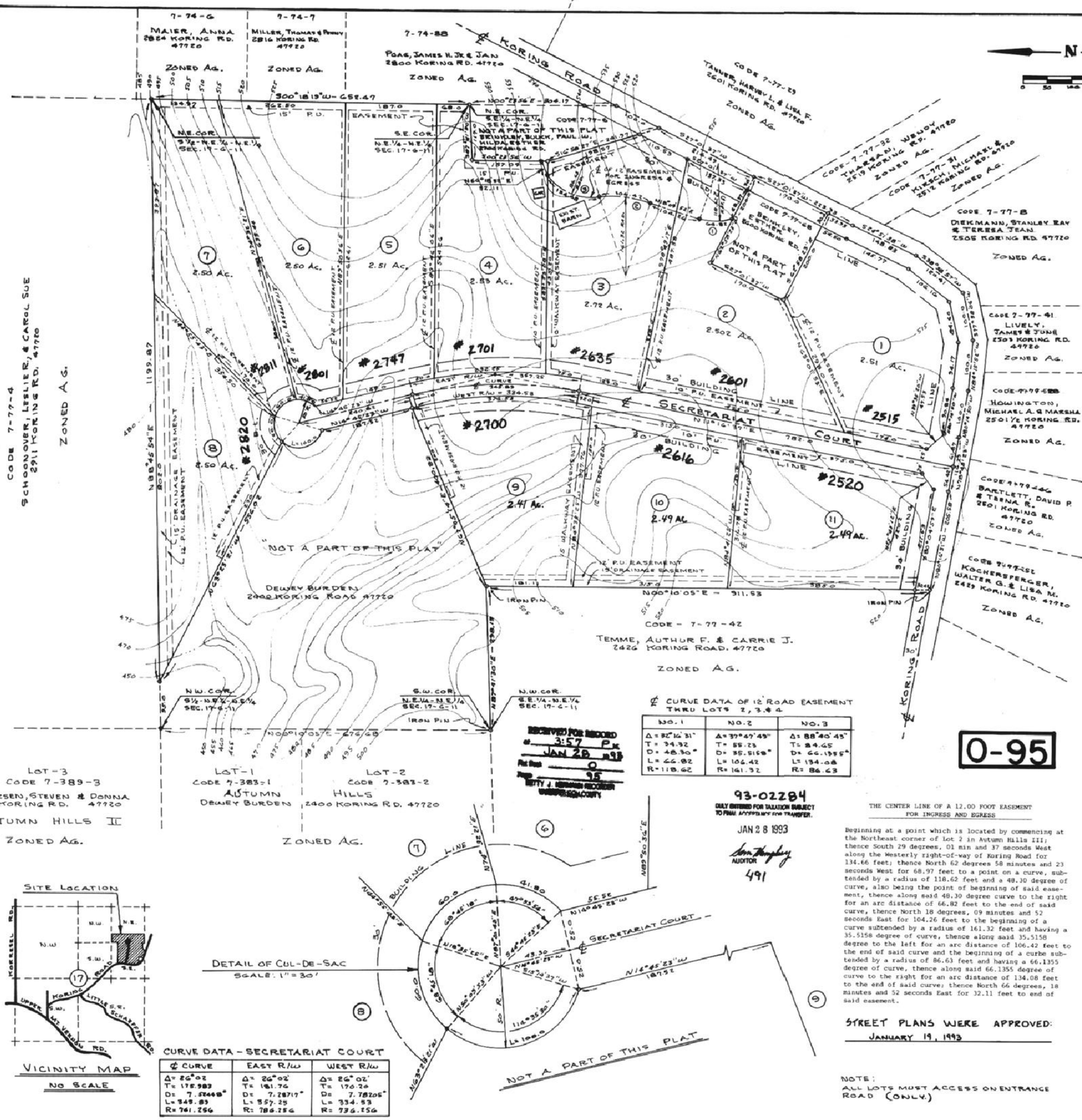
AUTUMN HILLS

SECTION III



LEGAL DESCRIPTION

A subdivision of the South one half of the Northeast Quarter of the Northeast Quarter, and part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 11 West, lying in Vnaderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the South line of the Northeast Quarter of the Northeast Quarter of said section, also being the North line of the Southeast Quarter of the Northeast Quarter of said section, said point lying North 87 degrees, 41 minutes and 30 seconds East 298.13 feet from the Southwest corner of said Northeast Quarter of the Northeast Quarter of said section also being the Northwest corner of said Southeast Quarter of the Northeast Quarter of said section thence North 67 degrees, 05 minutes and 14 seconds East for 400.83 feet, thence North 14 degrees, 45 minutes and 23 seconds West for 187.52 feet to a point on a non-tangent curbe, thence Westerly and Northerly along the arc of said curbe having a radius of 50.00 feet and having a central angle of 114 degrees, 35 minutes and 30 seconds for a distance of 100.00 feet thence North 63 degrees, 23 minutes and 21 seconds West for 556.02 feet to a point on the North line of the South one half of the Northeast Quarter of the Northeast Quarter of said Section, said point lying North 88 degrees, 45 minutes and 54 seconds East 95.00 feet from the Northwest corner of the South one half of the Northeast Quarter of the Northeast Quarter of said Section, thence North 88 degrees, 45 minutes and 54 seconds along the North line of said half, Quarter, Quarter Section for 1199.87 feet to the Northeast corner of the South one half of the Northeast Quarter of the Northeast Quarter of said Section; thence South 00 degrees, 18 minutes and 19 seconds West along the East line of said Half, Quarter, Quarter Section for 652.47 feet to the Southeast corner of the Northeast Quarter of said section also being the Northeast corner of the Southeast Quarter of the Northeast Quarter of said section, thence South 87 degrees, 41 minutes and 30 seconds West along the South line of the Northeast Quarter of the Northeast Quarter of said section, also being the North line of