAT OF LOTS 81 THRU 90 IN WINDSONG SUBDIVISION SECTION I OF INDIAN WOODS P.U.D.

88-209!!
 RECORDED TO PUBLIC RECORDS
 NOV. 11, 1988
 N-153
 NOV 11 1988
 5582



CURVE DATA

R=266.33
 L=150.07
 CH=94.22
 TANG=39.00
 D=40°-00'
 A=14°-07'

GENERAL NOTES

Field Data Note: No portion of the proposed subdivision is within the designated 100 year flood zone per F. I. R. Panel No. 18075 0098 as dated March 15, 1982, Vanderburgh County, Indiana.

Utilities: Sewer, water and electric services are available near the site and can be extended to serve this development.

Temporary Erosion Control: (during construction)

- Slopes of 20-25 shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 45 shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

From Specifications:

- Six (6) foot high wooden stanchion type fences shall be constructed on each lot.
- The six foot high fences shall not extend towards the street beyond the front of the building's front line extended.

Drainage Easement: Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement.

Easements shown within site outside of the plotted boundaries have been delineated by separate recorded documents for public utility services and for surface water drains.

Side yard setback is 8 feet.

LEGEND

REVISED PROPERTY LINE
 NEW PROPERTY LINE
 EASEMENT
 BUILDING SETBACK
 5' SEE FRONT SETBACK EASEMENT FOR BUILDING PROPERTY CORNER

STORM DRAINAGE FLAG NOT APPROVED BY THE VANDERBURGH COUNTY ENGINEER SHALL BE SEPTEMBER 26, 1988
 THE BUILDING SETBACKS WERE ACCEPTED FOR REVISION BY THE VANDERBURGH COUNTY COMMISSIONERS ON NOVEMBER 18, 1987

APPROVAL CERTIFICATION

Under the authority provided by Chapter 130 - Acts of 1971, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on October 8, 1988

John B. ... President
... Vice President
... Director

Filed for Record Date Nov. 11, 1988

EMPHATIC DESCRIPTION

A replat of Lots 81 through 90, inclusive, in Windsong Subdivision Section I of Indian Woods P.U.D., as per plat thereof recorded as Plat Book 9, page 106 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the southeast corner of Lot 81 in said Windsong Subdivision Section I; thence north 89 degrees 55 minutes 18 seconds west 189.10 feet; thence north 83 degrees 44 minutes 33 seconds west 89.00 feet; thence north 83 degrees 53 minutes 42 seconds west 119.81 feet; thence north 10 degrees 59 minutes 45 seconds east 85.38 feet to a point on a curve concave to the north having a radius of 1351.21 feet and a chord measuring 134.22 feet; bearing north 87 degrees 45 minutes 38 seconds east; thence along said curve 135.07 feet; thence north 86 degrees 04 minutes 42 seconds west 160.11 feet and to the point of beginning, containing 0.757 acres.

OWNER'S CERTIFICATE

The undersigned, owner of the real estate shown and described herein does hereby certify that the plat and subdivision map hereon shown are hereby submitted for public utility easements to lots within the subdivision and for surface water drains. All roads shown and not previously dedicated are hereby dedicated to public use.

JAMES HOMES AND CONSTRUCTION COMPANY, INC.
 JAMES SCOTT JAGO
 PRESIDENT
 3285 TAMARACK ROAD
 OVERBROOK, KY 42201

NOTARY CERTIFICATE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdividers(s), who acknowledged the execution of the foregoing plat with the declarations and restrictions thereon, engaged to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of November, 1988.

My Commission Expires: 7-10-89

James A. Campbell
 Notary Public
TRACY A. CAMPBELL
 (typed or printed name)

SURVEYOR'S CERTIFICATE

I, James O. Marley, do hereby certify that I am a professional registered land surveyor, licensed to practice with the State of Indiana and that this plat and subdivision map is true and accurate survey computed by me on July 8, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 9th day of Nov, 1988.

James O. Marley
 James O. Marley, L.S.
 Indiana Registration No. 12579

