OAK HILL COMMERCIAL SUBDIVISION
PART FOUR

Part of the Southwest Quarter of Section 15, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point on the North right-of-way of Maxwell Avenue which is located by commencing at the northwest corner of said quarter section; thence South 1 degree 25 minutes 44 seconds east along the west line of said quarter section 1771.00 feet to the north right-of-way of Maxwell Avenue produced; thence north 89 degrees 09 minutes 12 seconds east along the north right-of-way of Maxwell Avenue 570.00 feet to the point of beginning, from said point of beginning thence north 1 degree 25 minutes 44 seconds west parallel to the west line of said quarter section 413.04 feet; thence north 89 degrees 09 minutes 12 seconds east parallel to Maxwell Avenue 69.25 feet; thence north 11 degrees 59 minutes 12 seconds east 52.88 feet; thence south 53 degrees 36 minutes 35 seconds east 14.97 feet; thence south 75 degrees 10 minutes 24 seconds east 109.52 feet; thence south 64 degrees 50 minutes 33 seconds east 98.18 feet; thence south 67 degrees 43 minutes 42 seconds east 189.99 feet to the western right-of-way of Oak Hill Road; thence along said right-of-way 96.98 feet along an arc to the left and having a radius of 1482.39 feet, subtended by a long chord having a bearing of south 9 degrees 05 minutes 26 seconds west and a length of 96.93 feet; thence south 7 degrees 09 minutes 10 seconds east along said right-of-way 73.45 feet; thence south 3 degrees 44 minutes 08 seconds west along said right-of-way 46.72 feet; thence north 89 degrees 09 minutes 12 seconds east along said right-of-way 3.50 feet; thence south 4 degrees 10 minutes 36 seconds west along said right-of-way 134.16 feet to the north right-of-way of Maxwell Avenue; thence south 89 degrees 09 minutes 17 seconds West along said right-of-way 440.69 feet to the point of beginning and containing a gross area of 4.08 acres.

The above described real estate is subject to all other easements and rights-of-way of record.

93-15258

93-15258 **0-107**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 15 1993

Sam Thompley
AUDITOR
3153

RECEIVED FOR RECORD
at 9:25 AM
JUNE 15 1993
Plat Book O
Page 107
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

Notes: (These Notes Are Required By The Area Plan Commission)

1.) UTILITIES: According to S.I.G. & E. Co., gas and electric are available to the site. City water and sanitary sewer are also available. SAN. SEWER WILL BE EXTENDED TO THE SITE.

2.) FLOOD: The flood elevation for proposed site is 381.0. The minimum floor elevation is 383.0. According to FIRM Panel 4 of 8 dated October 15, 1981, for the City of Evansville, Indiana.

3.) SOIL TYPE AND EROSION CONTROL: The soil type for the proposed site is Rs (Reesville), 0 to 2% slopes, slow runoff. Soils with 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 5 days of disturbance of soil and must remain in place until final grading and shaping.

