

# The Amended Plat of Wyngate Subdivision Section "B";

specifically created to address the relaxation of the south building line of lot 32 from 25 feet to 3 feet and for the adjustment of the Lot lines for Lots 24, 25, 26, 33 and 34

## A Planned Residential Unit Development

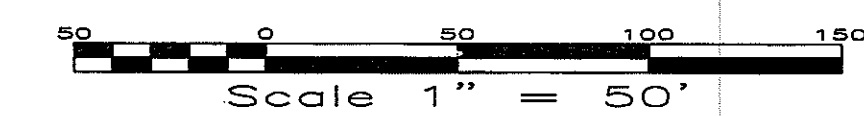
A replat of Lot 32 in Wyngate Subdivision Section "A" as recorded in by Document No.

2001R-011586 in the Office of the Recorder of Warrick County and Part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 6 South, Range 9 West, all in Ohio Township, Warrick County, Indiana

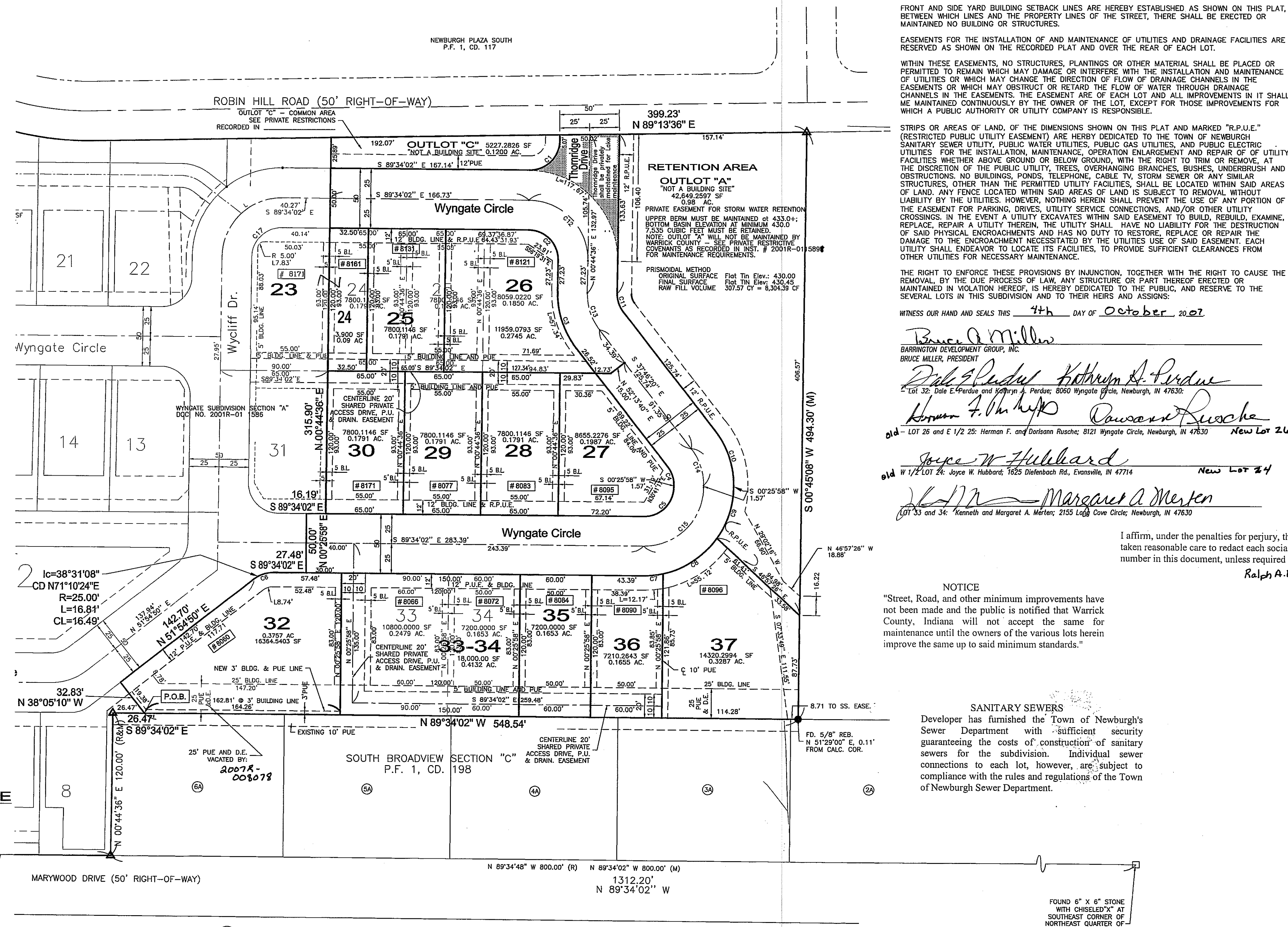
LOT	LINE	CURVE DATA	Chord Bearing	Radius	Curve Length	Chord Length
C1	89°41'22"	N 45°35'17" E	25.00	39.13	35.26	
C2	90°18'38"	S 44°24'43" E	25.00	39.41	35.45	
C3	38°30'56"	S 18°30'52" E	75.00	150.42	149.47	
C4	38°12'18"	S 18°40'11" E	25.00	116.67	116.36	
C5	90°00'00"	S 45°25'58" W	25.00	39.27	35.36	
C6	38°31'08"	N 71°10'24" E	25.00	16.81	16.49	
C7	12°47'50"	N 84°02'03" E	75.00	150.42	149.47	
C8	42°15'18"	N 85°30'29" W	75.00	150.42	149.47	
C9	34°56'52"	S 17°54'24" W	75.00	150.42	149.47	
C10	38°12'18"	N 18°40'11" W	75.00	150.42	149.47	
C11	38°30'56"	S 18°30'52" E	25.00	116.67	116.49	

