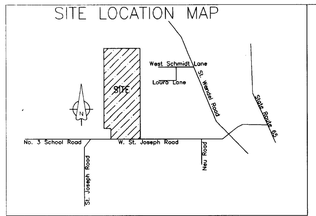
SAINT JOSEPH HILLS

SITE LOCATION MAP



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUNE 14, 2010 (DATE)
BILL FLUTY AUDITOR
3059 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-16-10 9:00 AM
PLAT BOOK "C"
PAGE 169
INSTR# 2010R000 13488
Z TULEY RECORDER
VANDERBURGH COUNTY

P.O.C.
⅝" REBAR FOUND
SW CORNER
E ½ SE ¼
SEC. 20-T5S-R11W

P.O.B.

N 01°05'15" E 475.72'

N 89°59'31" W 274.69'

S 89°59'31" E 274.69'

N 01°05'15" E 475.72'

445.72'

30.00'

60.80'

#6909 W.

N 01°05'15" E 740.00'

510.61'

185.10'

44.29'

#6821 W.

#6747 W.

#6725 W.

#6707 W.

#6633 W.

#6605 W.

S 89°59'31" E 225.88'

S 89°59'31" E 365.63'

139.75'

319.14'

122.31'

174.75'

N 89°59'31" W 1037.86'

N 27°43'07" W 560.32'

N 16°13'14" W 724.45'

N 10°33'42" W 54.87'

N 10°33'30" W 70.40'

N 10°33'42" W 85.97'

N 07°44'38" W 100.38'

30' R.O.W.

25' R.O.W.

CENTERLINE WEST ST. JOSEPH ROAD

NEU ROAD

24'x28'x13' Box Culvert

994.99'

S 01°08'27" W 2616.68'

1586.60'

S 89°32'11" E 1314.83'

03-010-03-023-016
Lee A. Kitlan
6949 W.St. Joseph Road
Evansville, In 47720-7843

03-030-03-023-021
Dennis R. & Beth L. Daily
6929 W.St. Joseph Road
Evansville, In 47720-7843

03-010-03-023-018
Fred L. & Mary H. Hoppe
6701 W.St. Joseph Road
Evansville, In 47720-7843

03-030-03-037-029
Heath P. & Stephanie J. Hall
6930 W. St. Joseph Road
Evansville, In 47720-7843

03-030-03-037-002
Gary & Sandra Neu
9200 Neu Road
Evansville, In 47720-7821

03-030-03-034-001
Marlana Byers, Trustee, Living Trust
6508 W. St. Joseph Road
Evansville, In 47720-7839

03-010-03-023-006
Sherman & Lillian R. Robbins
7001 W. St. Joseph Road
Evansville, In 47720-7862

03-010-03-023-005
Karen E. Hellenberg
10616 Saint Wenel Road
Evansville, In 47720-8146

03-010-03-023-014
Glenn S. & Julie M. Conley
10455 Saint Wenel Road
Evansville, In 47720-8144

03-020-03-024-049
John Christopher Moutoux
9810 Saint Wendel Road
Evansville, In 47720-8143

03-120-03-147-006
Bernice R. Tieken Living Trust
6716 Laura Lane
Evansville, In 47720-7864

03-020-03-147-007
Ronald E. & Mary S. Springer
6719 Laura Lane
Evansville, In 47720-7864

03-120-03-139-001
Joseph A & Delores Sudholt
6720 W. Schmitt Lane
Evansville, In 47720-8591

03-120-03-136-001
Lawrence E. & Nancy E. Gumbel
6719 W. Schmitt Lane
Evansville, In 47720-8591

03-020-03-024-004
Henry L. Geuss, etal
10230 Saint Wenel Road
Evansville, In 47720-8567

N 01°48'53" W 37.50'
N 01°43'04" E 100.00'
N 00°44'37" E 100.00'
N 00°24'00" E 100.01'
N 00°20'35" E 100.01'
N 00°10'15" E 100.01'
N 00°00'04" W 100.02'
N 00°44'37" E 100.00'
N 00°24'00" E 100.01'
N 00°44'37" E 100.00'
N 01°53'23" E 200.02'
N 01°25'53" E 100.00'
N 01°05'15" E 100.00'
N 01°29'19" E 100.00'
N 01°15'38" E 97.01'
N 01°31'42" E 13.00'
N 01°28'10" E 90.00'
N 01°19'00" E 100.00'
N 01°29'19" E 100.00'
N 01°25'53" E 100.00'
N 01°46'30" E 100.01'
N 02°07'07" E 100.02'
N 01°05'15" E 13.90'

EXISTING FENCE LINE

Building Site

STONE FOUND
NW CORNER
E ½ SE ¼
SEC. 20-T5S-R11W

0' 100' 200' 300'

SCALE 1"=100'
DATE: 6/02/2010

N 79°00'16" W 342.63'

LOT 1
3.1357 AC

LOT 2
2.5040 AC

LOT 3
2.8242 AC
6803 W. St. Joseph Rd
Hos A House

LOT 4
2.5110 AC

LOT 5
52.1732 AC

LOT 6
5.0085 AC
6725 W. St. Joseph Rd
Hos A House

LOT 7
3.1969 AC

LOT 8
4.2382 AC

LAKE

EXISTING DAM

INV. 502.46

INV. 485.42

N 00°00'29" E 337.87'

N 89°59'31" W 220.35'

N 31°12'14" W 61.77'

S 89°59'31" E 356.74'

S 00°00'29" W 337.87'

N 89°59'31" W 66.23'

S 31°12'14" E 19.19'

N 00°39'33" W 58.49'

N 09°28'05" W 135.55'

N 43°03'20" W 317.87'

S 43°03'20" E 316.63'

N 33°33'05" W 71.73'

S 33°33'05" E 89.52'

S 09°28'05" E 155.79'

N 09°58'36" W 93.31'

S 09°58'36" E 83.77'

S 00°39'38" E 46.88'

N 00°39'33" W 35.27'

S 12°07'55" W 68.70'

N 12°07'55" E 57.72'

N 20°03'55" E 227.87'

N 04°40'16" E 77.19'

N 20°03'55" E 231.82'

N 20°03'55" E 235.84'

S 04°40'16" W 92.74'

N 04°40'16" E 105.61'

S 89°59'31" E 261.80'

S 89°59'31" E 304.55'

S 18°50'28" E 450.12'

N 18°50'28" W 449.81'

N 18°50'28" W 75.00'

N 22°43'56" W 422.55'

S 21°49'00" E 308.03'

N 09°22'17" W 126.71'

N 10°45'33" W 138.79'

N 10°45'33" W 137.21'

N 09°22'17" W 128.24'

N 10°59'38" W 88.66'

N 10°59'38" W 76.31'

N 13°44'31" W 76.82'

N 21°54'56" W 308.86'

N 18°50'28" W 450.63'

N 07°40'02" W 383.41'

N 07°40'02" W 359.81'

N 28°03'15" W 207.69'

N 28°03'15" W 202.67'

N 36°24'50" W 238.48'

N 36°24'50" W 301.51'

N 16°37'15" W 1.96'

N 16°37'15" W 12.21'

N 40°34'05" W 212.09'

N 40°34'05" W 185.40'

N 82°19'56" E 20.00'

20' D.E.
10' EACH SIDE OF CENTERLINE DITCH

20' D.E.
10' EACH SIDE OF CENTERLINE DITCH

FLOOD ZONE A

FLOOD ZONE AS PER
PANEL #180-256-0075C
DATED 8/5/1991

BFE 480.0
FPG 482.0

BFE 482.0
FPG 484.0

BFE 505.0
FPG 507.0

Ex. BLDG.

Building Site

Ingress/Egress Lots 1 & 2

Ingress/Egress Lots 4 & 6

Ingress/Egress Lots 5, 7 & 8

24"-24" RCP

40'-24" HDP

½" REBAR FOUND
SE CORNER
E ½ SE ¼
SEC. 20-T5S-R11W

2" PIPE FOUND
NE CORNER
E ½ SE ¼
SEC. 20-T5S-R11W

Lot 4

Lot 6

Ingress/Egress Easement Lots 4 & 6

52.83' 52.83' 1.31' 34.32' 50.86' 9.05' 26.42' 25.43' 25.43' 25.44' 45.47'

LEGEND
LOT LINE
EASEMENT LINE
● MONUMENT SET
○ MONUMENT FOUND

S-169
Apc #3-3-2010

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 5 South , Range 11 West, German Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at the Southwest Corner of the East Half of the Southeast Quarter of said Section; thence North 01° 05' 15" East, along the West line thereof 475.72 feet to the POINT OF BEGINNING; thence North 01° 48' 53" West- 37.50 feet to a fence; thence along said fence the following calls:

1. North 01° 43' 04" East – 100.00 feet
2. North 00° 44' 37" East – 100.00 feet
3. North 00° 24' 00" East – 100.01 feet
4. North 00° 20' 35" East – 100.01 feet
5. North 00° 10' 15" East – 100.01 feet
6. North 00° 00' 04" West – 100.02 feet
7. North 00° 44' 37" East – 100.00 feet
8. North 00° 24' 00" East – 100.01 feet
9. North 00° 44' 37" East – 100.00 feet
10. North 01° 53' 23" East – 200.02 feet
11. North 01° 25' 53" East – 100.00 feet
12. North 01° 05' 15" East – 100.00 feet
13. North 01° 29' 19" East – 100.00 feet
14. North 01° 15' 38" East – 97.01 feet
15. North 01° 31' 42" East – 13.00 feet
16. North 01° 28' 10" East – 90.00 feet
17. North 01° 19' 00" East – 100.00 feet
18. North 01° 29' 19" East – 100.00 feet
19. North 01° 25' 53" East – 100.00 feet
20. North 01° 46' 30" East – 100.01 feet
21. North 02° 07' 07" East – 100.02 feet
22. North 01° 05' 15" East – 13.90 feet

To the Northwest Corner of the East Half of the Southeast Quarter of said Section 20; Thence South 89° 32' 11" East, along the North line thereof, 1314.83 feet to the Northeast Corner of the East Half of the Southeast Quarter of said Section 20; thence South 01° 08' 27" West, along the East line thereof, 2616.68 feet to the Southeast Corner of the East Half of the Southeast Quarter of said Section 20; thence North 89° 59' 31" West, along the South line thereof, 1037.86 feet; thence North 01° 05' 15" West – 475.72 feet; thence North 89° 59' 31" West – 274.69 feet to the POINT OF BEGINNING and containing 76.3066 acres, more or less.

SUBJECT TO a 30 foot Right-of-Way for West St. Joseph Road off the South side thereof and all recorded Easements and Rights-of-Way.

FLOOD PLAIN DATA:
All of Lots 1, 2 & 3 lies outside of the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0075 C dated August 5, 1991. Lot 4 lies within it with a BFE of 480.00 and a FPG of 482.00. Lot 5 lies within it at the South end of the lot with a BFE of 480.00 and a FPG of 482.00 the North end of Lot 5 has a BFE of 505.00 and a FPG of 507.00. Lots 6, 7 & 8 lies within if with a BFE of 482.00 and a FPG of 484.00

Access to Lot 3 shall be limited to the existing access point only.

Access to Lots 1 & 2 shall be limited to one access point only to be located in the appropriate access easement indicated for those lots.

Access to Lots 4 & 6 shall be limited to the existing access point only which is currently located in the access easement indicated for those lots.

Access to Lots 5, 7 & 8 shall be limited to one access point only to be located in the appropriate access easement indicated for those lots.

MAINTENANCE STATEMENT:

The owner of Lot 5 shall remain responsible for lake maintenance. The owners of Lots 5 & 6 shall remain responsible for the prevention of obstructions to creeks and natural surface water courses.

FINAL PLAT		
DRAWN WB	DATE 06/02/10	Saint Joseph Hills
APPROVED	DATE	
SCALE 1" = 100'	SHEET 1 OF 2	PROJECT NO. Plat.dxf

SAINT JOSEPH HILLS

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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 6, 2010

President

Attest Executive Director

PLAT RELEASE

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

EXECUTIVE DIRECTOR

JUNE 16, 2010
RELEASE DATE

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as SAINT JOSEPH HILLS.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use. * SEE EASEMENT DEDICATIONS.

Donald C. Gonterman Jr.
6725 West Saint Joseph Road
Evansville, IN 47720
(812) 963-6326

Debra Gonterman
6725 West Saint Joseph Road
Evansville, IN 47720
(812) 963-6326

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 above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 2nd day of June, 2010.

My commission expires September 10, 2014

Elyata Jean Bivins
Printed Name

Signature

ELYATA JEAN BIVINS
Notary Public
SEAL
State of Indiana
My Commission Expires Sep 10, 2014

Notary resides in Warrick County, Indiana

SURVEYOR'S CERTIFICATE

I, WILLIAM Y BIVINS, 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 on May 10, 2010 and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 10th day of May, 2010

WILLIAM BIVINS
Indiana Registration No. LS 80910003

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

Easement Dedications * CONTINUED FROM OWNER'S CERTIFICATE

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility Easement), are herby dedicated 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 areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked **D&UGPUE** (Drainage & Underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked **LM&SDE** (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

General Notes

UTILITIES:

Water is available by the German Township Water Department. Sanitary sewers are not available.

ACCESS STATEMENT: SEE SHEET 1 OF 2.

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.

FLOOD PLAIN DATA:

All of Lots 1, 2 & 3 lies outside of the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0075 C dated August 5, 1991. Lot 4 lies within it with a BFE of 480.00 and a FPG of 482.00. Lot 5 lies within it at the South end of the lot with a BFE of 480.00 and a FPG of 482.00 the North end of Lot 5 has a BFE of 505.00 and a FPG of 507.00. Lots 6, 7 & 8 lies within if with a BFE of 482.00 and a FPG of 484.00

TEMPORARY EROSION CONTROL (during construction):

Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding.

S-169
APC # 3-5-2010

FINAL PLAT		
DRAWN WB	DATE 05/12/10	Saint Joseph Hills
APPROVED	DATE	
SCALE NONE	SHEET 2 OF 2	PROJECT NO. Saint2010B.dxf