the Southeast Quarter of the Northeast Quarter of said Section for 117.00 feet, thence South 00 degrees, 23 minutes and 56 seconds West parallel to the East line of the Southeast Quarter of the North east Quarter of said section for 157.04 feet, thence South 16 degrees, 58 minutes 27 seconds East for 241.97 feet to a point in the center of Koring Road; thence South 27 degrees, 01 minute, 37 seconds West along the center of Koring Road, for 216.49 feet; thence North 62 degrees, 58 minutes 23 seconds West for 200.0 feet; thence South 27 degrees, 01 minute, 37 seconds West for 170.0 feet; thence South 62 degrees, 58 minutes, 23 seconds East 200.0 feet to a point in the center of Koring Road; thence South 27 degrees, 01 minute, 37 seconds West along the center of Koring Road, for 51.93 feet; thence South 24 degrees, 51 minutes 38 seconds West, along the center of Koring Road, for 148.83 feet; thence South 30 degrees, 38 minutes, 57 seconds West, along the center of Koring Road, 120.41 feet thence South 77 degrees, 38 minutes 06 seconds West, along the center of Koring Road, for 100.0 feet; thence North 84 degrees, 15 minutes, 32 seconds West, along the center of Koring Road, for 100.0 feet; thence North 80 degrees, 14 minutes, 50 seconds West, along the center of Koring Road for 100.0 feet; thence North 78 degrees, 43 minutes, 23 seconds West, along the center of Koring Road, for 116.29 feet; thence North 80 degrees, 16 minutes, 31 seconds West, along the center of Koring Road, for 205.58 feet; thence North 00 degrees, 10 minutes, 05 seconds East for 911.53 feet to the place of beginning and containing a gross area of 29.78 acres more or less.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said AUTUMN HILLS SECTION III.

Dewey J. Burden
Dewey J. Burden

Charlcie M. Burden
Charlcie M. Burden

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared the above signed Owners and Subdividers of the real estate described hereon and acknowledge the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 1st day of April, 1992

My commission expires:
June 4, 1992

Linda K. Dippenstaff
Notary Public

Linda K. Dippenstaff
Printed

NOTES: These Notes are required by the Area Plan Commission.

