AREA PLAN COMMISSION OFFICIAL FORM

96-15865

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 26 1996

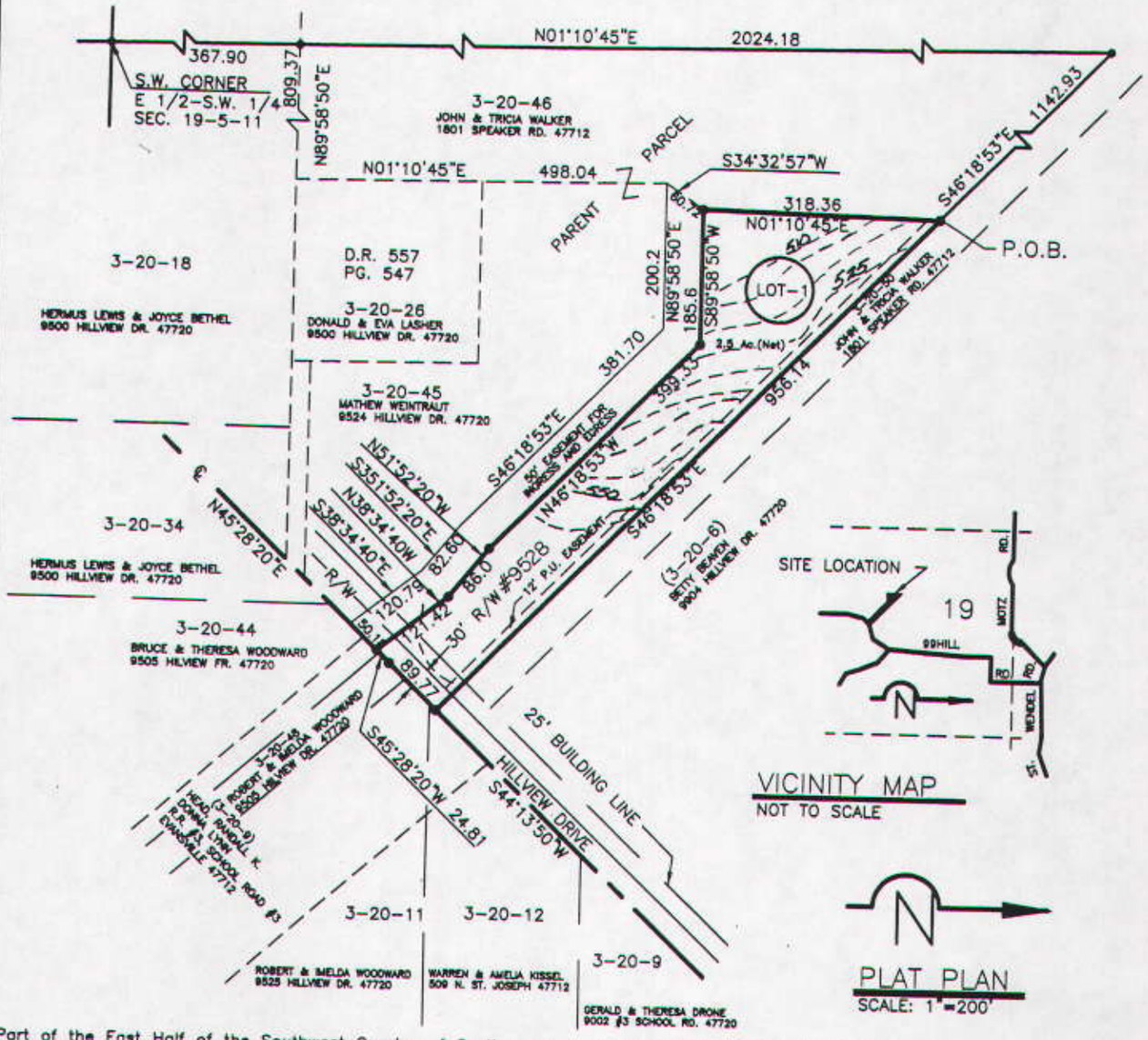
Suzanne M Crouch
AUDITOR 3398

RECEIVED FOR RECORD
at 2:02 P.M.
6-26-1996
Plat Drawer MS
Card 243
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-243

DO NOT WRITE IN SPACE ABOVE THIS LINE

WINTER HILLS ESTATES



Part of the East Half of the Southwest Quarter of Section 19, Township 5 South, Range 11 West, lying in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 19, thence North 1 degree 10 minutes 45 seconds East along the West line of said Half Quarter Section a distance of 2024.18 feet, thence South 46 degrees 18 minutes 53 seconds East a distance of 1142.93 feet to the point of beginning, thence continue South 46 degrees, 18 minutes 53 seconds East a distance of 956.14 feet to a point in the center of Hillview Drive, thence South 44 degrees 13 minutes 50 seconds West along the center of said road a distance of 89.77 feet, thence South 45 degrees 28 minutes 20 seconds West along the center of said road a distance of 24.81 feet, thence North 38 degrees 34 minutes 40 seconds West a distance of 121.42 feet, thence North 51 degrees 52 minutes 20 seconds West a distance of 86.0 feet, thence North 46 degrees 18 minutes 53 seconds West a distance of 399.33 feet, thence South 89 degrees 58 minutes 50 seconds West a distance of 185.6 feet, thence North 1 degree 10 minutes 45 seconds East and parallel to the West line of said Half Quarter Section a distance of 318.36 feet to the place of beginning and containing a gross area of 2.58 acres and a net of 2.5 acres more or less.

All lot corners marked with 5/8" iron pin except as noted.

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 blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

UTILITIES: According to S.I.G.E.C.O. electric power is available to the proposed site, according to the German Township Water Service, water is near the site.

FLOOD DATA: According to F.I.R.M. Panel 75 of 100, dated August 5, 1991, for Vanderburgh County, Indiana, the proposed site lies outside the 100 year flood zone.

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 6/24/96 Billy T. Nicholson RS

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Bryan K. Fluty, 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 Winter Hills Estates

Bryan K. Fluty

Bryan K. Fluty
9805 New Harmony Road
Evansville, IN 47720
(812) 963-8938

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 24th DAY OF June 1996.

MY COMMISSION EXPIRES: 3/13/2000

Barbara A Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Barbara A Runyon
PRINTED

NOTARY PUBLIC SEAL INDIANA

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

_____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE June 25, 1996

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham