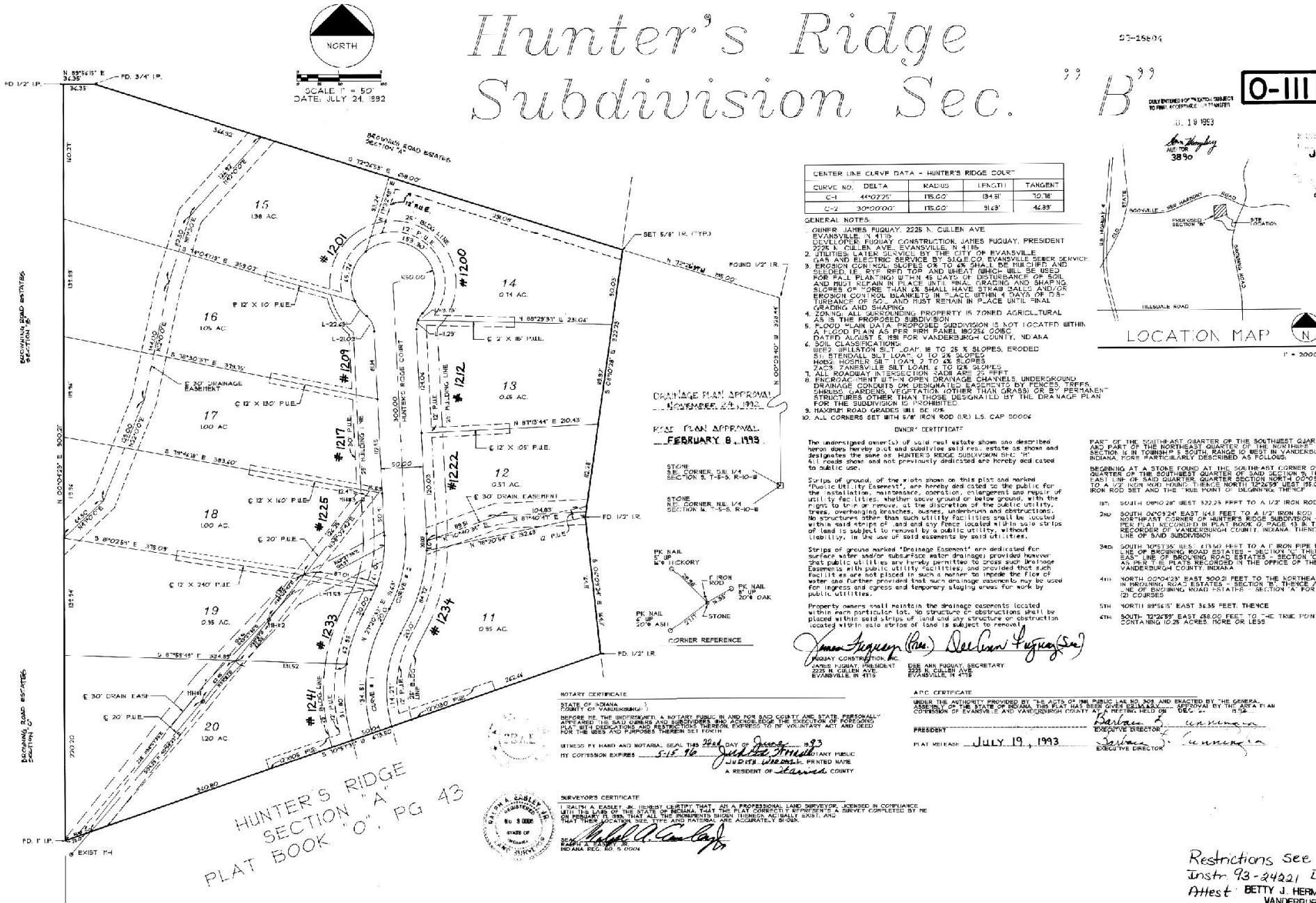
Hunter's Ridge Subdivision Sec. "B"

93-18804

0-111



CENTER LINE CURVE DATA - HUNTER'S RIDGE COURT				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	44°07'25"	115.00'	134.91'	70.78'
C-2	30°00'00"	115.00'	91.63'	46.89'

GENERAL NOTES:

