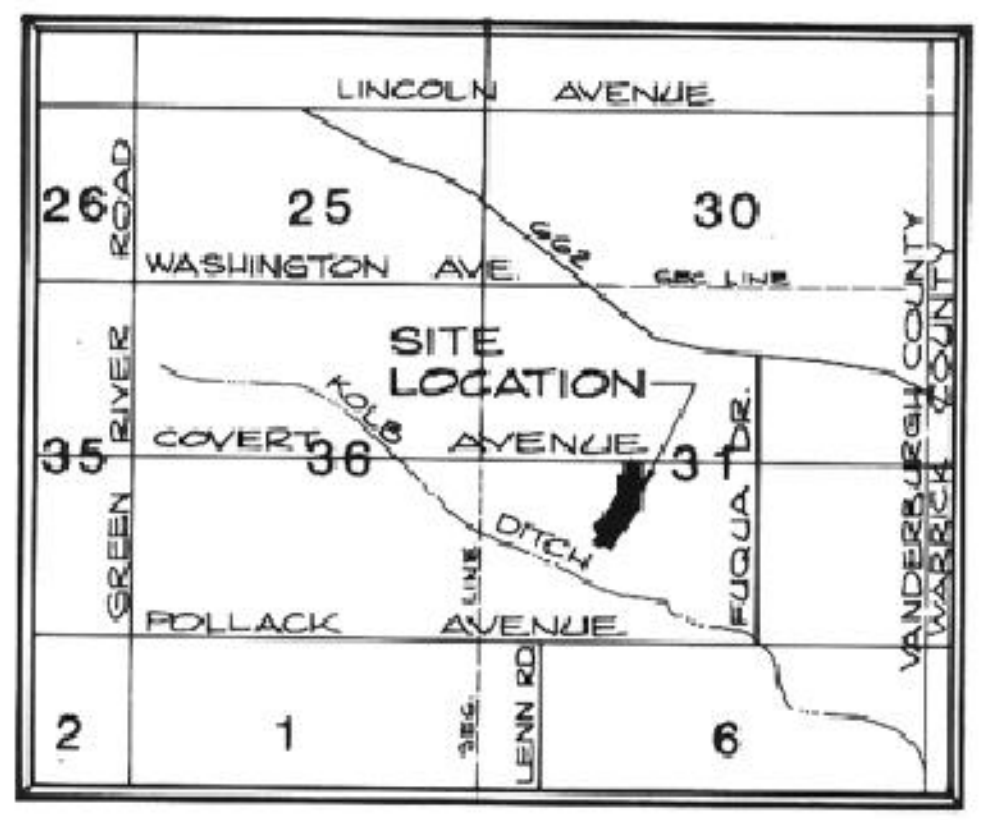
AUDUBON ESTATES SECTION A
AND REPLAT OF LOTS 43,44&45 IN EASTLAND ESTATES SECTION "C"

