

CHAPEL HILL SUBDIVISION SECTION C-1

Leo and Rose Hillenbrand
Pats J. and Mary G. Hillenbrand
8500 Chapel Hill Drive
Evansville, IN 47712

S. 1/2 E. CO. R/W & BASE,
(OR 313, 314, 315 & DR. 4351)
Pa. 263, 264 & 265.

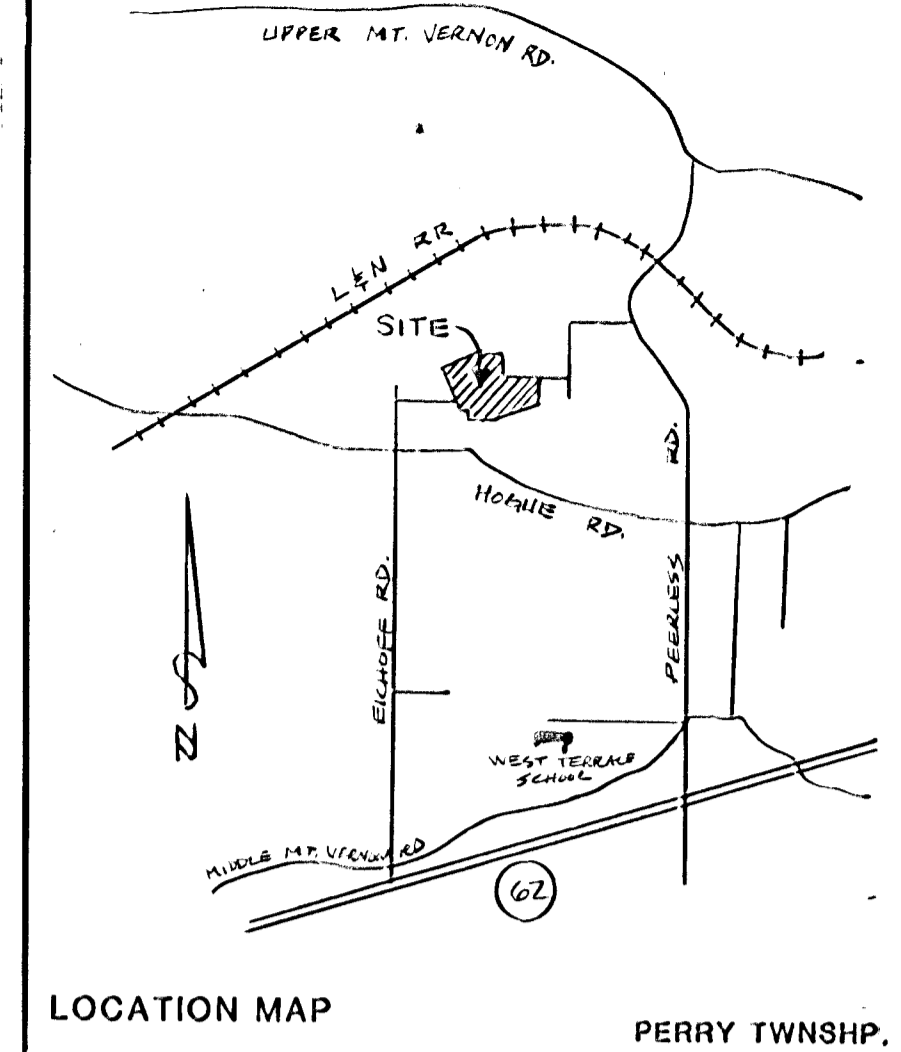
LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 19, Township 6 South, Range 11 West and part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter of Section 19, thence along the South line of said Quarter Quarter Section South 89° 33' 03" West 398.56 feet; thence North 15° 06' 19" West 70.00 feet to the true point of beginning; thence