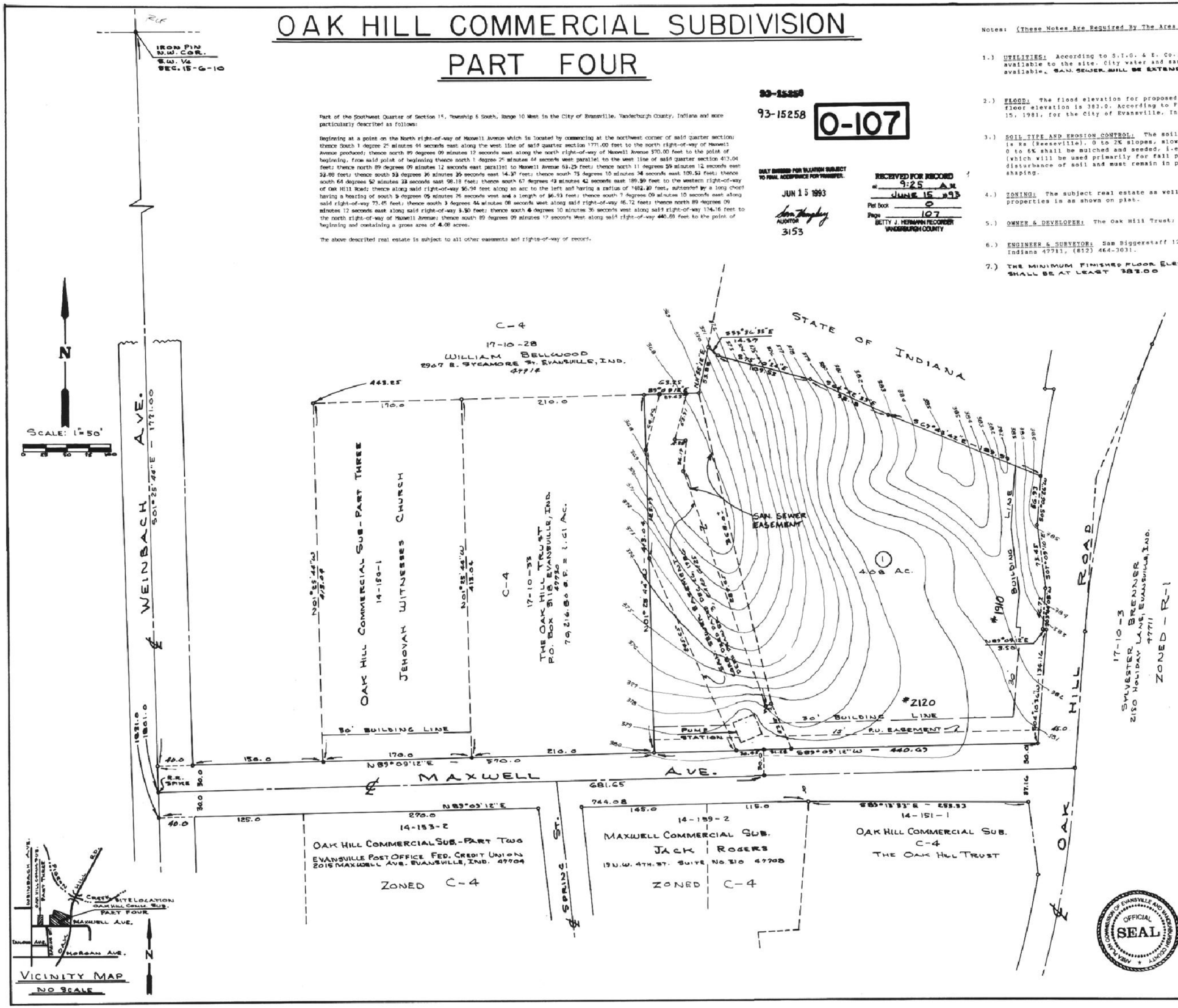
4.) ZONING: The subject real estate as well as the adjoining properties is as shown on plat.

5.) OWNER & DEVELOPER: The Oak Hill Trust; Curtis E. Huber, Trustee.

6.) ENGINEER & SURVEYOR: Sam Biggerstaff 1270 Maxwell Avenue, Evansville, Indiana 47711, (812) 464-3031.

7.) THE MINIMUM FINISHED FLOOR ELEVATION OF ANY BUILDING SHALL BE AT LEAST 382.00

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR



SURVEYORS 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: 5/12/93

Sam Biggerstaff L.S.
Ind. Reg. No. 9838

OWNERS CERTIFICATE

THE OAK HILL TRUST, the undersigned owners of the real estate shown and described hereon, do hereby lay-off, plat subdivide said real estate, as shown, and designate it as OAK HILL COMMERCIAL SUBDIVISION PART FOUR.

OLD NATIONAL BANK - TRUSTEE

Strips of ground, of the width 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 obstructions. No structures other than such utility 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, without liability, in the use of said easements by said utility.

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. LOT OWNERS ARE PROHIBITED FROM PLACING OR CONSTRUCTING ANY OBSTRUCTIONS WITHIN ANY PUBLIC DRAINAGE EASEMENTS WHICH WILL INTERFERE WITH ANY SURFACE WATER DRAINAGE.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

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

WITNESS my hand and seal this 7th day of June 1993.

My Commission Expires: 6/14/93

Notary Public

Resident of Vanderburgh County

SARA N. DILLON
Printed

A.P.C. 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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on JUNE 15, 1993.

Plat Release JUNE 15, 1993

President

Executive Director

Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL