

Wyngate Subdivision Section "A";

A Planned Residential Unit Development
Part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 6 South, Range 9 West. Also part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 6 South, Range 9 West, Lying East of State Road 261, all in Ohio Township, Warrick County, Indiana

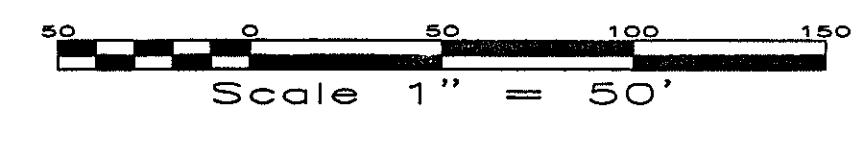
DEDICATION CERTIFICATE
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WYNGATE SUBDIVISION SECTION "A"; A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AN ADDITION TO THE OHIO TOWNSHIP, WARRICK COUNTY, STATE OF INDIANA, ALL STREETS AND OPEN PUBLIC SPACES SHOWN AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC.
FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURES.
EASEMENTS FOR INSTALLATIONS AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR OF EACH LOT.
WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.
THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY THE DUE PROCESS OF LAW, ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVE TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.
WITNESS OUR HAND AND SEALS THIS 24 DAY OF AUGUST, 2001
BARRINGTON DEVELOPMENT GROUP, INC.
BRUCE MILLER, PRESIDENT

Bruce Miller
Robert Adcock

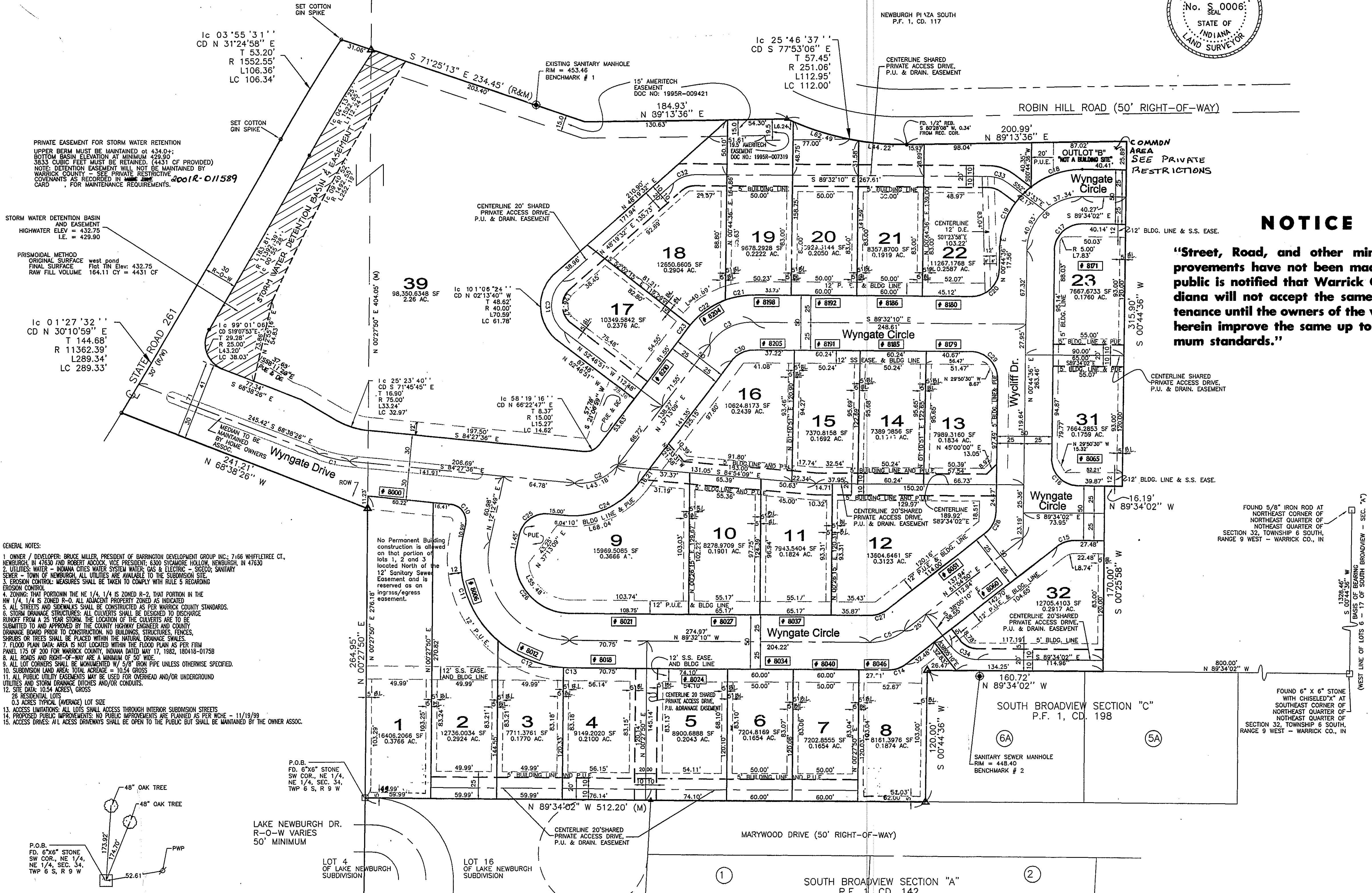
ROBERT ADCOCK, V.P.