- 1st: North 15° 06' 19" West 134.56 feet; thence
- 2nd: South 89° 41' 26" West 50.97 feet; thence
- 3rd: North 32° 15' 47" West 586.32 feet to a point on the centerline of a S.L.G.E.O. right of way and easement (150 feet wide) as per deed recorded in Deed Record 313, page 388 and in Deed Record 491, pages 263, 264 and 265 in the office of the Recorder of Vanderburgh County, Indiana; thence along said centerline North 64° 33' 46" East 57.78 feet; thence
- 4th: South 00° 05' 10" West 83.11 feet to a point on the Southeast line of said right of way and easement; thence along said Southeast line
- 5th: North 64° 33' 46" East 53.90 feet; thence
- 6th: North 88° 48' 26" East 269.37 feet; thence
- 7th: North 88° 48' 26" East 269.37 feet; thence
- 8th: South 00° 02' 56" East 214.88 feet to the Northwest corner of CHAPEL HILL drive right of way (60 feet wide) in the Amended Plat of CHAPEL HILL SUBDIVISION, Section B, as per plat recorded in Plat Book N, page 57 in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line of said right of way
- 9th: South 1° 18' 18" East 60.00 feet to the Southwest corner of said CHAPEL HILL drive right of way; thence along the South line of said right of way
- 10th: North 88° 41' 42" East 464.00 feet; thence
- 11th: Southeasterly 39.95 feet through an angle of 91° 32' 50" along a tangent curve concave to the Southwest having a radius of 25.00 feet; thence

- 12th: South 00° 14' 32" West 233.29 feet; thence
- 13th: Southwesterly 21.03 feet through an angle of 48° 11' 16" along a tangent curve concave to the Northwest having a radius of 25.00 feet; thence
- 14th: Southerly 40.70 feet through an angle of 46° 38' 26" along a tangent curve concave to the Southeast having a radius of 50.00 feet; thence
- 15th: South 66° 12' 35" West 300.98 feet; thence
- 16th: South 65° 12' 48" West 270.90 feet; thence
- 17th: South 99° 33' 03" West 375.00 feet to the true point of beginning containing 16.1 acres, more or less.



N-140

Clarance C. Dame, Jr.
4001 Clement Street
Evansville, IN 47712

DULY ENTERED FOR TAXATION

JUN 13 1988

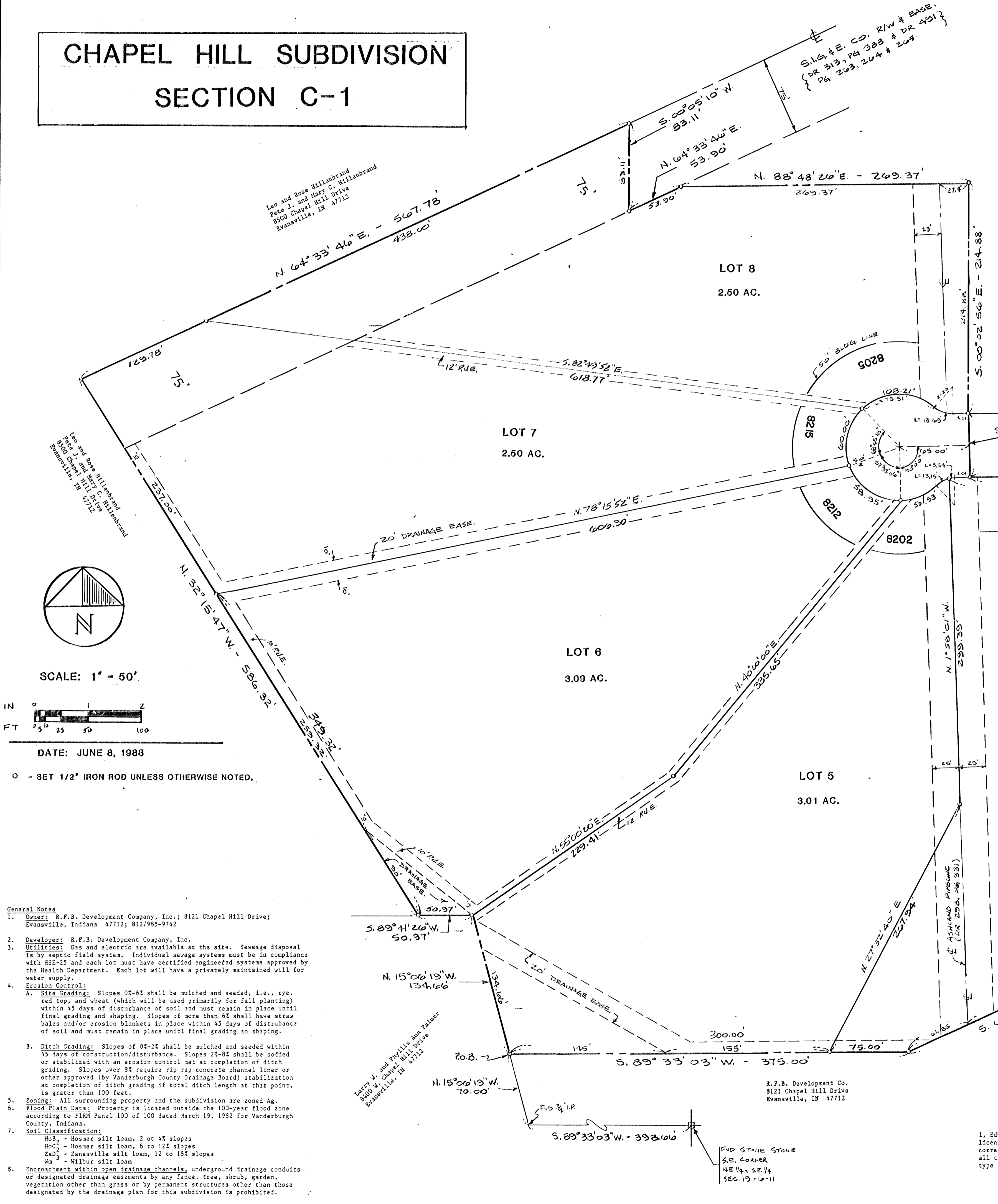
Richard F. Broerman
2711

RECEIVED FOR RECORD
at 1:34 P.M.
JUNE 13 1988
Plat Book N
Page 140
608 STEELE, RECORDER
VANDERBURGH COUNTY

88-10490

Rick Broerman
8121 Chapel Hill Drive
Evansville, IN 47712

CHAPEL HILL DRIVE AMENDED PLAT OF CHAPEL HILL SEC. B (PLAT BOOK N, PAGE 57)



OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "Easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Richard F. Broerman Linda K. Broerman
RICHARD F. BROERMAN - PRES LINDA K. BROERMAN - SEC.

R.F.B. Development Co.
8121 Chapel Hill Drive
Evansville, IN 47712

A = 48° 11' 16"
R = 25.00
L = 21.03
T = 11.18

A = 46° 38' 26"
R = 50.00
L = 40.70
T = 21.55

NOTARY CERTIFICATE

State of Indiana) ss:
County of Vanderburgh)

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 9th day of June, 1988.

My Commission expires 7-31-91 Donna Herring Notary Public
A resident of Vanderburgh County



APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 1, 1988

Plat Release Date JUNE 13, 1988 Received.

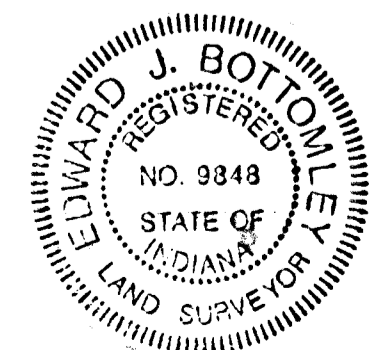
ACCU SURVEYING AND ENGINEERING

8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-6219

SURVEYOR'S CERTIFICATE

I, Edward J. Bottomley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on MAY 20, 1988; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Edward J. Bottomley
Edward J. Bottomley
Indiana Reg. No. 9848



- General Notes
1. Owner: R.F.B. Development Company, Inc.; 8121 Chapel Hill Drive; Evansville, Indiana 47712; 812/985-9762
 2. Developer: R.F.B. Development Company, Inc.
 3. Utilities: Gas and electric are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department. Each lot will have a privately maintained well for water supply.
 4. Erosion Control:
 - A. Site Grading: Slopes 05-65 shall be mulched and seeded, i.e., eye, 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 of more than 6:1 shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
 - B. Ditch Grading: Slopes of 01-21 shall be mulched and seeded within 45 days of construction/disturbance. Slopes 21-31 shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 31 require rip rap concrete channel liner or other approved (by Vanderburgh County Drainage Board) stabilization at completion of ditch grading if total ditch length at that point, is greater than 100 feet.
 5. Zoning: All surrounding property and the subdivision are zoned Ag.
 6. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 100 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
 7. Soil Classification:
 - Hs - Hosmer silt loam, 2 to 4:1 slopes
 - Ho2 - Hosmer silt loam, 6 to 12:1 slopes
 - Zs3 - Zanesville silt loam, 12 to 18:1 slopes
 - Wa - Wilbur silt loam
 8. Encroachment: Within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

Larry W. and Phyllis Ann Palmer
8500 N. Orange Hill Drive
Evansville, IN 47712

R.F.B. Development Co.
8121 Chapel Hill Drive
Evansville, IN 47712

FOUND STONE
S.E. CORNER
N.E. 1/4 S.E. 1/4
SEC. 19 - 10-11