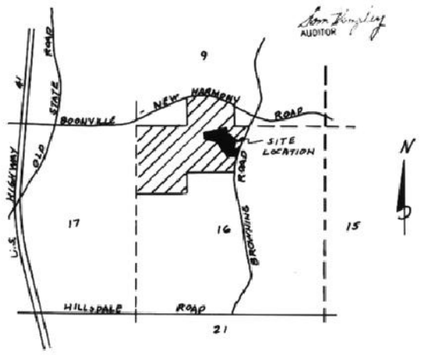
Restrictions see misc. dr 3 cd 6609 Instr. 91-21876 Date 9-20-91 Attest: BOB STEELE RECORDER VANDERBURGH CO. Patti Hullett DRVC

HUNTER'S RIDGE SUBDIVISION SEC."A"

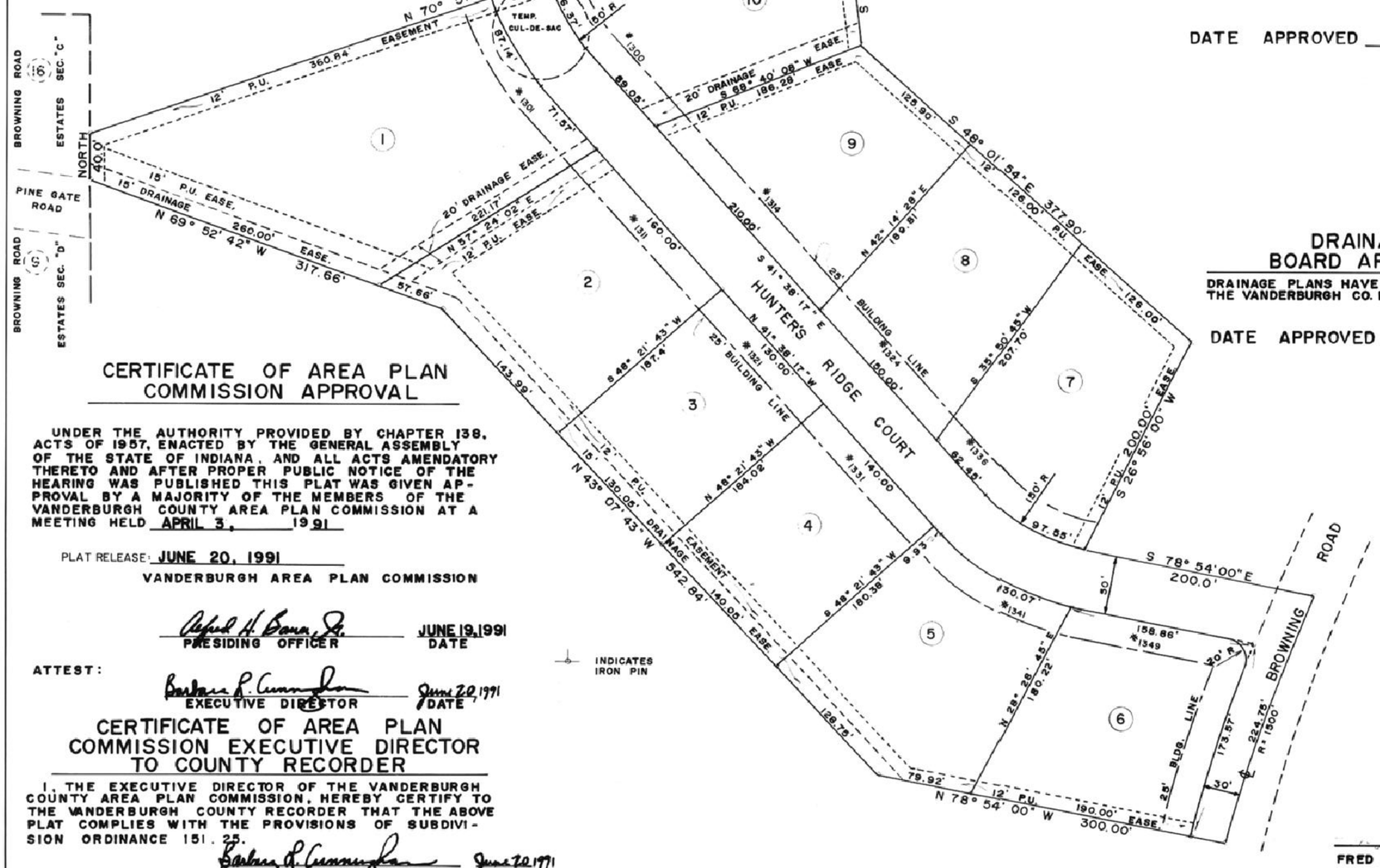
0-43

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUN 20 1991 4943
Thom Kingsley AUDITOR

2:08 P
JUNE 20 91
0
43
91-14066



LOCATION MAP
SCALE 1" = 2000'



INDICATES IRON PIN

LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP-5-SOUTH, RANGE-10-WEST, IN VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00° 12' 54" EAST (326.41) FEET; THENCE NORTH 72° 27' 12" WEST (195.00) FEET; THENCE SOUTH 08° 10' 35" WEST (322.46) FEET; THENCE SOUTH 06° 32' 47" EAST (164.00) FEET TO AN IRON MARKING THE POINT OF BEGINNING; THENCE SOUTH 06° 32' 47" EAST (143.00) FEET TO AN IRON; THENCE SOUTH 48° 01' 54" EAST (377.90) FEET TO AN IRON; THENCE SOUTH 26° 56' 00" WEST (200.00) FEET TO AN IRON; THENCE SOUTH 78° 54' 00" EAST (200.00) FEET TO A RAILROAD SPIKE IN THE CENTER OF BROWNING ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID ROAD ON A 1500 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF (224.75) FEET (SAID CURVE SUBTENDED BY A CHORD OF SOUTH 19° 44' 34" WEST 224.54 FEET); THENCE NORTH 78° 54' 00" WEST (300.00) FEET TO AN IRON; THENCE NORTH 43° 07' 43" WEST (542.84) FEET TO AN IRON; THENCE NORTH 69° 52' 42" WEST (317.66) FEET TO AN IRON AT THE SOUTHEAST CORNER OF LOT 16 IN BROWNING ROAD ESTATES SECTION "C"; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION (40.00) FEET TO AN IRON; THENCE NORTH 70° 57' 35" EAST (673.50) FEET TO AN IRON AT POINT OF BEGINNING.

CONTAINING 8.56 ACRES MORE OR LESS.

