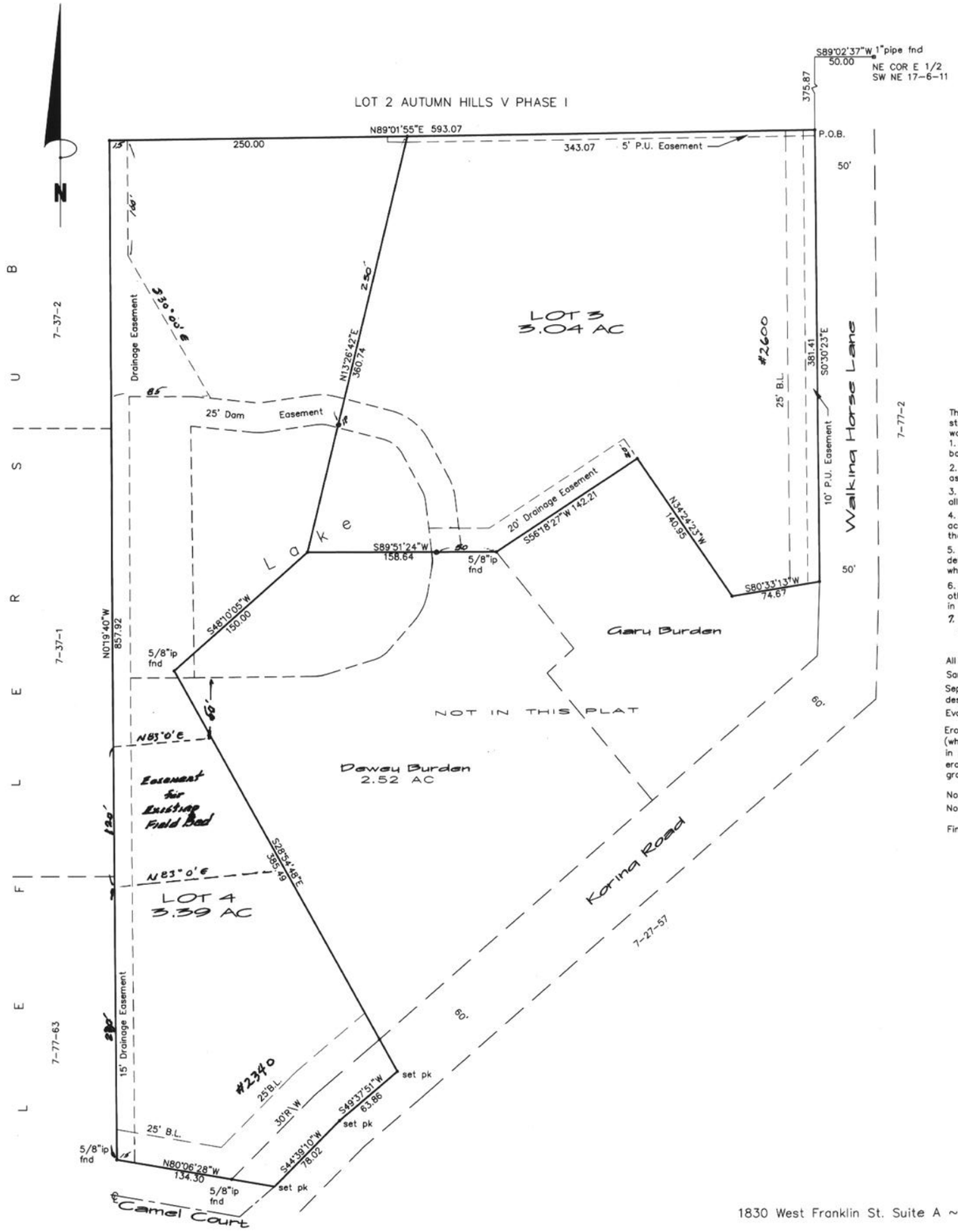
AUTUMN HILLS SECTION V PHASE II

RECEIVED FOR RECORD
at 3:49 P.M.
7-24 2000
Plat Book Q
Page 83
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R000 20825



LEGAL DESCRIPTION

A Subdivision of the East Half of the Southwest Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 11 West in Perry Township, Vanderburgh County,Indiana described as follows:

Commencing at a one inch pipe marking the Northeast corner of said East Half; thence South 89 degrees 02 minutes 37 seconds West along the North line of said East Half, 50.00 feet; thence South 00 degrees 30 minutes 23 seconds East and parallel with the East line of said East Half, 375.87 feet to a point on the West right of way of Walking Horse Lane as platted in Autumn Hills Section I as recorded in Plat Book O, Page 18 in the Office of the Recorder of Vanderburgh County and being the point of beginning of this description; thence continuing South 00 degrees 30 minutes 23 seconds East and along said right of way, 381.41 feet; thence South 80 degrees 33 minutes 13 seconds West, 74.67 feet; thence North 34 degrees 24 minutes 23 seconds West, 140.95 feet; thence South 56 degrees 18 minutes 27 seconds West, 142.21 feet; thence South 89 degrees 51 minutes 24 seconds West, 158.64 feet; thence South 48 degrees 10 minutes 05 seconds West 150.00 feet; thence South 28 degrees 54 minutes 48 seconds East, 385.49 feet to the centerline of Koring Road; thence South 49 degrees 37 minutes 51 seconds West along said centerline, 63.68 feet; thence South 44 degrees 39 minutes 10 seconds West along said centerline,78.02 feet to the Northeast corner of a tract deeded to Finis Gilley in deed recorded in Deed Drawer 1, Card 2504 in the Office of the Recorder of Vanderburgh County, thence North 80 degrees 05 minutes 36 seconds West along the North line of said tract 134.28 feet to the East line of Leffler Subdivision as recorded in Plat Book MS, Page 35 in the Office of the Recorder of Vanderburgh County; thence North 00 degrees 19 minutes 40 seconds West and along said East line 857.92 feet; thence North 89 degrees 01 minute 55 seconds East, 593.07 feet to the point of beginning, containing 6.43 acres more or less.

Subject to the legal right of way of Koring Road.

DRAINAGE IMPROVMENTS - PLAN - A

The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.

2. Keeping all parts of the storm water drainage system operating at all times as designed and as constructed: and free of all trash, debris, and obstructions to the flow of water.

3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

4. Maintaining that part of the storm water drainage system which lies on his or hers property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office; and in compliance with the County Drainage Ordinance.

5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occuring to any part of the storm water drainage system and easements which lies on his or hers property.

6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires prior written approval of the County Drainage Board.

7. Lot owners shall share equally in the cost of maintenance of the Lake, dam, and appurtenances thereto.

GENERAL NOTES

All lot corners marked with a 5/8" rebar\surveyor cap except as noted.

Sanitary Sewer not available.

Septic Systems must be compliance with Rule 410-AC6-8.1 and must have a Certified Engineer designed system approved by the Vanderburgh County Health Department.

Evansville water available at site.

Erosion Control: 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 45 days of disturbance 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 soil disturbance and must remain in place until final grading and seeding.

Not in flood plan - Panel 180256 0075C

No brick or non-breakaway mailbox structures shall be placed in the street right of way.

Final drainage plan approved April 24, 2000

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as AUTUMN HILLS SECTION V PHASE II

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.

Strips of ground, of the width shown on the plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintance, 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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in 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 a 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.

Dewey J. Burden
Dewey J. Burden
2400 Koring Road
Evansville, IN 47720

Charlcie May Burden
Charlcie May 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 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 3rd day of May, 2000

My commission expires 2/23/2005 Notary Public Barbara A. Runyon

Resident of Vanderburgh County Printed Barbara A. Runyon

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given Nov. 3, 1999 approval by the Area Plan commission of Evansville and Vanderburgh County on

Plat Relase July 24, 2000

President Mark Foster

Executive Director Barbara D. Cunningham

SURVEYORS CERTIFICATE

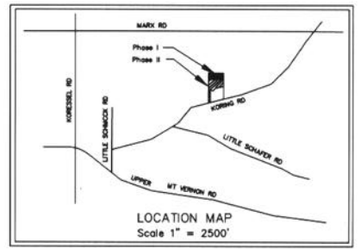
I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class "A" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No.7964

Date 7/21/2000

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Q-83



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 24 2000
AUDITOR
4777

50 0 50 100 150
Scale 1" = 50'

Revised 4/14/2000 North Line
Plot date: 02/08/00 at 10:55 File name: E:\BURDEN

Job 3-99-4

1830 West Franklin St. Suite A ~ Evansville, Indiana 47712 ~ (812)424-2936