ACKNOWLEDGMENT CERTIFICATE
STATE OF INDIANA
COUNTY OF WARRICK
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED
BRUCE MILLER, PRESIDENT - BARRINGTON DEVELOPMENT GROUP
ROBERT ADCOCK, VICE-PRESIDENT - BARRINGTON DEVELOPMENT GROUP
AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF AUGUST, 2001
Judith Woodall Vanderburan
NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC
RESIDENCE OF NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 15TH, 2002

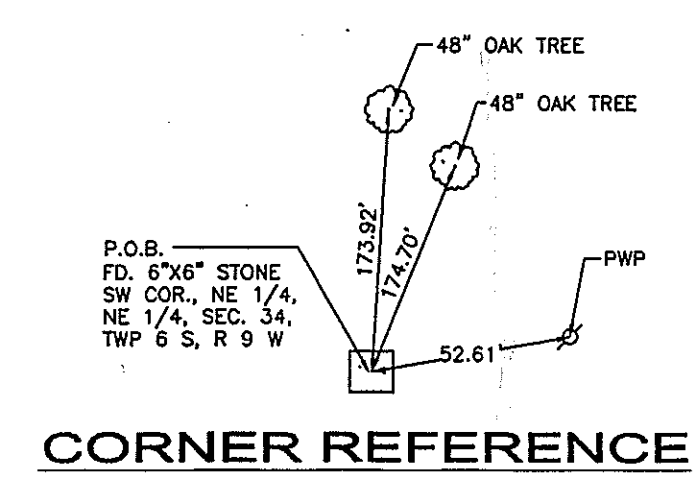
LAND DESCRIPTION
Part of the Northeast Quarter of the Northeast Quarter and part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana, more particularly described as follows:
Beginning at a stone at the Southwest corner of the Northeast Quarter, Northeast Quarter of said Section 34; thence along the West line of said Quarter, Quarter Section also being the East line of the Northeast Quarter of the Northeast Quarter
1st: North 00 Degrees 27 Minutes 50 Seconds East 264.95 feet to a 5/8" iron rod with LS cap #50006; thence
2nd: North 68 Degrees 38 Minutes 26 Seconds West 241.21 feet to a cotton gin spike in the centerline of State Road 261; thence along a 5/8" iron rod with LS cap #50006; thence
3rd: Northeastly 289.34 feet along a curve concave to the West, through a central angle of 01 Degree 27 Minutes 32 Seconds, having a radius of 11,362.39 feet and a chord bearing and distance of North 30 Degree 10 Minutes 58 Seconds East 288.33 feet to a cotton gin spike at the point of reverse curvature; thence
4th: Northeastly 106.36 feet along a non-tangent curve concave to the East, through a central angle of 03 Degree 55 Minutes 31 Seconds, having a radius of 1552.55 feet and a chord bearing and distance of North 31 Degree 24 Minutes 58 Seconds East 106.34 feet to a cotton gin spike at the Southwest corner of Newburgh Plaza South Subdivision as per plat recorded in Plat File 1, Card 117 in the office of the recorder of Warrick County; thence along the South line of said subdivision for the following 4 (four) courses
5th: South 71 Degree 25 Minutes 13 Seconds East 234.45 feet to a 5/8" iron rod with LS cap #50006; thence
6th: North 89 Degree 13 Minutes 36 Seconds East 184.93 feet to a 5/8" iron rod with LS cap #50006; thence
7th: Easterly 112.95 feet along a curve concave to the North, through a central angle of 25 Degree 49 Minutes 37 Seconds, having a radius of 251.06 feet and a chord bearing and distance of South 30 Degree 10 Minutes 58 Seconds East 112.00 feet; thence
8th: North 89 Degree 13 Minutes 36 Seconds East 200.99 feet to a 5/8" iron rod with LS cap #50006; thence
9th: South 00 Degree 44 Minutes 36 Seconds West 120.00 feet to a 5/8" iron rod with LS cap #50006; thence
10th: North 89 Degree 34 Minutes 02 Seconds West 16.19 feet to a 5/8" iron rod with LS cap #50006; thence
11th: South 00 Degree 25 Minutes 58 Seconds West 170.00 feet to point in the North line of South Broadview Subdivision Section "C" as per plat recorded in Plat File 1, Card 198 in the Office of the Recorder of Warrick County, Indiana; thence along said North line
12th: North 89 Degree 34 Minutes 02 Seconds West 160.72 feet to a 5/8" iron rod with LS cap #50006 at the Northwest Corner of said subdivision; thence along the West line of said subdivision
13th: South 00 Degree 44 Minutes 36 Seconds West 120.00 feet to a 5/8" iron rod with LS cap #50006 at the Southwest corner of said subdivision, also being the South line of said Northeast Quarter, Northeast Quarter; thence along the South line of said Quarter, Quarter Section
14th: North 89 Degree 34 Minutes 02 Seconds West 512.20 feet to the Point of Beginning and containing 459154.2264 square feet or 10.5407 acres more or less.
Subject to the Right-of-Way for State Road 261, 30 feet in width and lying Easterly of and coincident with the 3rd and 4th courses of the above described parcel



DATE: 5/19/99
▲ SET 5/8" IRON ROD LS#0006
(M) MEASURED
(R) RECORDED
(C) CALCULATED FROM RECORD INFORMATION
DE - DRAINAGE EASEMENT
PUB - PUBLIC UTILITY EASEMENT
BL - BUILDING LINES
S-F - SQUARE FEET



GENERAL NOTES:
1. OWNER / DEVELOPER: BRUCE MILLER, PRESIDENT OF BARRINGTON DEVELOPMENT GROUP, INC., 7166 WHITFIELD CT., NEWBURGH, IN 47630 AND ROBERT ADCOCK, VICE PRESIDENT, 6300 SYCAMORE HOLLOW, NEWBURGH, IN 47630
2. UTILITIES: WATER - INDIANA CITY WATER SYSTEM WATER GAS - ELECTRIC - 30000 SANITARY SEWER - TOWN OF NEWBURGH, ALL UTILITIES ARE AVAILABLE TO THE SUBDIVISION SITE
3. EROSION CONTROL: MEASURES SHALL BE TAKEN TO COMPLY WITH RULE 5 REGARDING EROSION CONTROL
4. ZONING: THAT PORTION OF THE NE 1/4, 1/4 IS ZONED R-2, THAT PORTION IN THE NW 1/4, 1/4 IS ZONED R-4. ALL ADJACENT PROPERTY ZONING IS INDICATED
5. ALL STREETS AND SIDEWALKS SHALL BE CONSTRUCTED AS PER WARRICK COUNTY STANDARDS
6. STORM DRAINAGE STRUCTURES: ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE RUNOFF FROM A 25 YEAR STORM. THE LOCATION OF THE CULVERTS ARE TO BE SUBMITTED TO AND APPROVED BY THE COUNTY HIGHWAY ENGINEER AND COUNTY DRAINAGE BOARD PRIOR TO CONSTRUCTION. NO BUILDINGS, STRUCTURES, FENCES, SIDWALKS OR TREES SHALL BE PLACED WITHIN THE NATURAL DRAINAGE CHANNELS
7. FLOOD PLAIN DATA: AREA IS NOT LOCATED WITHIN THE FLOOD PLAIN AS PER FIRM PANEL 175 OF 200 FOR WARRICK COUNTY, INDIANA DATED MAY 17, 1982, 180418-01758
8. ALL ROADS AND RIGHT-OF-WAY ARE A MINIMUM OF 50' WIDE
9. ALL LOT CORNERS SHALL BE MAINTAINED WITH 5/8" IRON PIN UNLESS OTHERWISE SPECIFIED
10. SUBDIVISION LAND AREA: TOTAL ACRES = 10.54 GROSS
11. ALL PUBLIC UTILITY EASEMENTS MAY BE USED FOR OVERHEAD AND/OR UNDERGROUND UTILITIES AND STORM DRAINAGE DITCHES AND/OR CONDUITS.
12. SITE AREA: 10.54 ACRES, GROSS
13. RESIDENTIAL LOTS
14. ACCESS TYPICAL (MARKED) LOT SIZE
15. ACCESS LIMITATIONS: ALL LOTS SHALL ACCESS THROUGH INTERIOR SUBDIVISION STREETS
16. PROPOSED PUBLIC IMPROVEMENTS: NO PUBLIC IMPROVEMENTS ARE PLANNED AS PER NOTE - 11/19/99
17. ACCESS DRIVES: ALL ACCESS DRIVES SHALL BE OPEN TO THE PUBLIC BUT SHALL BE MAINTAINED BY THE OWNER ASSOCIATION



CORNER REFERENCE

NOTICE

"Street, Road, and other minimum improvements have not been made and the public is notified that Warrick County, Indiana will not accept the same for maintenance until the owners of the various lots herein improve the same up to said minimum standards."

