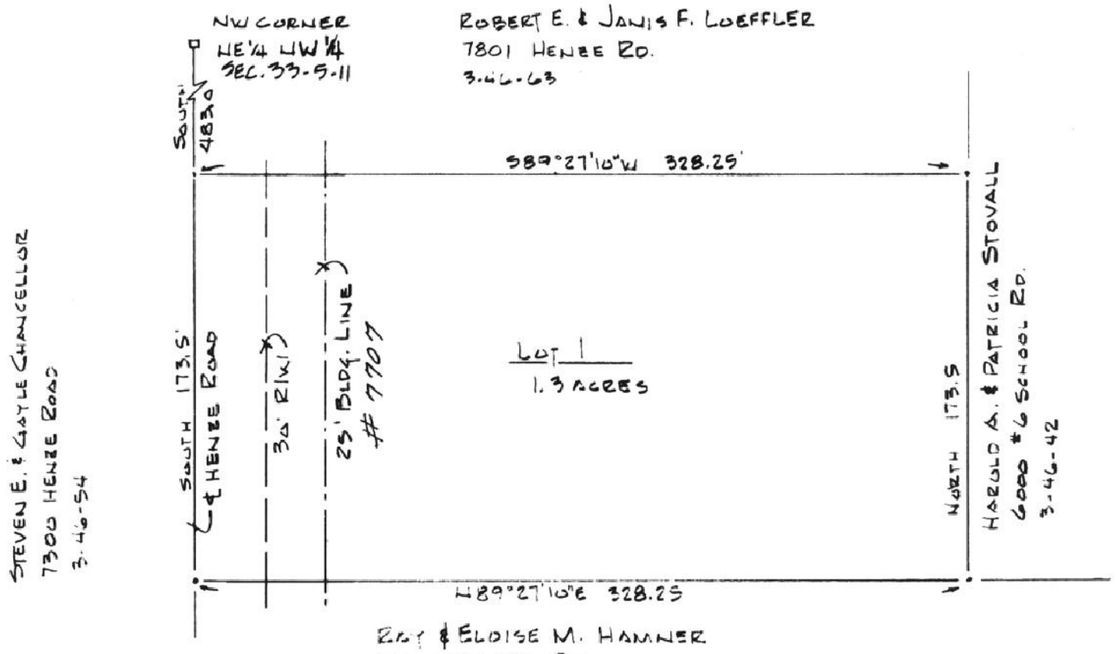
SYCAMORE VALLEY

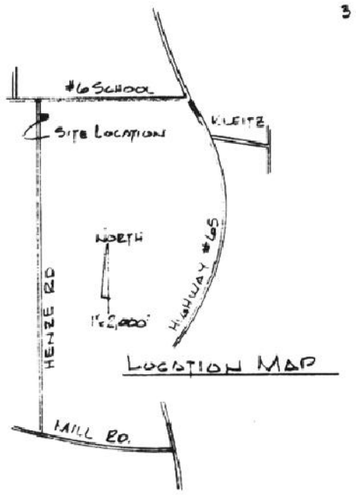
86-14050

LEGAL BOUNDARY DESCRIPTION

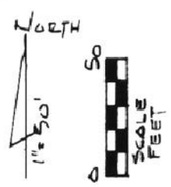
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33; TOWNSHIP 5 SOUTH; RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS ——

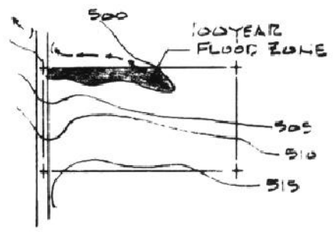
BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION 483.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH, ALONG THE WEST LINE, A DISTANCE OF 173.5 FEET, THENCE N89°27'10"E, PARALLEL TO THE NORTH LINE, A DISTANCE OF 328.25 FEET, THENCE NORTH AND PARALLEL TO THE WEST LINE, A DISTANCE OF 173.5 FEET, THENCE S89°27'10"W A DISTANCE OF 328.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.3 ACRES MORE OR LESS.





LOCATION MAP





FLOOD - 100 YEAR FLOOD ZONE INDICATED BY SHADED AREA ACCORDING TO FIRM PANEL DATED 1982 FOR VANDERBURGH COUNTY INDIANA. NO BUILDING SHALL BE PERMITTED BELOW THE ELEVATION SHOWN

UTILITIES

WATER — GERMAN TOWNSHIP WATER DISTRICT
GAS & ELECTRIC — SOUTHERN INDIANA GAS & ELECTRIC CO.
SEWAGE DISPOSAL — SEPTIC FIELD SYSTEM — INDIVIDUAL SEWAGE SYSTEMS MUST BE IN COMPLIANCE WITH NSE-25 AND EACH LOT MUST HAVE A CERTIFIED ENGINEERED SYSTEM APPROVED BY THE HEALTH DEPARTMENT

ZONING CLASSIFICATION

ALL AREAS SHOWN ARE ZONED AGRICULTURAL

TEMPORARY EROSION CONTROL STATEMENT

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 OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING

SOIL CLASSIFICATION

HoB2 - HOSMER SILT LOAM, 2 TO 6% SLOPES, ERODED
HoC2 - HOSMER SILT LOAM, 6 TO 12% SLOPES, ERODED

SURVEYOR'S CERTIFICATE

I DO HEREIN CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE PLAT REPRESENTS A SURVEY BY ME, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS ARE ACCURATELY SHOWN

Steven Hahn
STEVEN E. HAHN, L.S.
IND. REG. NO. 50174

STEVEN E. HAHN — REGISTERED — No. 50174 — STATE OF INDIANA — LAND SURVEYOR

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS — ALL ROADS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. FRONT YARD 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 BUILDINGS OR STRUCTURES.

Harold Stovall
HAROLD STOVALL

Patricia Stovall
PATRICIA STOVALL

NOTARY CERTIFICATE

STATE OF INDIANA]
COUNTY OF VANDERBURGH] SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF VANDERGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND SUBDIVIDERS OF THE REAL ESTATE DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 16th DAY OF May, 1986

Nancy S. Imel
NOTARY PUBLIC
NANCY S. IMEL
PRINTED

MY COMMISSION EXPIRES: 2-6-88

NOTARY PUBLIC ENVIRON. DIV. STATE OF INDIANA

AREA PLAN COMMISSION 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 APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON JUNE 13, 1986

Virgil D. Miller
PRESIDENT

P. Curran
EXECUTIVE DIRECTOR

JUNE 13, 1986
PLAT RELEASE DATE

RECEIVED FOR RECORD
at 9:01 A.M.
JUNE 16 1986
Plat Book N
Page 15
BOB STEELE, RECORDER
VANDERBURGH COUNTY

JULY ENTERED FOR TAXATION
JUN 16 1986 3268
Rhea Ann Beeler AUDITOR

N-15