BROOKVIEW HEIGHTS SECTION III

SCALE 1" = 50'

0-47

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 2 1991
6093
AUDITOR

RECEIVED FOR RECORD
at 3:19 PM
AUG 2, 1991
Plat Book O
Page 47
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-17780

BOUNDARY DESCRIPTION

Part of the North One-half of the South One-half and part of the South One-half of the North One-half of Section 20, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of Old State Road which is located by commencing at the southwest corner of the North Half of the South Half of Said Section; thence north 89 degrees 05 minutes 38 seconds east along the south line of the North Half of the South Half of said Section for 970.3 feet to said point in the center of Old State Road; thence north 00 degrees 12 minutes east along said road for 750.00 feet to the southwest corner of Brookview Heights-Section I, as per plat thereof recorded in Plat Book N, page 126 in the office of the Recorder of Vanderburgh County, Indiana; thence north 00 degrees 13 minutes 33 seconds west 887.30 feet to the northwest corner of Brookview Heights-Section II, as per plat thereof recorded in Plat Book N, page 192 in the office of the Recorder of Vanderburgh County, Indiana; thence north 89 degrees 06 minutes 52 seconds east along the north line of said Brookview Heights-Section II, 700.00 feet to the point of beginning; thence north 89 degrees 06 minutes 52 seconds east 798.40 feet; thence south 00 degrees 53 minutes 13 seconds east 147.00 feet; thence south 28 degrees 23 minutes 25 seconds west 57.32 feet; thence south 00 degrees 53 minutes 08 seconds east 140.00 feet; thence south 89 degrees 06 minutes 52 seconds west 403.61 feet; thence south 14 degrees 33 minutes 46 seconds west 38.51 feet; thence south 04 degrees 29 minutes 10 seconds west 95.36 feet; thence south 00 degrees 48 minutes 18 seconds west 95.36 feet; thence south 01 degrees 12 minutes 27 seconds west 99.73 feet; thence south 02 degrees 28 minutes 45 seconds east 100.00 feet; thence south 00 degrees 24 minutes 22 seconds east 110.96 feet; thence south 07 degrees 35 minutes 02 seconds west 111.87 feet; thence south 16 degrees 09 minutes 59 seconds west 117.93 feet; thence south 67 degrees 33 minutes 30 seconds east 45.81 feet to a point on a curve concave to the south having a radius of 1380.82 feet and a chord measuring 10.37 feet bearing south 67 degrees 20 minutes 38 seconds east; thence along said curve for 10.37 feet; thence south 22 degrees 52 minutes 20 seconds west 50.00 feet; thence south 22 degrees 26 minutes 30 seconds west 161.94 feet; thence north 65 degrees 45 minutes 57 seconds west 0.19 feet; thence north 67 degrees 53 minutes 30 seconds west 293.27 feet; thence north 66 degrees 37 minutes 14 seconds west 106.64 feet to the southeast corner of said Brookview Heights-Section I; thence north 22 degrees 26 minutes 30 seconds east 161.93 feet; thence north 33 degrees 24 minutes 05 seconds east 50.93 feet; thence north 00 degrees 13 minutes 33 seconds west 965.98 feet to the true point of beginning, containing 13.69 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 on July 15, 1987 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of July 1991

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

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

GENERAL NOTES

Zoning: The subject property and all adjacent property is zoned Agricultural.

Flood Plain Data: The 100 year flood elevations are designated on the affected lots by [ ]

Utilities: Sewer, water, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 10%

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control: (during construction)

Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches:

Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat within 45 days of disturbance.

Drainage Easements: Drainage easements are reserved for drainage purposes only; encroachment within open channels or underground conduits by any permanent structures, trees, shrubs, flowers, gardens, or vegetation other than grass is prohibited and the property owner(s) shall keep all drainage easements clear of any obstructions to the free flow of storm water. Public utilities shall have the right to make perpendicular crossings of said drainage easements, but only in a manner that will not impede in any way the flow of surface water.

Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are shown hereon.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BROOKVIEW HEIGHTS SECTION III. All roads shown and not previously dedicated are hereby dedicated to public use. Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby reserved for the installation, maintenance, operations, enlargement and repair of utility facilities, whether above ground or below ground. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land shall be subject to removal by a public utility without liability in the use of said easements by said utility.

Curve	Degree of Curve	Delta	Radius	Tangent	Length	Chord
1	09-22-46	24-55-14	610.85'	134.98'	265.69'	263.60'
2	03-27-08	13-17-55	1659.57	193.47	385.19	384.33
3	88-08-50	78-17-36	65.00	52.91'	88.82'	82.07'
4	04-08-57	00-25-49	1355.82	5.15'	10.15'	10.15'

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water provided; however, that public utilities are hereby permitted to cross such Drainage Easements with 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.

BUSSING AND ASSOCIATES

By: W. C. Bussing
W. C. Bussing, Jr., General Ptr.
3 S. Brentwood
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 3rd day of July 1991

My Commission Expires:
2-10-93

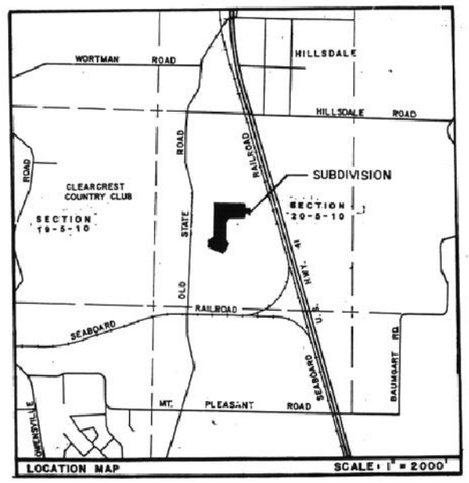
Notary Resides in
Vanderburgh
County, Indiana

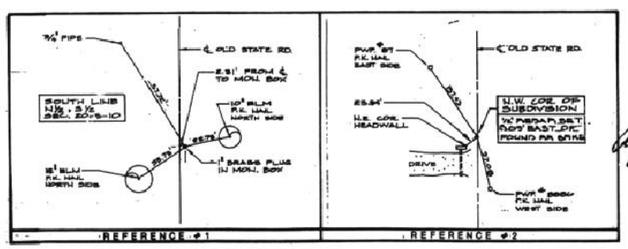
Terry A. Campbell
Notary Public
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
7-27-87

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
11-23-87





Under the authority provided by the Act5 of 1981, Public Law 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 at a meeting held on AUGUST 5, 1987

Alfred H. Evans, Jr. President — Barbara L. Cunningham, Executive Director

AUGUST 2, 1991 Plat Release Date — Barbara L. Cunningham, Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

For easement Applying to Lot Pt N½ S½ & Pt S½ N½ (Pt 64)
See Deed Drawer 9 card 4335

Restrictions See misc dr 3 cd 6327
Instr 91-17901 Date 8-5-91
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hallette DRVC

91-2044-4
7/29/91