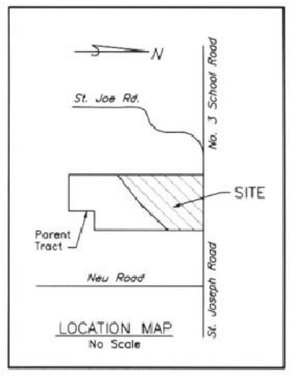
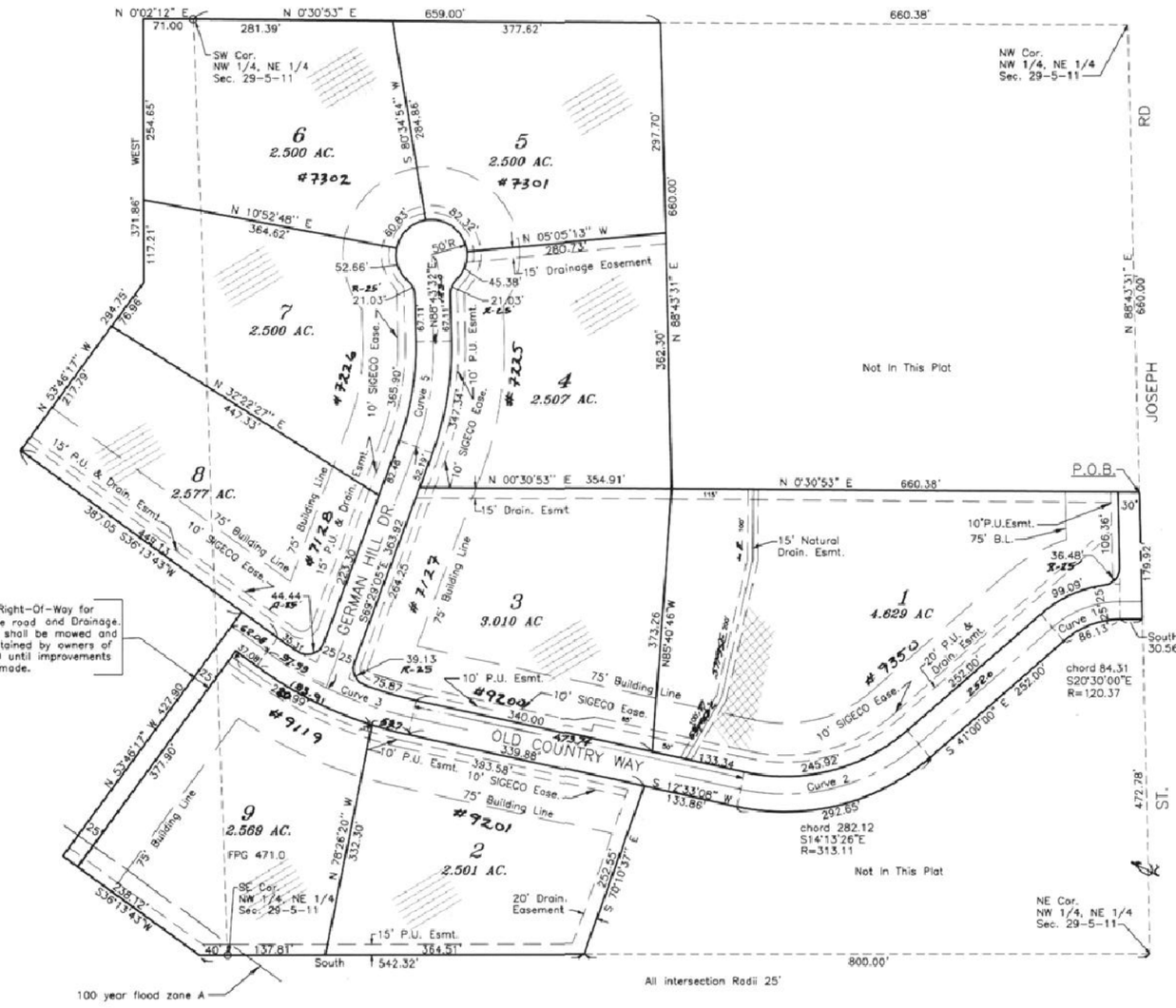
HELFRICH HILLS PHASE I





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 HELFRICH HILLS PHASE I

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 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 structure other than said utility facility 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.

SARASAN, INC.
By Sally Helfrich Green Susan K. Helfrich
SALLY HELFRICH GREEN SEC. Susan K. Helfrich, PRES.
3200 Harmony Way
Evansville, Indiana 47720

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH)
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 on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 29th day of September, 2000

My commission expires 3/21/2008 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

A.P.C. 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 Primary approval by the Area Plan Commission of Evansville and Vanderburgh County on 10/6/99.

Plat Release Oct. 31, 2000
President Mark Foster
Executive Director Blaine Oliver (ASSISTANT)
Executive Director Blaine Oliver (ASSISTANT)

APC OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Responsibility for Maintenance of the Drainage Facilites
Plan A – Lot Owners Association

The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights of way 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 and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's and/or County Engineer'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 to any part of the storm water drainage system and easements within or attached to this subdivision.

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 the prior written approval of the County Drainage Board.

CURVE DATA

	Curve 1			Curve 2			Curve 3				Curve 5		
	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	
R	120.37'	145.37'	170.37'	263.11'	288.11'	313.11'	525.00'	550.00'	575.00'	375.00'	400.00'	425.00'	R
Δ	41°00'00"	41°00'00"	41°00'00"	53°33'02"	53°33'02"	53°33'02"	23°40'35"	23°40'35"	23°40'35"	21°47'25"	21°47'25"	21°47'25"	Δ
L	86.13'	104.02'	125.62'	132.76'	269.28'	292.65'	216.95'	227.27'	237.61'	142.62'	152.13'	161.63'	L
T	45.00'	54.35'	65.64'	245.91'	145.38'	158.00'	110.04'	115.28'	120.52'	72.46'	76.99'	81.80'	T

RECEIVED FOR RECORD
at 2:11 PM
OCT 31 2000
Plat Book Q
Page 101
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00032044

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 31 2000
AUDITOR
#7223

LEGAL DESCRIPTION

A Subdivision of part of the West Half of the Northeast Quarter of Section 29, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana more particularly described as follows:

Beginning at a point on the North line of the West Half of the Northeast Quarter of said Section 29, which lies North 88 degrees 43 minutes 31 seconds East a distance of 660.00 feet from the Northwest corner thereof, thence continue North 88 degrees 43 minutes 31 seconds East along said North line a distance of 179.92 feet to a point 472.78 feet from the Northeast corner thereof, thence South 0 degrees 00 minutes West and parallel with the East line thereof a distance of 30.56 feet to the beginning of a curve to the left having a radius of 120.37 feet, thence Southeasterly along said curve a distance of 86.13 feet (chord 84.31 feet at a bearing of South 20 degrees 30 minutes East) to the end of said curve, thence South 41 degrees 00 minutes 00 seconds East a distance of 252.00 feet to the beginning of a curve to the right having a radius of 313.11 feet, thence Southerly along said curve a distance of 292.65 feet (chord 282.12 feet at a bearing of South 14 degrees 13 minutes 26 seconds East) to the end of said curve, thence South 12 degrees 33 minutes 08 seconds West a distance of 133.86 feet, thence South 70 degrees 10 minutes 37 seconds East a distance of 252.55 feet to a point on the East line of the West Half of the Northeast Quarter of said Section 29, thence South 0 degrees 00 minutes West along said East line a distance of 542.32 feet to a point 40 feet South of the Southeast corner of the Northwest Quareter of the Northeast Quarter of Section 29, thence South 36 degrees 13 minutes 43 seconds West a distance of 238.12 feet, thence North 53 degrees 46 minutes17 seconds West a distance of 427.90 feet, thence South 36 degrees 13 minutes 43 seconds West a distance of 387.05 feet, thence North 53 degrees 46 minutes 17 seconds West a distance of 294.75 feet thence West a distance of 371.86 feet to the West line of the Southwest Quarter of the Northeast Quarter of said Section 29, thence North 0 degrees 02 minutes 12 seconds East along the West line of the Southwest Quarter of the Northeast Quarter of said Section 29 a distance of 71.00 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 29, thence North 0 degrees 30 minutes 53 seconds East along the West line thereof a distance of 659.00 feet to a point 660.38 feet from the Northwest corner thereof, thence North 88 degrees 43 minutes 31 seconds East and parallle with the North line thereof a distance of 660.00 feet, thence North 0 degrees 30 minutes 53 seconds East a distance of 660.38 feet to the place of beginning and containing 27.97 acres more or less.

NOTES

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 of soil and must remain in place until final grading and shaping. Slopes 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 seeding.

Individual Sewage Disposal Systems must be in compliance with Rule 410-IAC 6-8J and must have a Certified Engineer designed system approved by the Vanderburgh County Health Department. Area reserved for septic systems shall be protected during any construction on lot.

The Flood Protection Grade (FPG 471.0) is shown on Lot 9. The lowest Finished Floor of houses including basements and attached garages must be at or above this elevation.

Lot 9 is partially in the 100 Year Flood Zone A according to FIRM Map Panel No. 180256 0075 C

All Lot corners marked with 5/8" Iron Pin except as noted

Drainage Plans were approved on 8/23/99

Street Plans were approved on 10/25/99

All Lots must access Interior Streets only.
No brick or nonbreakaway mailbox structures shall be placed in the street Right-Of-Way.

German Township Water available at site.

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 futher 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 B 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 10/29/2000

LEGEND

Areas approved for onsite Water Disposal Systems
Area shall be protected prior to any improvements to the lot.

Q-101

Veach, Nicholson Associates, Inc.
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2936

Apc # 22-5-99

File name: C:\EPWIN13\DWG\HELFRICH\HELSUB Plot date: 9/28/00 7:50 am

Job No. 4-99-1

FOR ~~AFFIDAVIT~~ Restrictions APPLYING TO THIS Plat
SEE MISC DRAWER 6 OR 4414
2000R00032049 DATE 10-31-00
ATTEST: BETTY J. HERMANN, RV
BY Rebecca J. Hackwelder DRVC