CERTIFICATE OF APPROVAL
UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 4, SECTION 700, ET SEQ., OF THE INDIANA CODE AND ALL ACTS AMENDATORY THEREOF, A MAJORITY OF THE MEMBERS OF THIS WARRICK COUNTY AREA PLAN COMMISSION HAVE GIVEN FORMAL APPROVAL TO THIS PLAT IN THE MANNER PRESCRIBED IN THE WARRICK COUNTY SUBDIVISION CONTROL ORDINANCE, AT A MEETING HELD ON May 8, 2001. Amended 9-13-00

WARRICK COUNTY AREA PLAN COMMISSION
DORIS HORN, PRESIDENT
Doris Horn
SHERRI PHILLIPS, SECRETARY
Sherrill Phillips
DATE: 9-19-01

COUNTY DRAINAGE BOARD
JACK PIKE, SECRETARY
HEREBY CERTIFY THAT I AM THE SECRETARY OF THE WARRICK COUNTY DRAINAGE BOARD; THAT ON May 8, 2001 WAS PRESENTED BEFORE THIS BOARD AND THAT ON May 8, 2001 THE DRAINAGE PLAN WAS APPROVED BY SAID BOARD.
Jack Pike
DATE: 9-19-01

ROADWAY CURVE DATA

NUMBER	IC	CD	T'	R'	L'	LC'
C1	15'49'10"	S 76'33'01" E	14.59	105.00	28.99	28.90
C2	58'19'16"	N 66'22'47" E	25.11	45.00	45.81	43.85
C3	53'14'42"	N 63'50'29" E	25.06	50.00	46.46	44.81
C5	38'32'60"	N 71'11'20" E	17.49	50.00	33.64	33.01
C6	89'41'22"	N 45'35'17" E	49.73	50.00	78.27	70.52

LOT CURVE DATA

LOT NO.	NUMBER	IC	CD	T'	R'	L'	LC'
LOT 2	C10	96'40'25"	S 36'07'23" E	16.86	15.00	25.31	22.41
LOT 2	C11	60'55'11"	N 18'14'46" W	58.81	100.00	106.33	101.39
LOT 3	C12	37'44'14"	S 67'34'29" E	34.18	100.00	65.86	64.68
LOT 4	C13	03'05'34"	S 87'59'23" E	2.70	100.00	5.40	5.40
LOT 8	C14	38'33'00"	N 71'11'20" E	8.74	25.00	16.82	16.51
LOT 32	C15	38'31'08"	N 71'10'24" E	8.73	25.00	16.81	16.49
LOT 31	C16	90'18'38"	N 44'24'43" W	25.14	25.00	39.41	35.45
LOT 23	C17	89'41'22"	S 45'35'17" W	24.88	25.00	39.13	35.26
OUTLOT "B"	C18	38'28'35"	N 71'11'27" E	26.18	75.00	50.37	49.43
LOT 22	C19	51'12'47"	N 26'20'46" E	35.94	75.00	67.03	64.82
LOT 22	C20	89'43'14"	S 45'36'13" W	24.88	25.00	39.15	35.27
LOT 19	C21	20'31'31"	N 80'12'05" E	13.58	75.00	28.87	26.72
LOT 18	C22	30'33'00"	S 54'39'49" W	20.48	75.00	39.99	39.52
LOT 17	C23	02'10'11"	S 38'18'14" W	1.42	75.00	2.84	2.84
LOT 9	C24	58'19'16"	S 66'22'47" W	41.85	75.00	76.34	73.09
LOT 9	C25	83'19'35"	N 53'52'37" E	22.25	25.00	36.36	33.24
LOT 9	C26	101'44'59"	N 38'39'40" W	61.47	50.00	88.79	77.58
LOT 12	C27	38'32'60"	N 71'11'20" E	8.74	25.00	16.82	16.51
LOT 12	C28	51'10'14"	N 26'19'43" E	11.97	25.00	22.33	21.59
LOT 13	C29	90'16'46"	N 44'23'47" W	25.12	25.00	39.39	35.44
LOT 16	C30	53'14'42"	S 63'50'29" W	12.53	25.00	23.23	22.41
LOT 17	C31	101'06'15"	N 02'13'40" W	36.46	30.00	52.94	46.33
LOT 18	C32	42'08'18"	N 69'23'41" E	11.56	30.00	22.06	21.57
LOT 22	C33	36'48'37"	S 71'07'51" E	9.98	30.00	19.27	18.94
LOT 32	C34	51'28'52"	S 63'49'36" E	14.46	30.00	26.96	26.06

PROJECTS\6542\WFLN-1.Dwg P1 Aug 24 10:50:34 2001 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED

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WARRICK COUNTY RECORDER
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