COUNTY COMMISSIONERS APPROVAL

ROAD CONSTRUCTION PLANS CONFORM TO CURRENT VANDERBURGH CO. STANDARDS

DATE APPROVED JUNE 3, 1991

DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH CO. DRAINAGE BOARD.

DATE APPROVED APRIL 1, 1991

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING 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. STRIPS OF GROUND OF THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE HERE BY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER MAINS, SURFACE WATER DRAINAGE, POLE, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEAL THIS 3rd DAY OF June 19 91

JAMES M. FUQUAY
PRESIDENT

FUQUAY CONSTRUCTION
2225 N. CULLEN AVE.
EVANSVILLE, IN. 47715

DEE ANN FUQUAY
SECRETARY

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 19___

NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES _____ 19___

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD APRIL 3, 1991

PLAT RELEASE: JUNE 20, 1991

VANDERBURGH AREA PLAN COMMISSION

Alfred H. Bowe Jr. — JUNE 19, 1991
PRESIDING OFFICER — DATE

ATTEST:

Barbara A. Cummings — June 20, 1991
EXECUTIVE DIRECTOR — DATE

CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY RECORDER

I, THE EXECUTIVE DIRECTOR OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION, HEREBY CERTIFY TO THE VANDERBURGH COUNTY RECORDER THAT THE ABOVE PLAT COMPLIES WITH THE PROVISIONS OF SUBDIVISION ORDINANCE 151.25.

Barbara A. Cummings — June 20, 1991
EXECUTIVE DIRECTOR — DATE

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME ON MAY 13, 1991, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER L.S.
IN REG. NO. S0137

For easement Applying to Lot 3-8
See Deed Drawer 6 card 80164