1. OWNER: JAMES FUQUAY, 2225 N. CULLEN AVE. EVANSVILLE, IN 47715
   DEVELOPER: FUQUAY CONSTRUCTION, JAMES FUQUAY, PRESIDENT 2225 N. CULLEN AVE., EVANSVILLE, IN 47715.
2. UTILITIES: LATER SERVICED BY THE CITY OF EVANSVILLE GAS AND ELECTRIC SERVICE BY SIGECO, EVANSVILLE SEWER SERVICE
3. EROSION CONTROL: SLOPES OR TO 6% SHALL BE MULCHED AND SEEDED, IE. RYE, RED TOP AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 4 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AGRICULTURAL AS IS THE PROPOSED SUBDIVISION
5. FLOOD PLAIN DATA: PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A FLOOD PLAIN AS PER FIRM PANEL 180025A 0010C DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA
6. SOIL CLASSIFICATIONS:
   WEF2 WELLSTON SILT LOAM, 18 TO 25 % SLOPES, ERODED
   STL STENDALL SILT LOAM, 0 TO 2% SLOPES
   HOB2 HOSMER SIL. T LOAM, 2 TO 6% SLOPES
   ZAC3 ZANESVILLE SILT LOAM, 6 TO 12% SLOPES
7. ALL ROADWAY INTERSECTION RADII ARE 25 FEET
8. ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TIFFS, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.
9. MAXIMUM ROAD GRADES WILL BE 10%
10. ALL CORNERS SET WITH 5/8" IRON ROD (I.R.) L.S. CAP 50006

DRAINAGE PLAN APPROVAL NOVEMBER 23, 1992

ROAD PLAN APPROVAL FEBRUARY 8, 1993

OWNER'S CERTIFICATE

The undersigned owner(s) of said real estate shown and described herein does hereby plat and subdivide said real estate as shown and designates the same as HUNTER'S RIDGE SUBDIVISION SEC. "B". 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 dedicated to the public 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, undergrowth 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 utilities.

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 in the installation of utility facilities, and provided that such facilities are not placed in such a manner 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.

Property owners shall maintain the drainage easements located within each particular lot. No structure or obstructions shall be placed within said strips of land and any structure or obstruction located within said strips of land is subject to removal.

FUQUAY CONSTRUCTION, INC.
JAMES FUQUAY, PRESIDENT
2225 N. CULLEN AVE.
EVANSVILLE, IN 47715

DEE ANN FUQUAY, SECRETARY
2225 N. CULLEN AVE.
EVANSVILLE, IN 47715

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 IN TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG THE EAST LINE OF SAID QUARTER, QUARTER SECTION NORTH 00°09'40" WEST 328.44 FEET TO A 1/2" IRON ROD FOUND; THENCE NORTH 12°26'59" WEST 195.00 FEET TO A 5/8" IRON ROD SET AND THE "TRUE POINT OF BEGINNING"; THENCE

1ST: SOUTH 08°10'28" WEST 322.23 FEET TO A 1/2" IRON ROD FOUND; THENCE
2ND: SOUTH 04°09'24" EAST 164.1 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF HUNTER'S RIDGE SUBDIVISION - SECTION "A" AS PER PLAT RECORDED IN PLAT BOOK O, PAGE 43 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION
3RD: SOUTH 10°57'35" WEST 273.40 FEET TO A 1" IRON PIPE FOUND IN THE EAST LINE OF BROWNING ROAD ESTATES - SECTION "C"; THENCE ALONG THE EAST LINE OF BROWNING ROAD ESTATES - SECTION "C" AND SECTION "B" AS PER T.E. PLATS RECORDED IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA
4TH: NORTH 00°04'23" EAST 900.21 FEET TO THE NORTHEAST CORNER OF LOT 1 IN BROWNING ROAD ESTATES - SECTION "B"; THENCE ALONG THE SOUTH LINE OF BROWNING ROAD ESTATES - SECTION "A" FOR THE FOLLOWING TWO (2) COURSES
5TH: NORTH 89°56'15" EAST 34.35 FEET; THENCE
6TH: SOUTH 72°26'59" EAST 458.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.25 ACRES, MORE OR LESS

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF June 1993

MY COMMISSION EXPIRES 5-15-96 Judith Woodall NOTARY PUBLIC

JUDITH WOODALL PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 11, 1993, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL RALPH A. EASLEY, JR. INDIANA REG. NO. S 0004

APC 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 WAS GIVEN APPROVAL BY THE APC AT A MEETING HELD ON DEC. 10, 1992

PRESIDENT Barbara J. Cunningham

PLAT RELEASE JULY 19, 1993 EXECUTIVE DIRECTOR Barbara J. Cunningham EXECUTIVE DIRECTOR

JUL. 19 1993
Ann Hemphill AUDITOR 3890
RECEIVED FOR TAXATION 11:39 A JULY 19 93 0 111

Restrictions see misc dr 4 cd 1442
Instr 93-24221 Date 9/7/93
Attest BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
Patti Gullatte DRVC

Amendment Restrictions
See Misc Dr 4 Cd 6713
Instr 95-20570 Date 9-11-95
Attest BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
By: Rebecca J. Kachanuk, DRVC

For easement Applying to Lot 13-16, 17-20
See Deed Drawer 4 card 1417