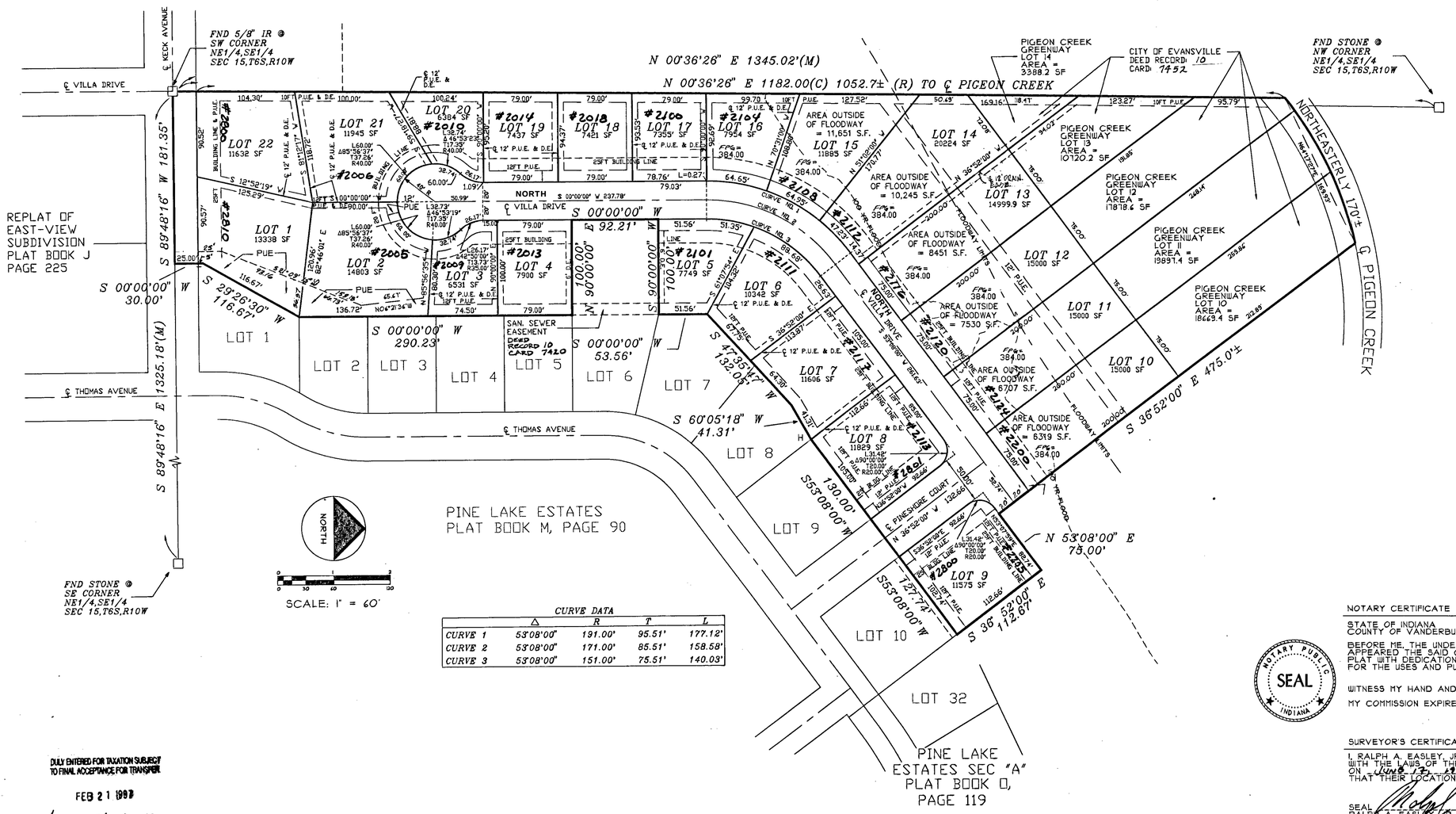
RECEIVED FOR RECORD
2:27 P.M.
FEB. 21 1997
Plat Book P
Page 90
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0119

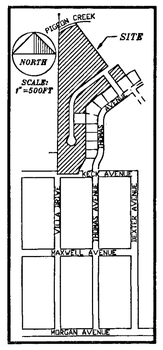
37-01142

PINE LAKE ESTATES SECTION "B"



CURVE DATA	Δ	R	T	L
CURVE 1	53°08'00"	191.00'	95.51'	177.12'
CURVE 2	53°08'00"	171.00'	85.51'	158.58'
CURVE 3	53°08'00"	151.00'	75.51'	140.03'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 21 1997
Suzanne M. Crouch
AUDITOR 921



VICINITY MAP

OWNERS 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 PINELAKE ESTATES SECTION "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 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 SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

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 FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" 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 A MANNER AS TO IMPEDE THE FLOW OF WATER. MAINTENANCE OF THE DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

