AREA PLAN COMMISSION OFFICIAL FORM

MS-272

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 08 1998

Suzanne M. Crouch
AUDITOR

#7163

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

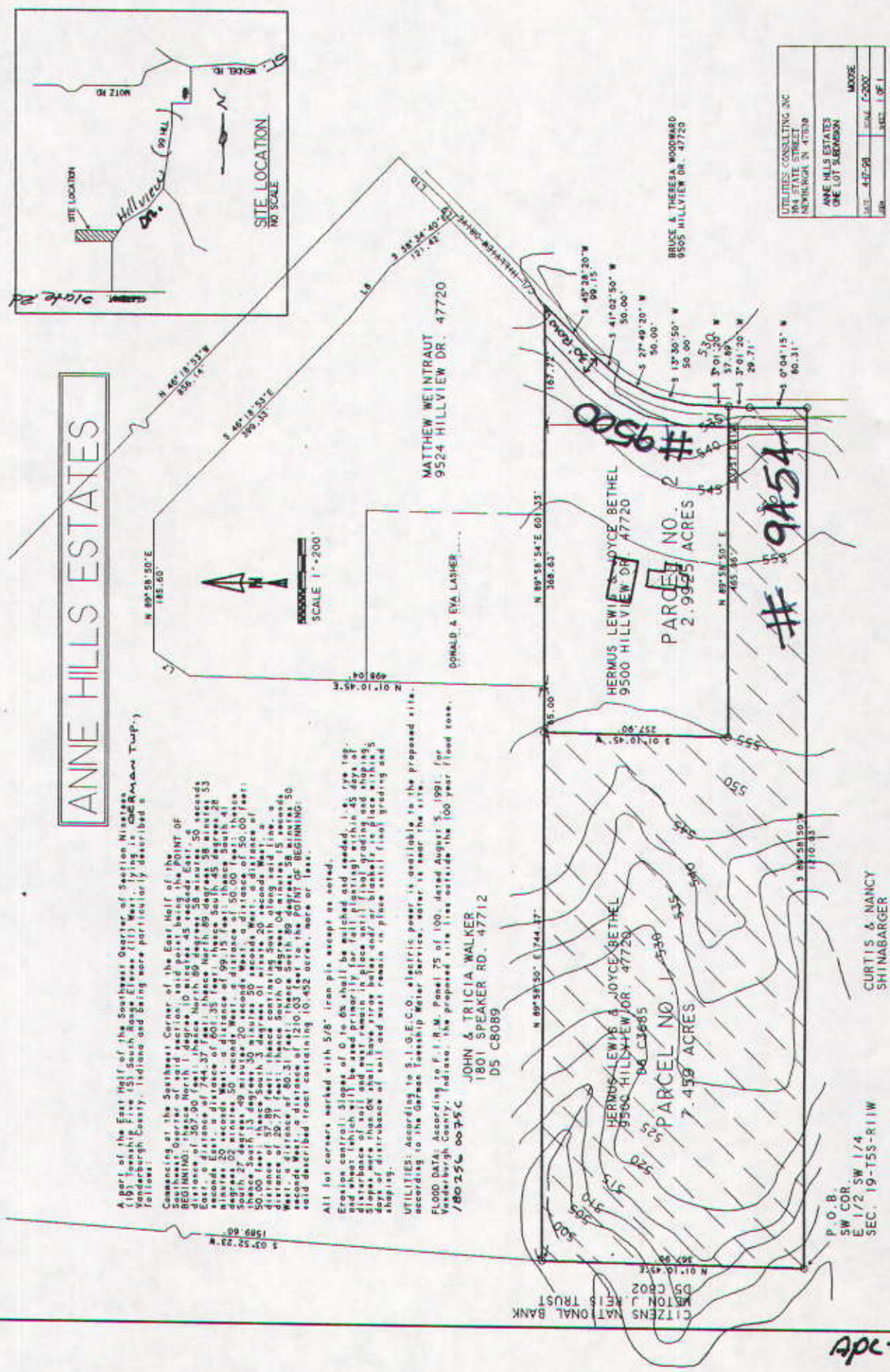
1998R00033718

10-08-1998 10:17 AM

RECORDING FEE: 11.00
PAGES: 2

DO NOT WRITE IN SPACE ABOVE THIS LINE

Anne Hills Estates



A part of the East Half of the Southeast Quarter of Section Nineteen (19), Township Five (5) South, Range Eleven (11) West; lying in German Twp.; Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the East Half of the Southeast Quarter of said section, said point being the POINT OF BEGINNING; thence North 1 degree, 10 minutes, 45 seconds East 50 feet; thence North 89 degrees, 58 minutes, 50 seconds East a distance of 744.37 feet; thence North 89 degrees, 58 minutes, 53 seconds East a distance of 601.35 feet; thence South 45 degrees, 28 minutes, 20 seconds West a distance of 99.15 feet; thence South 41 degrees, 02 minutes, 50 seconds West a distance of 50.00 feet; thence South 27 degrees, 49 minutes, 20 seconds West a distance of 50.00 feet; thence South 13 degrees, 30 minutes, 50 seconds West a distance of 50.00 feet; thence South 3 degrees, 01 minutes, 20 seconds West a distance of 57.89 feet; thence continuing South along said line a distance of 29.71 feet; thence South 0 degrees, 04 minutes, 15 seconds West a distance of 80.31 feet; thence South 89 degrees, 58 minutes, 50 seconds West a distance of 1210.03 feet to the POINT OF BEGINNING; said described tract containing 10.432 acres, more or less.

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

Erosion control: Slopes of 3 to 1 or steeper shall be mulched and seeded, 1 ½ ton per acre of straw mulch and 400 pounds per acre of 10-10-10 fertilizer. Mulch shall be placed within 45 days of disturbance of soil and seeded. Permanent vegetation shall be established within 90 days of disturbance of soil and mulch shall be placed within 15 days. Slopes more than 6% shall have straw bales and/or silt fence placed at toe of slope as a temporary measure until final grading and shaping.

UTILITIES: According to 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.

/80256 0075C

Apc# 15-MS-98

SURVEYORS CERTIFICATE

I, Elmo D Dockery, 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 8-18-98 Elmo D Dockery

ELMO DOUGLAS DOCKERY REGISTER 9920 LAND SURVEYOR, STATE OF INDIANA

OWNERS CERTIFICATE

Hermus A. Lewis & Joyce Ballard THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS Anne Hill Estates

Hermus A. Lewis
9500 Hillview Dr.
Evansville, IN. 47720

Joyce Ballard
9500 Hillview Dr.
Evansville, IN. 47720

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 easement 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 a 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 Warrick 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 18th DAY OF August 1998.

MY COMMISSION EXPIRES: 7-27-06 Rebecca S Biggerstaff
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY Rebecca S. Biggerstaff
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 Barbara L. Cummings

PRESIDENT Alfred H. Bana Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings