AREA PLAN COMMISSION OFFICIAL FORM

94-13128

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 11 1994

Tom Humphrey
AUDITOR

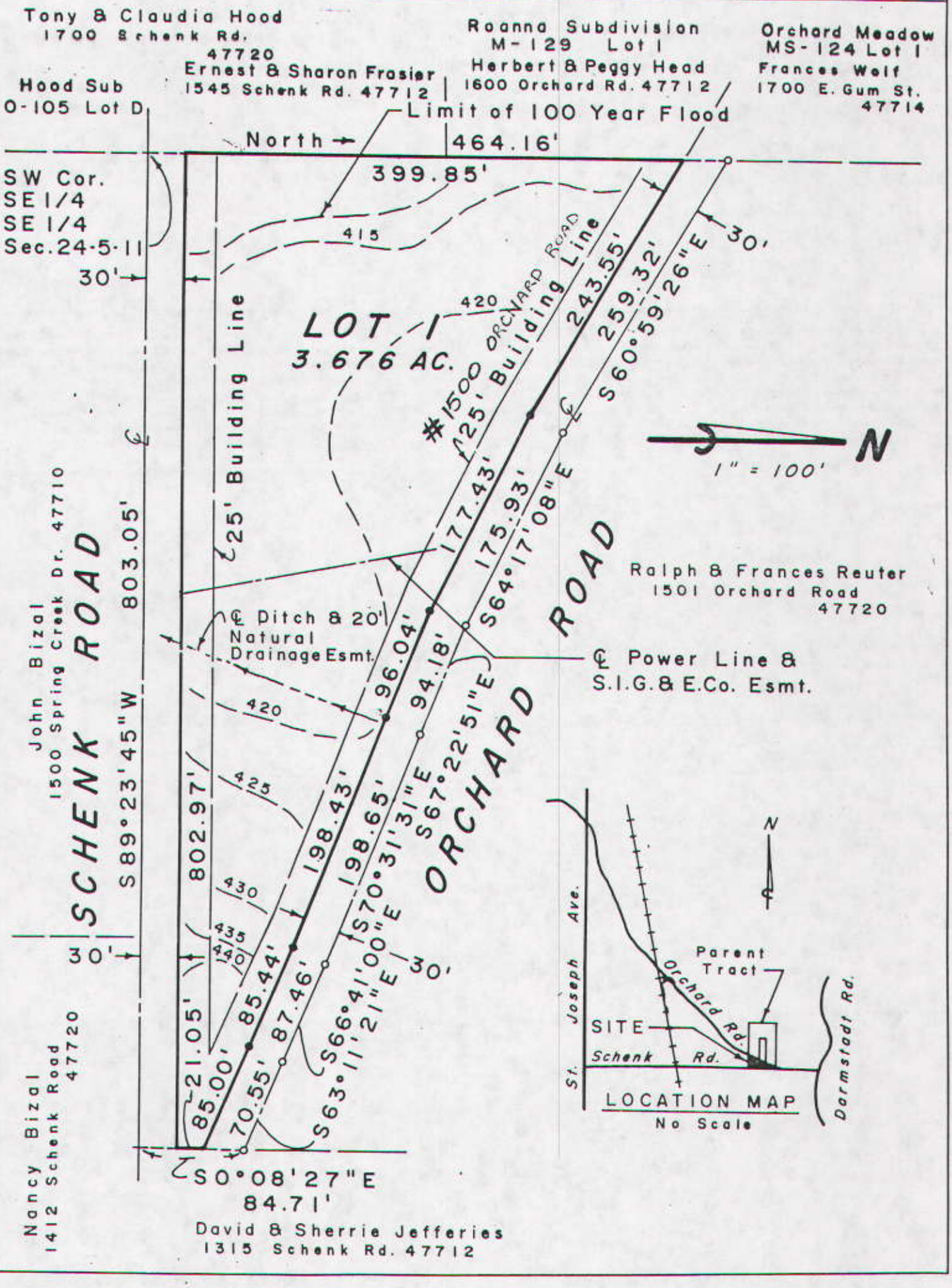
2706

MS-196

RECEIVED FOR RECORD
at 2:30 P M.
MAY 11 19 94
Plat Drawer MS
Card 196
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

ORCHARD HIGHLAND SUBDIVISION



SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, 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 ALL LOCATIONS NOTED.

DATE Apr. 6, 94 Billy T. Nicholson LS

BILLY T. NICHOLSON REGISTERED NO. 7864 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

GREGORY S. O'NEAL & SHARON K. O'NEAL, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS ORCHARD HIGHLAND SUBDIVISION

Gregory S. O'Neal
GREGORY S. O'NEAL

620 Bob Court
Evansville, IN 47711

Sharon K. O'Neal
SHARON K. O'NEAL

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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 ingress and egress and temporary staging areas for work by public utilities.
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 drainage easements.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 19th DAY OF April 1994.

MY COMMISSION EXPIRES: 3/13/96

Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

BARBARA A RUNYON
PRINTED

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 ON MAY 11 1994.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MAY 11, 1994

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Luxon

ORCHARD HIGHLAND SUBDIVISION

Part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at an iron pin in Schenk Road marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 24, thence North along the West line of said Quarter Quarter Section a distance of 464.16 feet to an iron pin in the center of Orchard Road, thence South 60 degrees 59 minutes 26 seconds East along said centerline 259.32 feet, thence South 64 degrees 17 minutes 08 seconds East along said centerline a distance of 175.93 feet, thence South 67 degrees 22 minutes 51 seconds East along said centerline a distance of 94.18 feet, thence South 70 degrees 31 minutes 31 seconds East along said centerline a distance of 198.65 feet, thence South 66 degrees 41 minutes 00 seconds East along said centerline a distance of 87.46 feet, thence South 63 degrees 11 minutes 21 seconds East along said centerline a distance of 70.55 feet to the West line of the property deeded to David and Sherie Jeffries by deed recorded in Deed Book 660, Page 112 in the office of the Recorder of Vanderburgh County, thence South 0 degrees 08 minutes 27 seconds East along the West line thereof 84.71 feet to the Southwest corner thereof, thence South 89 degrees 23 minutes 45 seconds West along the South line of the Southeast Quarter Southeast Quarter of said Section 24 a distance of 803.05 feet to the place of beginning containing 4.839 acres more or less.

Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Iron pins on all lot corners.

City water, gas, and electric available at site.

City water available by extension.

Sanitary sewer not available at site.