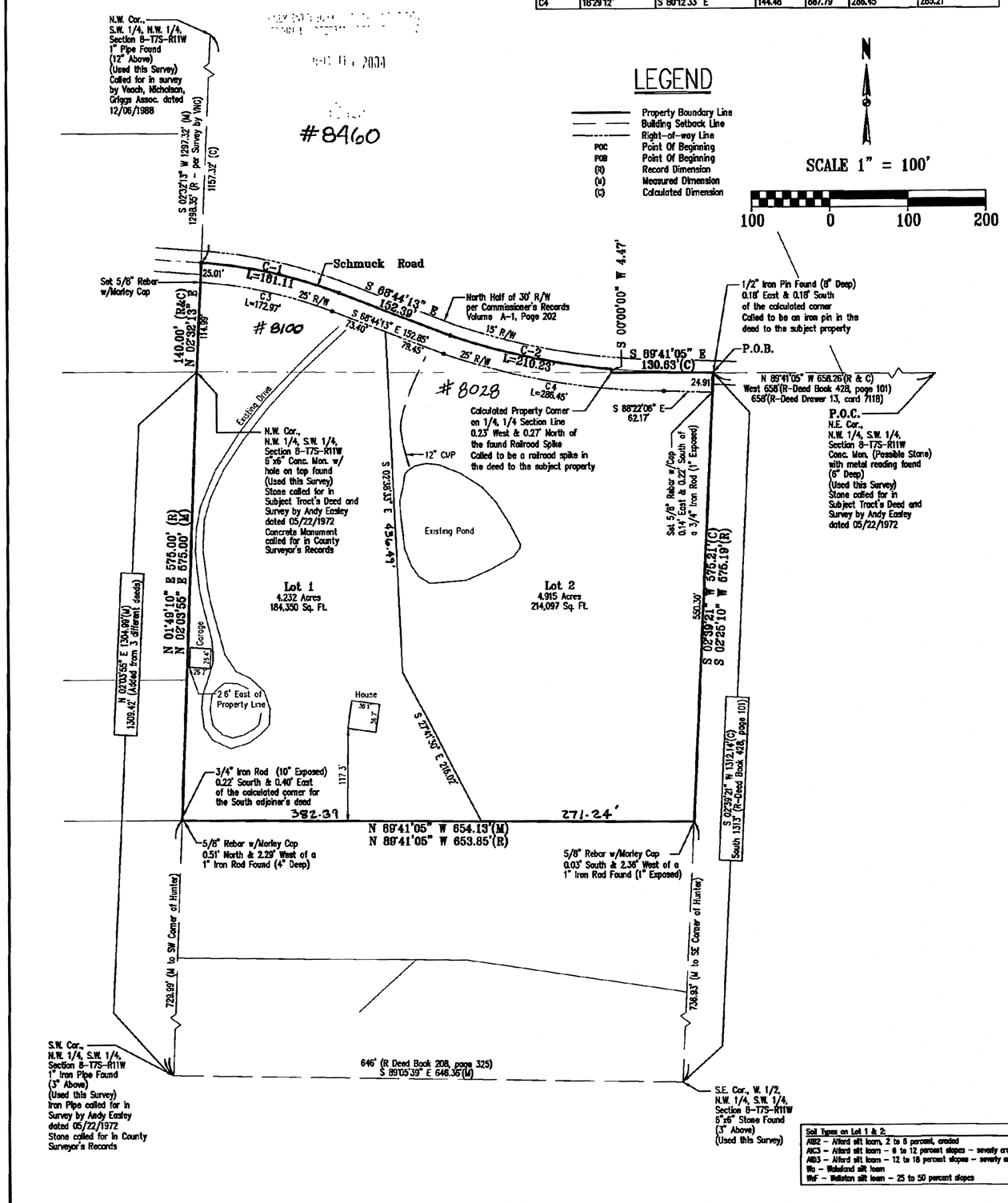
For easement Applying to this deed see Deed Drawer ____ card ____
05-04243

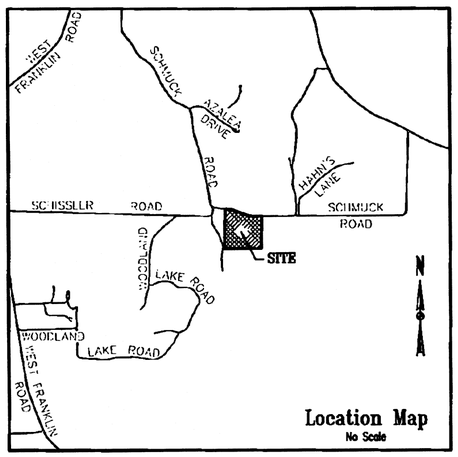
John Holmes Hunter
Minor Subdivision

Boundary Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	17°02'40"	S 77°23'58" E	91.23	608.81	181.11	180.44
C2	13°57'39"	S 77°58'41" E	105.64	862.79	210.23	209.71
C3	16°58'31"	S 77°22'04" E	87.12	583.81	172.97	172.34
C4	18°29'12"	S 80°12'33" E	144.48	887.79	286.45	285.21



Soil Types on Lot 1 & 2:
- AlB2 – Alford silt loam, 2 to 6 percent, eroded
- AlC3 – Alford silt loam – 6 to 12 percent slopes – severly eroded
- AlD3 – Alford silt loam – 12 to 18 percent slopes – severly eroded
- Wa – Wakeland silt loam
- WsF – Wellston silt loam – 25 to 50 percent slopes



Location Map
No Scale

Boundary Description

Part of the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 8, Township 7 South, Range Eleven 11 West, in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said section; thence along the north line of said Quarter Quarter Section, North 89 Degrees 41 minutes 05 seconds West 658.28 feet to the Point of Beginning; thence South 02 degrees 39 minutes 21 seconds West 575.21 feet; thence parallel with the north line of the Northwest Quarter of the Southwest Quarter of said section, North 89 degrees 41 minutes 05 seconds West 654.13 feet to a point on the west line of said Quarter Quarter section; thence along said west line, North 02 degrees 03 minutes 55 seconds East 575.00 feet to the Northwest corner of the Northwest Quarter of the Southwest Quarter of said section; thence along the west line of the Southwest Quarter of the Northwest Quarter of said section, North 02 degrees 32 minutes 13 seconds East 140.00 feet to a point in the centerline of Schmuck Road, said point being the beginning of a non-tangent curve to the right having a central angle of 17 degrees 02 minutes 40 seconds and a radius of 608.81 feet, from which the chord bears South 77 degrees 23 minutes 58 seconds East 180.44 feet; thence along the centerline of said road and along the arc of said curve 181.11 feet; thence continue along the centerline of said road, South 68 degrees 44 minutes 13 seconds East 152.39 feet to the beginning of a non-tangent curve to the left having a central angle of 13 degrees 57 minutes 39 seconds and a radius of 862.79 feet, from which the chord bears South 77 degrees 58 minutes 41 seconds East 209.71 feet; thence along the centerline of said road and along the arc of said curve 210.23 feet; thence South 00 degrees 00 minutes 00 seconds West 4.47 feet to a point on the north line of the Northwest Quarter of the Southwest Quarter of said section; thence along the north line of said Quarter Quarter Section, South 89 Degrees 41 minutes 05 seconds East 130.63 feet to the Point of Beginning and containing a gross area of 9.529 Acres.

Subject to all easements and rights-of-ways of record.

General Notes

Access: Both lots shall access Schmuck Road Only.

Utilities: Evansville City water is available on site. Sewers will be PROVIDED BY PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS)

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0100 B of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

First Floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

OSDS Utility Statement: Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8-1.

A Retracement Boundary Survey of the subject property was completed by Morley and Associates on November 8, 2004. This survey is recorded in Document Number 2004R00039311 in the Vanderburgh County Recorders Office.

RECEIVED FOR RECORD
DATE 12-01-04 3:01 P M
PLAT BOOK R-
PAGE 145
INSTR # 2004R00041847
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as John Holmes Hunter Minor Subdivision . All additional rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owners:

John H. Hunter

John H. Hunter
8100 Schmuck Rd.
Evansville, IN 47712

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, (John H. Hunter) who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9TH day of NOVEMBER 2004.

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW (Typed or printed name)

GERALD M. WITHROW NOTARY PUBLIC STATE OF INDIANA

Surveyor's Certificate

I, Scott D. Buedel, do 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.

Witness my hand and seal this 8th day of NOVEMBER 2004.

Scott D. Buedel, PLS
Indiana License No. 29900031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

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 EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, October 12, 2004. (at Subdivision Review)

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Dec. 01, 2004

R-145

APC #40-MS-2004 6128 M.W.S. 6128plat.dwg 11/8/04