STREET	CENTER LINE	CURVE DATA	Chord Bearing	Radius	Curve Length	Chord Length
C12	90°18'38"	S 44°24'43" E	50.00	78.81	70.90	
C13	38°30'56"	N 18°30'52" W	50.00	150.84	149.94	
C14	38°12'18"	S 18°40'11" E	50.00	116.67	116.73	
C15	90°00'00"	S 45°25'58" W	50.00	78.54	70.71	

2007R-011589  
11/16/07



- DATE: 5/19/99
- ▲ SET 6/8" IRON ROD LS#0006 D.E.=Drainage Easement
  - (M) MEASURED P.U.E.=Public Utility Easement
  - (R) RECORDED B.L.=Building Line
  - (C) CALCULATED FROM RECORD S.F.=Square Feet
  - INFORMATION R.P.U.E.=Restricted Public Utility Eas.



**General Notes:**

- Owner/Developer: LOTS E 1/2 24, W 1/2 25, 27, 28, 29, 30, 35, 36 and 37: Bruce Miller, President of Barrington Development Group, Inc.; 5144 State Road 281, Newburgh, IN 47630
- Lot 32: Dale E. Perdue and Kathryn A. Perdue; 8050 Wyngate Circle, Newburgh, IN 47630
- LOT 26 and E 1/2 25: Herman F. and Dorisann Rusche; 801 St. Marys Dr., Evansville, IN 47714
- W 1/2 LOT 24: Joyce W. Hubbard; 1625 Diefenbach Rd., Evansville, IN 47714
- LOT 33 and 34: Kenneth and Margaret A. Merten; 2155 Long Cove Circle, Newburgh, IN 47630
- Utilities: Water - Indiana Cities Water System; Gas - Vectren; Sanitary Sewer - Town of Newburgh. All utilities are available to the subdivision site.
- Erosion Control: Measures shall be taken to comply with Rule 5 regarding erosion control.
- Zoning: Property is zoned R-2.
- All streets and sidewalks shall be constructed as per Warrick County standards.
- Storm Drainage Structures: All culverts shall be designed to discharge the runoff from the 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, shrubs or trees shall be placed within the natural drainage swales.
- Flood Plain Data: Area is NOT located within the Flood Plain as per FIRM Panel 175 of 200 for Warrick County, Indiana dated May 17th, 1992, 180418-01758.
- All roads and Right-of-Way are a minimum 50' wide.
- All lot corners are to be monumented with 5/8" rebar with LS Cap S 0006 unless otherwise specified.
- Subdivision Land Area: Total ACREAGE = 4.84 Acres.
- All Public Utility Easements (PUE) may be used for overhead and/or underground utilities and storm drainage ditches and/or conduits.
- Access Limitations: All lots shall access through interior subdivision streets. There is no lot access via Robin Hill Road.
- Proposed Public Improvements: There are no Public Improvements planned as per the Warrick County Highway Engineer's Office November 19, 1999.
- Access Drives: All Access Drives shall be open to the Public but shall be Maintained by the Owner's Association.

**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 THE AMENDED PLAT OF WYNGATE SUBDIVISION SECTION "B", A PLANNED RESIDENTIAL UNIT DEVELOPMENT AND AN ADDITION TO OHIO TOWNSHIP, WARRICK COUNTY, STATE OF INDIANA, ALL STREETS AND OPEN SPACES SHOWN AND NOT HERETOFORE 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 ERECTED OR MAINTAINED NO BUILDING OR STRUCTURES.

EASEMENTS FOR THE INSTALLATION OF 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 STRUCTURES, PLANTINGS 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 ARE 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.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "R.P.U.E." (RESTRICTED PUBLIC UTILITY EASEMENT) ARE HEREBY DEDICATED TO THE TOWN OF NEWBURGH SANITARY SEWER UTILITY, PUBLIC WATER UTILITIES, PUBLIC GAS UTILITIES, AND PUBLIC ELECTRIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION ENLARGEMENT AND REPAIR OF 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 BUILDINGS, PONDS, TELEPHONE, CABLE TV, STORM SEWER OR ANY SIMILAR STRUCTURES, OTHER THAN THE PERMITTED UTILITY FACILITIES, SHALL BE LOCATED WITHIN SAID AREAS OF LAND. ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL WITHOUT LIABILITY BY THE UTILITIES. HOWEVER, NOTHING HEREIN SHALL PREVENT THE USE OF ANY PORTION OF THE EASEMENT FOR PARKING, DRIVES, UTILITY SERVICE CONNECTIONS, AND/OR OTHER UTILITY CROSSINGS. IN THE EVENT A UTILITY EXCAVATES WITHIN SAID EASEMENT TO BUILD, REBUILD, EXAMINE, REPLACE, REPAIR A UTILITY THEREIN, THE UTILITY SHALL HAVE NO LIABILITY FOR THE DESTRUCTION OF SAID PHYSICAL ENCROACHMENTS AND HAS NO DUTY TO RESTORE, REPLACE OR REPAIR THE DAMAGE TO THE ENCROACHMENT NECESSITATED BY THE UTILITIES USE OF SAID EASEMENT. EACH UTILITY SHALL ENDEAVOR TO LOCATE ITS FACILITIES, TO PROVIDE SUFFICIENT CLEARANCES FROM OTHER UTILITIES FOR NECESSARY MAINTENANCE.

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 ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVE TO THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS:

WITNESS OUR HAND AND SEALS THIS 7th DAY OF October, 2007

*Bruce A. Miller*  
BARRINGTON DEVELOPMENT GROUP, INC.  
BRUCE MILLER, PRESIDENT

*Dale E. Perdue, Kathryn A. Perdue*  
Lot 32, Dale E. Perdue and Kathryn A. Perdue; 8050 Wyngate Circle, Newburgh, IN 47630

*Herman F. Rusche, Dorisann Rusche*  
old - LOT 26 and E 1/2 25: Herman F. and Dorisann Rusche; 801 Wyngate Circle, Newburgh, IN 47630 New Lot 26

*Joyce W. Hubbard*  
old W 1/2 LOT 24: Joyce W. Hubbard; 1625 Diefenbach Rd., Evansville, IN 47714 New Lot 24

*Kenneth and Margaret A. Merten*  
LOT 33 and 34: Kenneth and Margaret A. Merten; 2155 Long Cove Circle, Newburgh, IN 47630

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

Ralph A. Easley, Jr.

