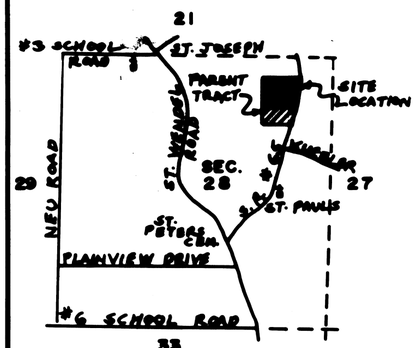
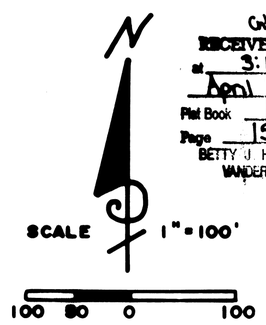
98-13801

LOER HILL SUBDIVISION

P-154

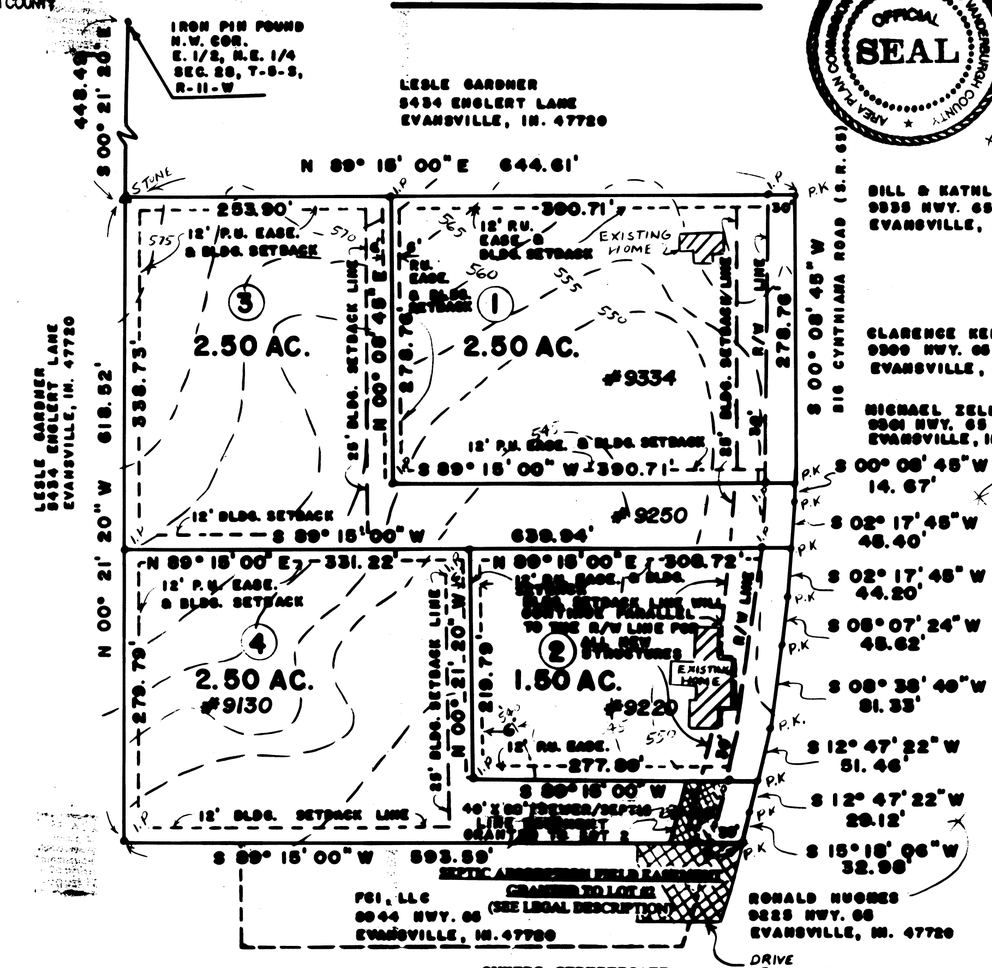


LOCATION MAP
SCALE 1" = 2000'



•R.K. P.K. NAIL
•I.P. IRON PIN

Cntr # 0249
RECEIVED FOR RECORD
at 3:16 P M.
April 30 19 98
Plat Book P
Page 154
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY



LEGAL DESCRIPTION

Part of Lots 4 and 5 in the Plat of Partition in the estate of Jacob Krohn, as it appears in the common pleas order book 8, page 305 in the Vanderburgh County Courthouse, said property being in the East Half of the Northeast Quarter of Section (28), Township (5) South, Range (11) West, German Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron marking the Northwest corner of said East Half; thence South 00 degrees 21 minutes 20 seconds East along the West line of said East Half four hundred forty-eight and forty-nine hundredths (448.49) feet to a stone marking the Northwest corner of said lot #5 and being the initial point of beginning of the following described real estate; thence North 89 degrees 15 minutes 00 seconds East six hundred forty-four and sixty-one hundredths (644.61) feet to a P.K. nail in the center line of Big Cynthiana Road (State Road #65); thence South 00 degrees 08 minutes 45 seconds West along said center line two hundred ninety-three and forty-three hundredths (293.43) feet to a P.K. nail; thence South 02 degrees 17 minutes 45 seconds West along said center line eighty-nine and sixty hundredths (89.60) feet to a P.K. Nail; thence South 05 degrees 07 minutes 24 seconds West along said center line forty-five and sixty-two hundredths (45.62) feet to a P.K. nail; thence South 08 degrees 38 minutes 49 seconds West along said center line eighty-one and thirty-three hundredths (81.33) feet to a P.K. nail; thence South 12 degrees 47 minutes 22 seconds West along said center line eighty and fifty-eight hundredths (80.58) feet to a P.K. nail; thence South 15 degrees 18 minutes 06 seconds West along said center line thirty-two and ninety-eight hundredths (32.98) feet to a P.K. nail; thence South 89 degrees 15 minutes 00 seconds West five hundred ninety-three and fifty-nine hundredths (593.59) feet to an iron on the west line of said East half; thence North 00 degrees 21 minutes 20 seconds West along said west line six hundred eighteen and fifty-two hundredths (618.52) feet to the point of beginning.

Containing 9.00 acres more or less.

Subject to all legal right of ways and or easements.

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, 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 JANUARY 22, 1998: THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

FRED J. KUESTER, L.S.
IND. REG. NO. S0137

FRED J. KUESTER — No. S 0137 — STATE OF INDIANA — LAND SURVEYOR

SEPTIC ABSORPTION FIELD EASEMENT
Deed Drawer #11, Card 6082
Vanderburgh County, Indiana Recorders Office.

DRIVE EASEMENT
Deed Drawer #11, Card 6061
Vanderburgh County, Indiana Recorders Office

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 shrubberies. No structure 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 underground storm 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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

SEPTIC ABSORPTION FIELD EASEMENT GRANTED TO LOT #2

Beginning at an iron on the South line of Lot #4 and on the West 30' right-of-way line of Big Cynthiana Road; thence S15°18'06"W 47.72'; thence S16°34'03"W 56.71'; thence S89°15'00"W 420.62'; thence N00°21'20"W 100.00'; thence N89°15'00"E 450.00' to the point of beginning.

CONTAINING 1.00 ACRES

DRIVE EASEMENT (GRANTED TO LOT #2)

Beginning at the Southeast corner of Lot #4; thence S15°18'06"W 47.34'; thence S16°34'03"W 27.28'; thence S89°15'00"W 70.00'; thence N89°17'52"E 71.92'; thence N89°15'00" E 90.00' to the point of beginning. (SEE CROSS HATCHED AREA ON PLAT)

OWNERS CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIED THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.
ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC, STRIPS OF GROUND, THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENTS" ARE HERE BY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER MAINS, SURFACE WATER DRAINAGE, POLES, DUCTS, LINES AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

D.G. FEHRENBACHER - PRESIDENT ROBERT J. FEHRENBACHER - SECRETARY

DRAINAGE NOTE

INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE TO ESTABLISH DIRT GRADES IN ACCORDANCE WITH DRAWINGS AVAILABLE IN VANDERBURGH COUNTY DRAINAGE ORDINANCE TO PROTECT BUILDING FOUNDATIONS AND EACH LOT OWNER SHALL KEEP ALL NATURAL SURFACE DRAINAGE UNOBSTRUCTED.

DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD.

DATE APPROVED MARCH 23, 1998

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, PROPER NOTICE WAS GIVEN AND THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF THE CITY OF EVANSVILLE AND VANDERBRUGH COUNTY AT A MEETING HELD ON.

April 1, 1998
DATE

PRESIDENT

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY — OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 30 1998

2873
AUDITOR

ATTEST: EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE: 4/30/98

General Notes:

1) Owner: FCI, LLC
8944 Highway 65
Evansville, IN. 47720

2) Utilities: Southern Indiana Gas and Electric service is available, German Township Water and private septic systems must be in compliance with 410 IAC 6-8.1

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & 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 erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM PANEL NO. 180256 0075 C, dated August 5, 1991 for Vanderburgh County, Indiana. minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data: NoB2 Nosmer silt loam, 2% to 6% slopes, eroded.

NoC3 Nosmer silt loam 6% to 12% slopes, severely eroded.

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY Vanderburgh

BEFORE ME, THE UNDERSIGNED NOTARY, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HERE VOLUNTARY ACT AND DEED, FOR THE PURPOSED THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 24th DAY OF April 1998

NOTARY PUBLIC M. Frances Jarboe

RESIDENT OF Vanderburgh COUNTY, INDIANA

SEAL

MY COMMISSION EXPIRES May 25, 2000

APC #11-S-98