UTILITIES: Water, gas and electric are located in Koring Road.

FLOOD INFORMATION: According to FIRM Panel 100 of 100, for Vanderburgh County, Indiana, dated March 19, 1982 this site lies outside the 100 year flood plain.

SOIL TYPE: Ho B2, Hosmer silt loam, 2 to 6 percent slopes; Ho B3, Hosmer silt loam, 2 to 6 percent slopes; Ho C3, Hosmer silt loam, 6 to 12 percent slopes.

EROSION CONTROL: Slopes of 0 to 6 percent 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 more than 6 percent shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

EASEMENTS:

1. 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 obstruction. No structures other than such 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, with out liability, in the use of said easements by said utility.
2. 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.

ZONING: The zoning for this site and adjoining properties is Agricultural.

OWNER AND DEVELOPER: Dewey J. Burden and Charlcie M. Burden C/O Continental Management Corporation, 2308 North St. Joseph Avenue, Evansville, Indiana 47712.

SURVEYOR AND ENGINEER: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana, IN 47711.

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, P.L. 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 at a meeting held on 4-1, 1992.

President

Barbara L. Cummings
Executive Director

PLAT RELEASE: 1-28-93

Barbara L. Cummings
Executive Director

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, 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 locations as noted.

DATE: April 6, 1992

Sam Biggerstaff - L.S.

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

0-95

RECEIVED FOR RECORD at 3:57 PM JAN 28 1993 Rec Fee 9.00 BETTY J. HERMANN RECORDER VANDERBURGH COUNTY

93-02284
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JAN 28 1993
AUDITOR
491

℄ CURVE DATA OF 12 ROAD EASEMENT THRU LOTS 2, 3 & 4

NO. 1	NO. 2	NO. 3
Δ = 82°16'31"	Δ = 39°49'49"	Δ = 88°40'45"
T = 94.92	T = 55.23	T = 84.65
D = 48.30°	D = 85.5158°	D = 66.1355°
L = 66.82	L = 106.42	L = 134.08
R = 118.62	R = 161.32	R = 86.63

THE CENTER LINE OF A 12.00 FOOT EASEMENT FOR INGRESS AND EGRESS

Beginning at a point which is located by commencing at the Northeast corner of Lot 2 in Autumn Hills III; thence South 29 degrees, 01 min and 37 seconds West along the Westerly right-of-way of Koring Road for 134.66 feet; thence North 62 degrees 58 minutes and 23 seconds West for 68.97 feet to a point on a curve, subtended by a radius of 118.62 feet and a 48.30 degree of curve, also being the point of beginning of said easement, thence along said 48.30 degree curve to the right for an arc distance of 66.82 feet to the end of said curve, thence North 18 degrees, 09 minutes and 52 seconds East for 104.26 feet to the beginning of a curve subtended by a radius of 161.32 feet and having a 35.5158 degree of curve, thence along said 35.5158 degree to the left for an arc distance of 106.42 feet to the end of said curve and the beginning of a curbe subtended by a radius of 86.63 feet and having a 66.1355 degree of curve, thence along said 66.1355 degree of curve to the right for an arc distance of 134.08 feet to the end of said curve; thence North 66 degrees, 18 minutes and 52 seconds East for 32.11 feet to end of said easement.

STREET PLANS WERE APPROVED:
JANUARY 19, 1993

NOTE:
ALL LOTS MUST ACCESS ON ENTRANCE ROAD (ONLY.)

CURVE DATA - SECRETARIAT COURT

℄ CURVE	EAST R/W	WEST R/W
Δ = 26°02'	Δ = 26°02'	Δ = 26°02'
T = 170.983	T = 181.76	T = 170.26
D = 7.58468°	D = 7.28717°	D = 7.78205°
L = 348.83	L = 357.25	L = 334.53
R = 741.256	R = 786.256	R = 736.156

Restrictions see misc. dr. 4 cd 429
Instr #93-08827 Date 4/15/93
Attest: BETTY J. HERMANN RECORDER VANDERBURGH CO.
Patti Gullatte DRVC