**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."

**SANITARY SEWERS**

Developer has furnished the Town of Newburgh's Sewer Department with sufficient security guaranteeing the costs of construction of sanitary sewers for the subdivision. Individual sewer connections to each lot, however, are subject to compliance with the rules and regulations of the Town of Newburgh Sewer Department.

**LAND DESCRIPTION**

Lot 32 in Wyngate Subdivision Section "A" as per Plat recorded by Document No. 2001R-011586 in the Office of the Recorder of Warrick County, Indiana and part of the Northeast Quarter of the Northeast Quarter of Section 34, Township 6 South, Range 9 West lying in Ohio Township, Warrick County, Indiana, more particularly described as follows:

Commencing at a stone at the Southwest corner of the Northeast Quarter, Northeast Quarter of said Section 34, said corner also being the Southwest corner of Lot 1 of said Wyngate Subdivision Section "A"; thence along the South line of said Quarter, Quarter Section also being the South line of Wyngate Section "A", South 89 Degrees 34 Minutes 02 Seconds East 512.20 feet to the Southeast corner of Lot 8 of Wyngate Subdivision Section "A" also being the Southwest corner of Lot 6A of South Broadview Subdivision as per Plat File 1, Card 198 in the Office of the Recorder of Warrick County, Indiana, thence along the common boundary of Wyngate Section "A" and South Broadview Subdivision Section "C" for the following two courses North 00 Degrees 44 Minutes 36 Seconds East 120.00 feet; thence South 89 Degrees 34 Minutes 02 Seconds East 26.46 feet to a corner of said Lot 32 of Wyngate Subdivision Section "A" and the TRUE Point of Beginning; thence along Lot 32 for the following four courses

1st: North 38 Degrees 05 Minutes 10 Seconds West 32.83 feet; thence

2nd: North 51 Degrees 54 Minutes 50 Seconds East 142.70 feet; thence

3rd: Easterly 16.81 feet along a curve concave to the southeast having a central angle of 38 Degrees 31 Minutes 08 Seconds, having a radius of 25.00 feet and a chord bearing and distance of North 71 Degrees 10 Minutes 24 Seconds East 16.49 feet; thence

4th: South 89 Degrees 34 Minutes 02 Seconds East 27.48 feet to a point on the easterly boundary of Wyngate Section "A"; thence along the boundary of Wyngate Section "A" for the following three courses

5th: North 00 Degrees 25 Minutes 58 Seconds East 50.00 feet; thence

6th: South 89 Degrees 34 Minutes 02 Seconds East 16.19 feet; thence

7th: North 00 Degrees 44 Minutes 36 Seconds East 315.90 feet to a point on the South Right-of-Way of Robin Hill Road; thence along said Right-of-Way

8th: North 89 Degrees 13 Minutes 36 Seconds East 399.23 feet; thence

9th: South 00 Degrees 45 Minutes 08 Seconds West 494.30 feet to a point on the North line of South Broadview Subdivision Section "C"; thence along said North line

10th: North 89 Degrees 34 Minutes 02 Seconds West 548.54 feet to the TRUE Point of Beginning and containing 210954.1751 square feet or 4.8428 acres more or less.

**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, INC.

Dale E. Perdue and Kathryn A. Perdue; 8050 Wyngate Circle, Newburgh, IN 47630;  
Herman F. and Dorisann Rusche; 801 Wyngate Circle, Newburgh, IN 47630  
Joyce W. Hubbard; 1625 Diefenbach Rd., Evansville, IN 47714  
Kenneth and Margaret A. Merten; 2155 Long Cove Circle, Newburgh, IN 47630

AND EACH SEPARATELY AND JOINTLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEAL, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF October, 2007

**NOTARY PUBLIC**

*Patricia E. Keith*  
PRINTED NAME OF NOTARY PUBLIC: Patricia E. Keith  
RESIDENCE OF NOTARY PUBLIC: VANDERBURGH COUNTY, IN  
MY COMMISSION EXPIRES 11/22 2014

**LAND SURVEYOR'S CERTIFICATE**

I, RALPH A. EASLEY JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON SEPTEMBER 7, 2007; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN, AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

*Ralph A. Easley, Jr.*  
SIGNATURE  
RALPH A. EASLEY JR.  
LAND SURVEYOR  
INDIANA REGISTRATION S-0006  
1133 W. MILL ROAD  
EVANSVILLE, INDIANA 47710

**CERTIFICATE OF APPROVAL**

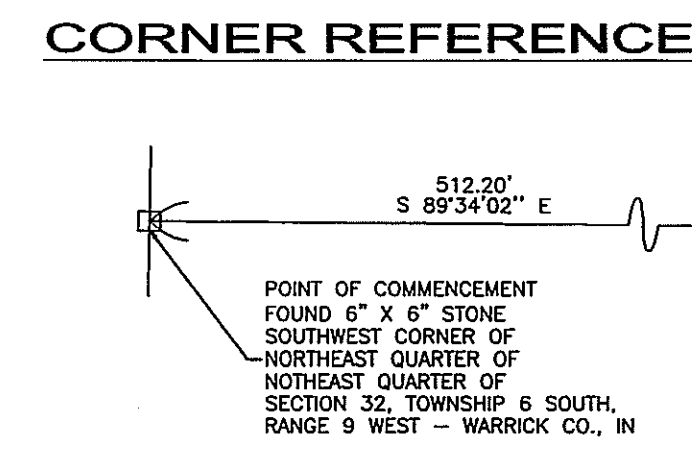
UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 4, SECTION 700, ET SEQ., OF THE INDIANA CODE AND ALL ACTS AMENDATORY THERETO, A MAJORITY OF THE MEMBERS OF THIS WARRICK COUNTY AREA PLAN COMMISSION HAVE GIVEN PRIMARY APPROVAL TO THIS PLAT IN THE MANNER PRESCRIBED IN THE WARRICK COUNTY SUBDIVISION CONTROL ORDINANCE, AT A MEETING HELD ON THE 13TH DAY OF SEPTEMBER, 2000.

WARRICK COUNTY AREA PLAN COMMISSION  
GUY GENTRY PRESIDENT  
*Guy Gentry*  
SHERRI RECTOR SECRETARY  
*Sherri Rector*

**COUNTY DRAINAGE BOARD**

I, Don Williams, HEREBY CERTIFY THAT I AM THE SECRETARY OF THE WARRICK COUNTY DRAINAGE BOARD; THAT ON THE 8TH DAY OF FEBRUARY, 2006 THE DRAINAGE PLAN WAS APPROVED BY SAID BOARD. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WILL NOT BE UNDER THE CONTINUING JURISDICTION OF THIS BOARD, WHICH HAS NO AUTHORITY OVER THE CONSTRUCTION OR SUBSEQUENT MAINTENANCE OF SUCH DRAINS; THE DRAINAGE EASEMENTS INURE SOLELY FOR THE BENEFIT OF THE LANDOWNERS IN THE SUBDIVISION, AND NO DEDICATION THEROF TO THE COUNTY OR THIS BOARD IS TO BE IMPLIED BY THIS APPROVAL.

*Don Williams*  
SIGNATURE  
DATE: 11/8/07



POINT OF COMMENCEMENT FOUND 6" X 6" STONE WITH CHEELED "X" AT SOUTHWEST CORNER OF NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 9 WEST - WARRICK CO., IN

SOUTH BROADVIEW SECTION "A" P.F. 1, CD. 142

2007R-011589  
PATRICIA A. BROOKS  
WARRICK COUNTY RECORDER  
RECORDED ON 11/16/2007 09:55:23AM  
REC FEE: .22.00  
PAGES: 1

WYNGATE SUBDIVISION SECTION B  
AMENDED FINAL PLAT  
BARRINGTON DEVELOPMENT GROUP  
WARRICK COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING  
CIVIL ENGINEERING (EIT) 424-2451 LAND SURVEYING  
EVANSVILLE, INDIANA 47710  
1133 WEST MILL ROAD

DATE: 10/19/07  
PROJECT NO.: 642-B  
REVISIONS: 4/27/07

SHEET NO. 1 OF 1