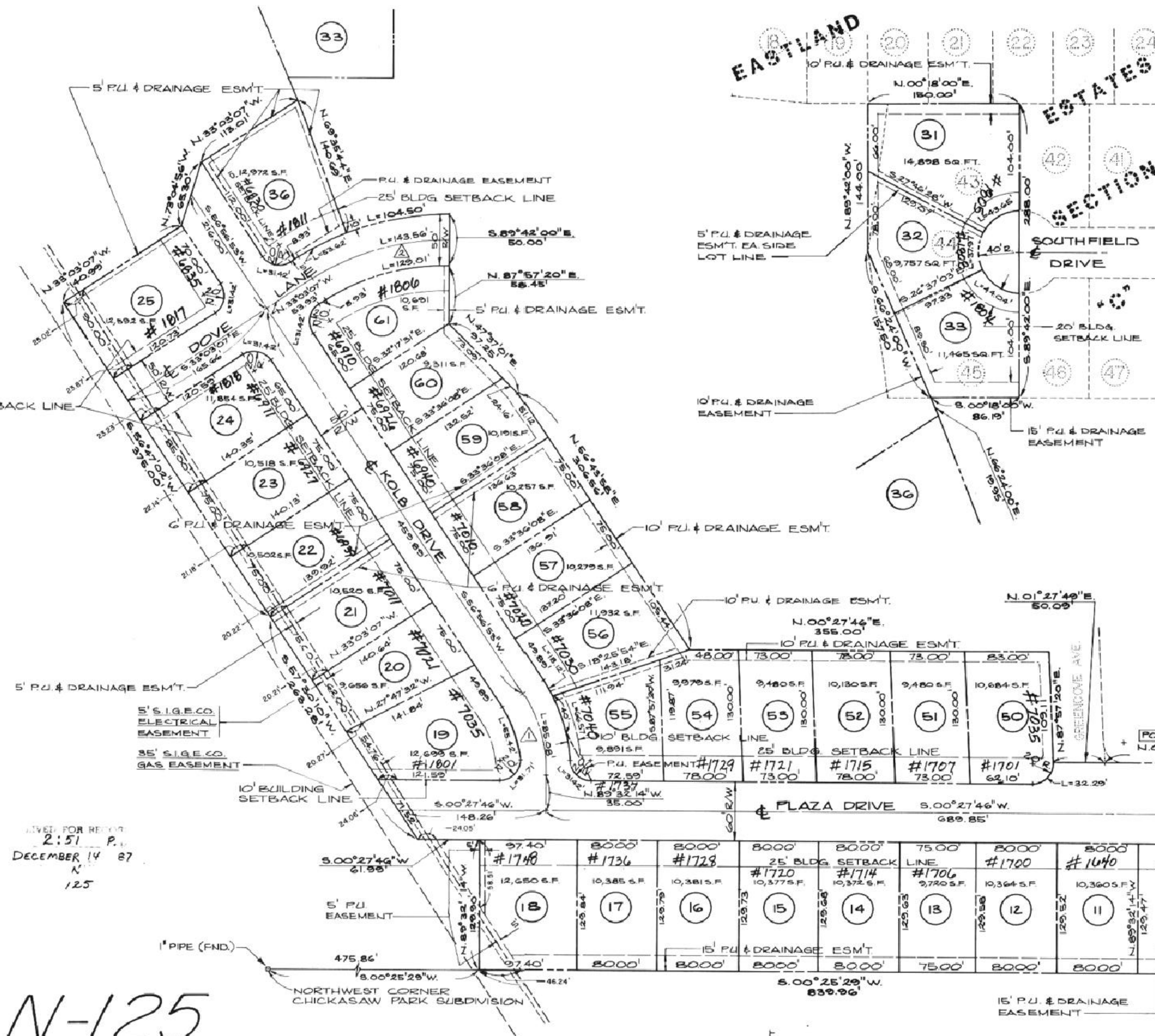
87-28495

SCALE: 1"=60'

60 30 0 50 100 150 ft.



LOCATION MAP
SCALE: 1"=3000'



N-125

RECEIVED FOR RECORD 2:51 P.M. DECEMBER 14 87 N 125

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 31, Township 6 South, Range 9 West, Vanderburgh, Indiana, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section; thence north 89 degrees 17 minutes 05 seconds east along the north line of said quarter section 2032.44 feet and to the point of beginning; thence continuing north 89 degrees 17 minutes 05 seconds east 102.52 feet to the northeast corner of the Northwest Quarter of the Southwest Quarter of said section; thence continuing north 89 degrees 17 minutes 05 seconds east along the north line of said Southwest Quarter 106.87 feet; thence south 00 degrees 25 minutes 29 seconds west 839.96 feet; thence north 89 degrees 32 minutes 14 seconds west 129.90 feet; thence south 00 degrees 27 minutes 46 seconds west 61.99 feet; thence south 57 degrees 30 minutes 10 seconds west 263.28 feet; thence south 56 degrees 47 minutes 02 seconds west 375.00 feet; thence north 33 degrees 03 minutes 07 seconds west 140.99 feet; thence north 73 degrees 04 minutes 56 seconds west 65.30 feet; thence north 33 degrees 03 minutes 07 seconds west 113.01 feet; thence north 69 degrees 35 minutes 44 seconds east 140.69 feet to a point on a curve concave to the southeast having a radius of 271.63 feet and a chord measuring 103.86 feet; thence along said curve for 104.50 feet; thence south 89 degrees 42 minutes 00 seconds east 50.00 feet; thence north 87 degrees 57 minutes 20 seconds east 58.45 feet; thence north 47 degrees 37 minutes 01 seconds east 97.25 feet; thence north 56 degrees 43 minutes 58 seconds east 306.56 feet; thence north 00 degrees 27 minutes 46 seconds east 355.00 feet; thence north 87 degrees 57 minutes 20 seconds east 109.11 feet; thence north 01 degrees 27 minutes 49 seconds east 50.09 feet; thence north 00 degrees 27 minutes 46 seconds east 217.67 feet and to the point of beginning, containing 9.9486 acres.

ALSO,

A Replat of Lots 43, 44 and 45 in Eastland Estates Section "C", as per plat thereof recorded in Plat Book M, page 46 in the office of the Recorder, Vanderburgh County, Indiana, and Part of the Southwest Quarter of Section 31, Township 6 South, Range 9 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of Lot 46 in Eastland Estates Section "C", as per plat thereof recorded in Plat Book M, page 46 in the office of the Recorder of Vanderburgh County, Indiana; thence south 00 degrees 18 minutes 00 seconds west 86.19 feet; thence south 66 degrees 24 minutes 00 seconds west 157.50 feet; thence north 89 degrees 42 minutes 00 seconds west 144.00 feet; thence north 00 degrees 18 minutes 00 seconds east 150.00 feet; thence south 89 degrees 42 minutes 00 seconds east 288.00 feet and to the point of beginning, containing 0.886 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on August 17, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 10th day of Dec., 1987.

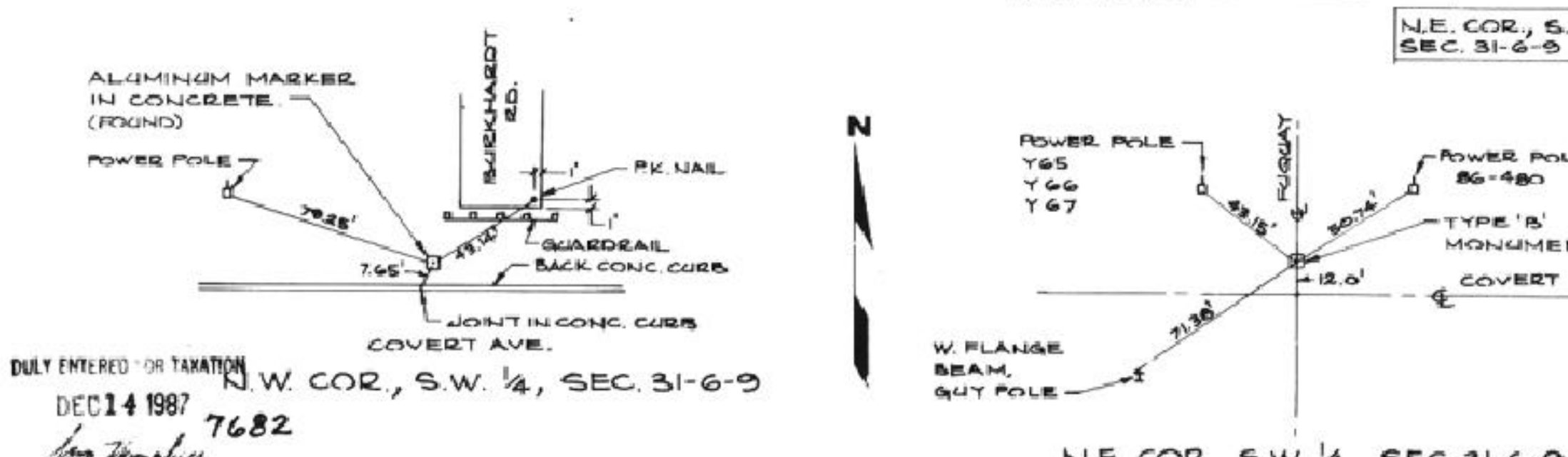
JAMES Q. MORLEY REGISTERED No. 13817 STATE OF INDIANA PROFESSIONAL ENGINEER

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

CURVE DATA

CURVE #	RADIUS	DEGREE OF CURVE	LENGTH	CHORD	TANGENT
1	145.46'	39°-23'-21"	85.08'	83.87'	43.80'
2	246.63'	23°-13'-53"	143.56'	141.54'	73.88'

DULY ENTERED FOR TAXATION DEC 14 1987 7682 AUDITOR



REFERENCES TO SECTION CORNERS

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

8-24-87
DATE

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

11-23-87
DATE

OWNER'S CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as AUDUBON ESTATES SECTION A. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use. The easements shown for SIGECO gas and electric lines are hereby dedicated to SIGECO.

W. C. Bussing, Jr. O. W. Kattmann, Jr.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 10th day of December, 1987.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public
TERRY A. CAMPBELL
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 4, 1986.

President

Plat Release Date DECEMBER 14, 1987

Director Director

GENERAL NOTES

Temporary Erosion Control: Slopes of 0-6% 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.

Utilities: Sewer, water, and electric are available near the site and can be extended to serve this development.

Flood Plain Data: Per F.I.R.M. Panel No. 180256 0050 B dated 3/19/82, Vanderburgh County, Indiana, no portion of the proposed subdivision is within the designated 100 year flood zone. The 100 year flood elevation for this subdivision, based on the before mentioned F.I.R.M. panel, is 381.0.

Public Drainage Easement: The 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 the drainage easement.

Fences:

- No fence shall be constructed within the SIGECO gas line easement located in Lots 18, 19, 20, 21, 22, 23, 24 & 25.
- No fence shall be constructed within the northern 15 foot wide easement on Lot 10.
- Any fence constructed within any other easement is subject to the rights of ingress and egress by the utilities.

Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

BOB STEELE RECORDER VANDERBURGH CO.

Restrictions see misc. dr. 8 cd 7536 Date 12-14-87 Inst. 87-38728 Attest Patti Ballotte, DRVC