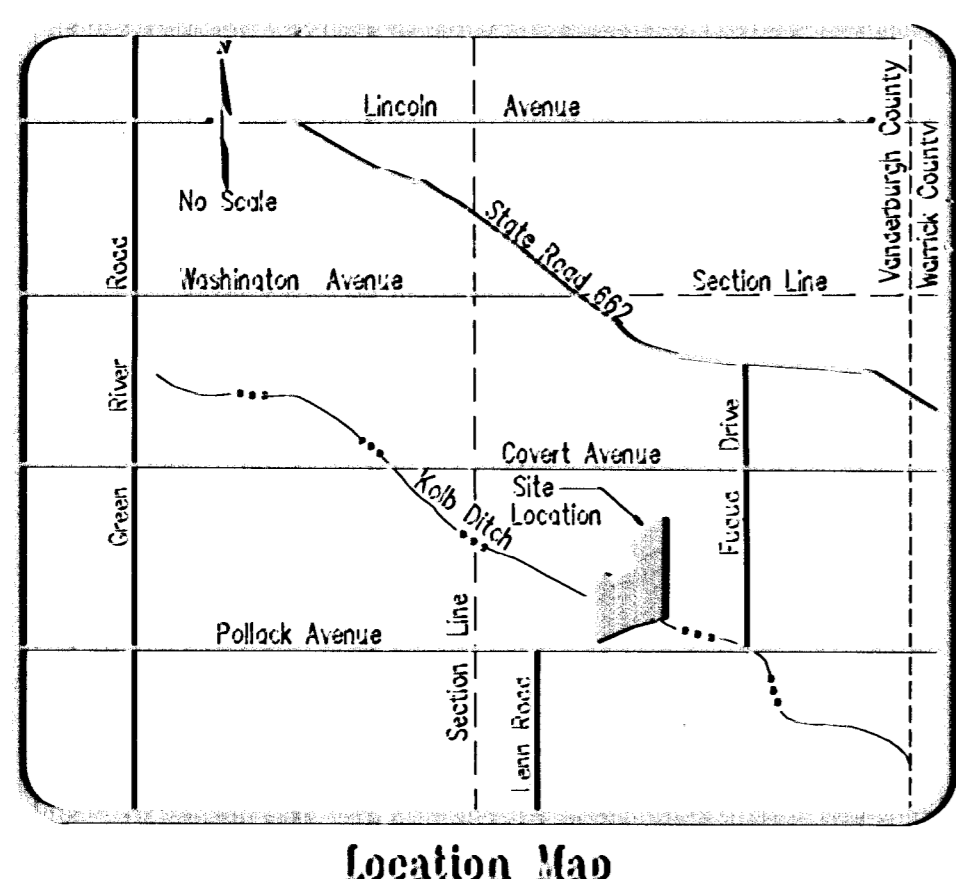


AUDUBON ESTATES SECTION D-2

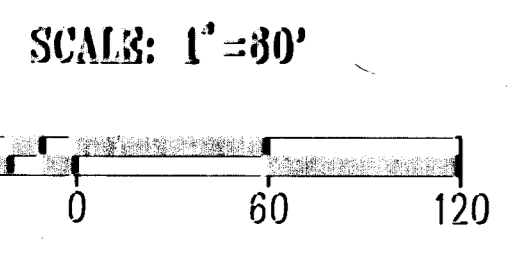
N.W. Corner
S.W. 1/4
31-6-9

N 89°17'05" E 2241.83'

S 89°17'05" W 2028.09'
N.E. Corner
S.W. 1/4
31-6-9



Location Map



SCALE: 1"=30'

General Notes

Temporary Erosion Control: (during construction)

Slopes of 0% - 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 seeding.

Slopes of more than 6% shall be mulched and seeded and shall have 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.

Erosion Control for Ditches:

Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Sewer, water, and electric are available near the site and can be extended to serve this development.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, a portion of the proposed subdivision is within the designated 100 year flood zone. Additional information may be obtained from the Vanderburgh County Building Commissioner.

Public Drainage Easement: The 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 the drainage easement.

Fences:

No fence shall be constructed within the SIECO gas line easement located in Lots 1, 47 & 48.

No fence shall be constructed within the 15' wide drainage easement which lies around the basin perimeter.

Any fence constructed within any other easement is subject to the rights of ingress and egress by the utilities.

Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

The drainage easement in favor of the State of Indiana and located within Lots 4, 5, 6, 7, 8, 9, 11, 12, and 13 has the following restrictions:

All persons exercising the right given by this grant shall use due care to avoid damage to crops, fences, buildings and other structures outside of the easement, and to crops and approved structures inside the easement insofar as possible.

The Grantor and his successors in title may use such land in any manner not inconsistent with the proper operation of the drain and the provisions of the Indiana Drainage Code. Permanent structures may not be placed on the easement unless the written consent of the Grantee is first obtained. Temporary structures may be placed upon or over such easement without the written consent of the Grantee, but shall be removed immediately by the grantor when so ordered by either Grantee. Crops grown on the easement are at the risk of the Grantor, and if necessary in the reconstruction or maintenance of the drain may be damaged or destroyed without liability on the part of either grantee. Trees, shrubs, and wood vegetation may not be planted in the easement, except by express written consent of the grantee, and existing trees and shrubs may be removed by either grantee if necessary to the proper operation or maintenance of the drain.

Lake Maintenance: The owners of Lots 13, 14, 15, 17, 18, 19, 20, 21, & 25, shall keep the grass on the ditch and lake banks within their property lines mowed to a height not exceeding 12 inches. The above listed lot owners are responsible for all lake maintenance from the N.W. corner of lot 21 to the waterway exit at the southeast boundary line.

Storm drainage plans were approved by the Vanderburgh County Commissioners Drainage Board on:

7-31-89 & 6-25-90
Date

Road construction plans were approved by the Vanderburgh County Commissioners on:

7-15-91
Date

ONLY ENTERED FOR TAXATION PURPOSES TO FURNISH ACCEPTANCE FOR TRANSFER.
JUL 10 1992 3817
Don Humphrey
AUDITOR

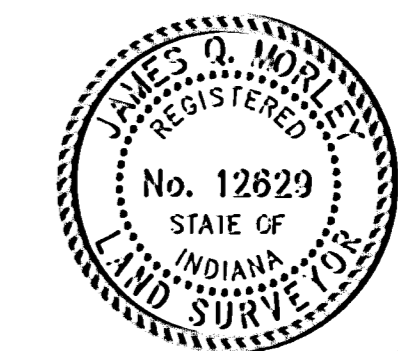
0-78

Boundary Description

Part of the Southwest Quarter of Section 31, Township 6 South, Range 9 West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the northeast corner of said quarter section; thence south 89 degrees 17 minutes 05 seconds west along the north line of said quarter section a distance of 2028.09 feet; thence south 00 degrees 25 minutes 29 seconds west a distance of 83.98 feet to the southeast corner of Audubon Estates Section "D-1", as per plat thereof recorded in Plat Book N, page 125 in the office of the Recorder of Vanderburgh County, said point being the point of beginning; thence south 00 degrees 25 minutes 31 seconds west a distance of 475.88 feet to the northeast corner of Chickasaw Park Subdivision; as per plat thereof recorded in Plat Book J, page 132 in said Recorder's office; thence south 00 degrees 22 minutes 55 seconds west along the west line of said subdivision a distance of 685.31 feet; thence south 88 degrees 44 minutes 55 seconds west a distance of 81.92 feet; thence south 54 degrees 01 minutes 33 seconds west a distance of 54.38 feet; thence south 75 degrees 34 minutes 52 seconds west a distance of 233.60 feet; thence south 67 degrees 55 minutes 46 seconds west a distance of 77.75 feet; thence south 66 degrees 19 minutes 04 seconds west a distance of 363.30 feet; thence south 63 degrees 24 minutes 12 seconds west a distance of 18.47 feet to the southeast corner of Audubon Estates Section "D-1", as per plat thereof recorded in Plat Book N, page 125 in said Recorder's office; thence north 32 degrees 24 minutes 15 seconds west a distance of 42.43 feet; thence north 00 degrees 18 minutes 00 seconds east a distance of 595.37 feet; thence north 68 degrees 07 minutes 46 seconds west a distance of 82.01 feet; thence north 57 degrees 03 minutes 02 seconds east a distance of 234.82 feet; thence south 65 degrees 53 minutes 34 seconds east a distance of 145.57 feet; thence north 57 degrees 03 minutes 02 seconds east a distance of 305.07 feet; thence north 32 degrees 24 minutes 15 seconds west a distance of 123.00 feet; thence north 57 degrees 03 minutes 02 seconds east a distance of 60.56 feet; thence north 55 degrees 03 minutes 07 seconds west a distance of 195.00 feet to a point on the south line of said Audubon Estates Section "D-1"; thence north 56 degrees 47 minutes 02 seconds east a distance of 72.00 feet; thence north 57 degrees 30 minutes 10 seconds east a distance of 283.28 feet; thence north 00 degrees 27 minutes 46 seconds east a distance of 61.09 feet; thence south 89 degrees 32 minutes 14 seconds east a distance of 129.90 feet to the point of beginning, containing 15.98 acres.

I, James O. Morley, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey as corroborated under the provisions of Act 17-1-1907, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.



James O. Morley
Indiana Registration No. 12829

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as AUDUBON ESTATES SECTION "D-2". All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, 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 or other utility facilities shall be erected 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; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with 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. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

W.C. Bussing, Jr.
3 South Brentwood Drive
Evansville, IN 47715

O.W. Kuttman, Jr.
120 Main Street
Evansville, IN 47708

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 Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22nd day of June, 1992

My Commission Expires: 2-10-93
Notary Public in and for Vanderburgh County, Indiana



Area Planning Certificate

Under the authority provided by the acts of 1981, public law 1309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLANNING COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on 7-10-92.

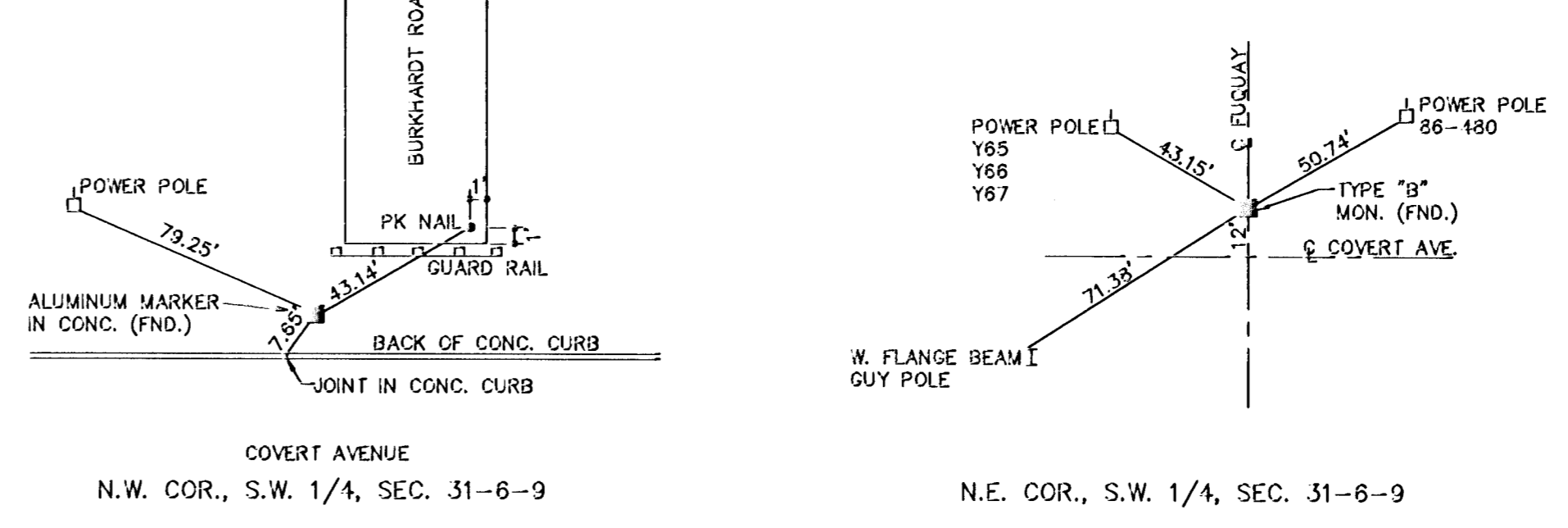
President: *Robert H. Boney, Jr.*
Executive Director: *Barbara D. Cunningham*

PLAT RELEASE DATE: 7-10-92
Executive Director: *Barbara D. Cunningham*

Curve Data

Curve #	Radius	Length	Tangent	Chord	Chord Bearing
1	151.31'	45.55'	22.95'	45.38'	S09°05'15"W
2	75.00'	71.18'	40.44'	71.19'	S28°42'58"W
3	520.00'	250.60'	127.78'	248.18'	S5°08'14"W
4	100.00'	68.66'	35.75'	67.32'	N37°22'52"E

Note:
All radii leading to cul-de-sacs have a radius of 35'.
All radii of intersecting right-of-ways have a radius of 20'.



Monument References

NOTE: Kolb Ditch - Relocation + Re-routing - Deed Drawer 6 Card 174 Jan. 16, 1991