Michael Elliott
OHIO VALLEY WHOLESALE, INC.
MICHAEL ELLIOT

GENERAL NOTES:

1. Owner/Developer: Mike Elliott, 1330 Harlan Avenue, Evansville, IN 47711 812-425-9400
2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.
3. Erosion Control Slopes 0% to 6% 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 of more than 6% 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.
4. Flood Plain Data: Parts of Lots 10 through 18 fall in Zone A-9. (Explanation: Area of 100 – year flood; base flood elevations and flood hazard factors determined. Base Flood Elevation of 382.0 and First Floor Elevation of 384.0 per Vanderburgh County Building Commission, February 5, 1996.) The remainder of the parcel is not located in the 100 year flood zone according to FIRM panel 180257– 0005 B for the City of Evansville, Vanderburgh County, Indiana, dated October 15, 1981.
5. Soil Data: He: Henshaw silt loam
   MkB2: Markland silt loam, 2–6% slopes, eroded
   UnB2: Uniontown silt loam, 2–6% slopes, eroded
   Wm: Wilbur silt loam
6. Zoned: R-1

LAND DESCRIPTION

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

Beginning at a 5/8" iron rod, 5" deep at the southwest corner of said Quarter, Quarter Section; thence along the west line of said Quarter, Quarter Section

1st: North 00°36'26" East 1182.0 feet to the centerline of Pigeon Creek; thence along said centerline

2nd: Northeasterly 170.0 (±) feet; with a chord having a bearing and distance of North 64°17'27" East 169.93'; thence

3rd: South 36°52'00" East 475.0 feet; thence parallel with part of the northerly line of Pine Lake Estates Subdivision, as recorded in Plat Book M, Page 90

4th: North 53°08'00" East 75.00 feet; thence

5th: South 36°52'00" East 112.67 feet to the northwest corner of Lot 32, Pine Lake Estates Subdivision, Section "A", as recorded in Plat Book "D", page 119, also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Marshall E. Jr. and Betty L. Daniel, as recorded in Deed Drawer 8, card 194; thence along the north line of said Daniel parcel and parallel with part of the north line of Pine Lake Estates Subdivision

6th: South 53°08'00" West 127.74 feet to the centerline of Pineshore Drive, also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Bert J. and Ann M. Andersen, as recorded in Deed Drawer 7, card 9526; thence along the north line of said Andersen parcel and parallel with part of the north line of Pine Lake Estates Subdivision

7th: South 53°08'00" West 130.00 feet to the northwest corner of said parcel, also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Harry and Ellen Girvin, as recorded in Deed Drawer 8, card 8196; thence along the north line of said Girvin parcel

8th: South 60°05'18" West 41.31 feet to the northerly corner of Lot 8, Pine Lake Estates Subdivision; thence along the northerly line of Lot 8 and Lot 7 of said subdivision

9th: South 47°35'47" West 132.05 feet to the northwest corner of Lot 7 of said subdivision, thence along the west line of Lot 7

10th: South 00°00'00" West 51.56 feet to the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Richard and Carrie A. Jarboe; thence along the north line of said Jarboe parcel

11th: South 90°00'00" West 100.00 to the east right of way line (20 foot right of way) of Villa Drive; thence along said right of way line, also being the west line of said Jarboe parcel

12th: South 00°00'00" West 92.21 feet; thence along the south line of said Jarboe parcel

13th: North 90°00'00" East 100.00 feet to the southwest corner of Lot 6, Pine Lake Estates Subdivision, also being the northwest corner of Lot 5, Pine Lake Estates Subdivision; thence along the west line of Lots 5, 4, 3, and 2 of said subdivision

14th: South 00°00'00" West (Basis of Bearing) 290.23 to the southwest corner of Lot 2, also being the northwest corner of Lot 1 of said subdivision; thence along the west line of Lot 1 of said subdivision

15th: South 29°26'30" West 116.67 feet; thence continuing along part of the west line of said Lot 1 to the south line of the Northeast Quarter of the Southeast Quarter

16th: South 00°00'00" West 30.00 feet; thence along said the south line of said Quarter, Quarter Section

17th: South 89°48'16" West 181.35 feet to the true point of beginning, containing 8.24 acres, more or less.

SUBJECT TO a 25 foot right of way off the south side of said parcel for Keck Avenue.

ALSO SUBJECT TO a 10 foot storm sewer easement off the west side of said parcel, as recorded in Deed Drawer 1, card 15081.

P-90

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 7th DAY OF February 1997
MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

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 June 17, 1996 ; 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 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OFFICIAL SEAL NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY MY COMMISSION EXPIRES NOV. 6, 1998

AREA PLAN COMMISSION 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 January APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON May 1, 19 96.

PRESIDENT Alfred H. Bowers, Jr.
EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE Feb. 20, 1997
EXECUTIVE DIRECTOR Barbara L. Cunningham

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC ON:

APRIL 24, 1996
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:

DECEMBER 4, 1996
DATE