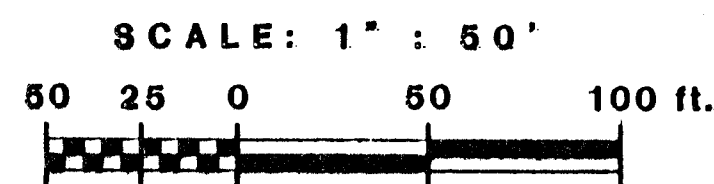


STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: MAY 23, 1988.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE DARMSTADT TOWN BOARD ON: FEBRUARY 9, 1989.

RECEIVED FOR RECORD at 10:25 A.M. JUNE 8 1989. Flat Book N 176 Page 176 BOB STEELE, RECORDER VANDERBURGH COUNTY

GERMAN PINES SUBDIVISION



GENERAL NOTES

Zoning: The subject property and all abutting property is currently zoned agricultural (Ag.).

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel No. 180256 0075 B dated March 19, 1982, none of the proposed subdivision is within the designated 100 year flood zone.

Utilities: Water and sanitary sewer services are available at the site.

Road Grades: Maximum road grade will not exceed 10%.

Minimum First Floor Elevation: First floor grades shall be a minimum of 1'-4" above the top of the curb if the lawn drains across the curb, or 1'-2" above the high point of a drainage swale around the house.

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 45 days of disturbance of soil and must remain in place until final grading and shaping.

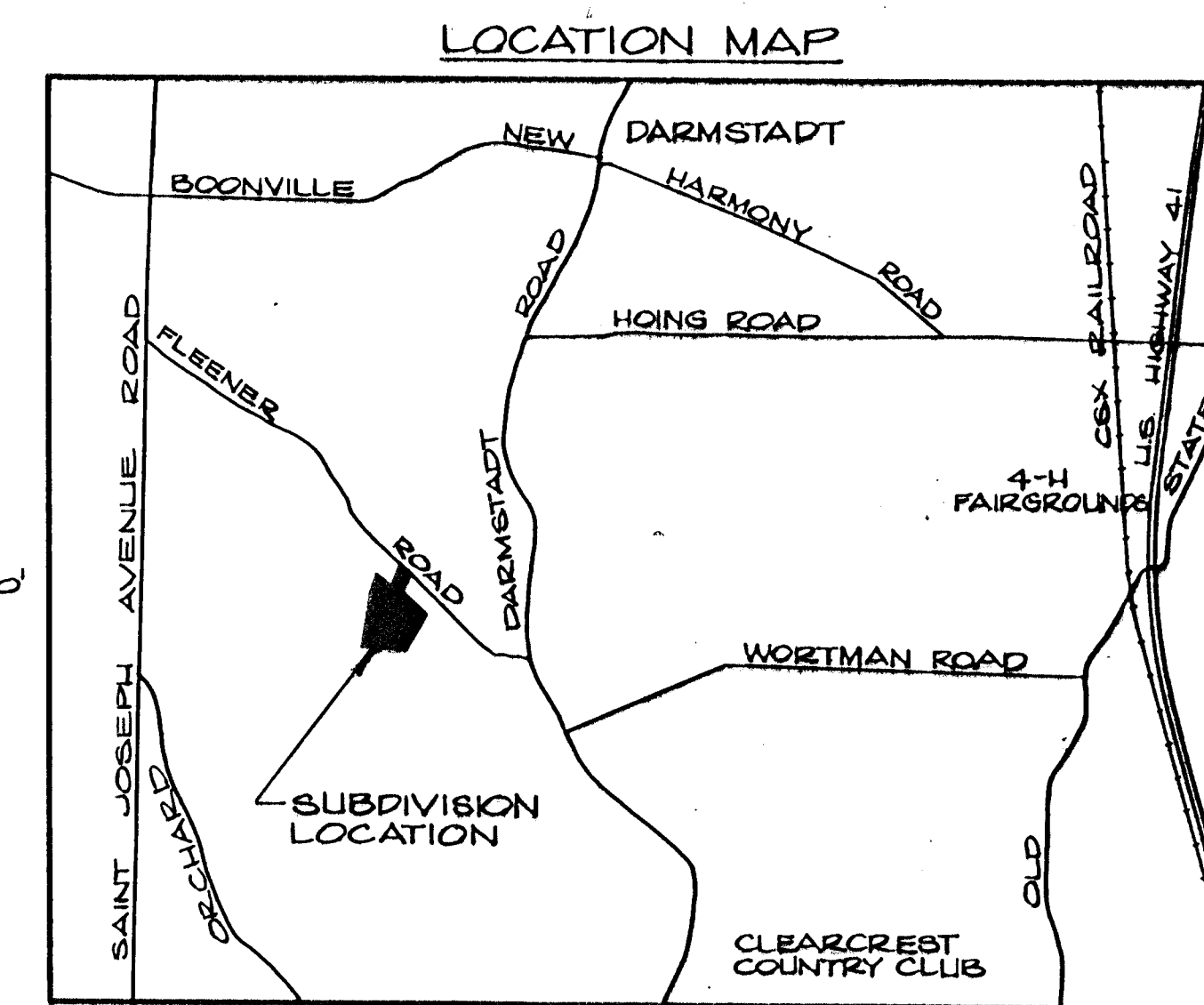
Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

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.



SCALE: 1" = 2000'

CURVE #1 CL. German Pines Drive

Δ = 104°45'50"
R = 150.00'
L = 28.22'
T = 14.11'
E = 0.87'
Ch'd. = S.25°02'49"W. 28.18'

CURVE #2 CL. German Pines Drive

Δ = 350°13'28"
R = 165.00'
L = 101.44'
T = 52.38'
E = 8.11'
Ch'd. = S.02°02'40"W. 99.85'

CURVE #3 CL. German Pines Drive

Δ = 350°46'32"
R = 98.17'
L = 61.30'
T = 31.69'
E = 4.99'
Ch'd. = S.33°27'20"E. 60.31'

R/W CURVE #1 R/W German Pines Drive

Δ = 350°13'28"
R = 81.09'
L = 49.85'
T = 25.74'
E = 3.99'
Ch'd. = S.02°02'48"W. 49.07'

R/W CURVE #2 R/W German Pines Drive

Δ = 354°46'32"
R = 84.95'
L = 52.98'
T = 27.39'
E = 4.31'
Ch'd. = S.33°27'20"E. 52.12'

N-176

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 8 1989

San Thomsley
AUDITOR
29473

BOUNDARY DESCRIPTION

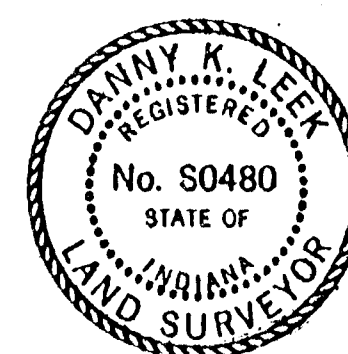
Part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southwest corner of said quarter quarter section; thence north 00 degrees 01 minutes 01 seconds east (assumed bearing) along the west line of said quarter quarter section a distance of 527.81 feet; thence north 19 degrees 39 minutes 24 seconds east a distance of 332.75 feet; thence south 51 degrees 58 minutes 04 seconds east a distance of 241.57 feet; thence north 19 degrees 39 minutes 24 seconds east a distance of 367.75 feet to a point in the centerline of Fleener Road; thence south 51 degrees 58 minutes 17 seconds east along said centerline a distance of 125.46 feet; thence south 45 degrees 33 minutes 10 seconds east along said centerline a distance of 81.02 feet; thence south 33 degrees 11 minutes 16 seconds west a distance of 300.00 feet; thence south 45 degrees 52 minutes 32 seconds east a distance of 150.00 feet; thence south 46 degrees 42 minutes 37 seconds east a distance of 175.00 feet; thence south 43 degrees 48 minutes 45 seconds east a distance of 100.00 feet; thence south 33 degrees 10 minutes 29 seconds west a distance of 422.45 feet to a point on the south line of said quarter quarter section; thence south 89 degrees 36 minutes 22 seconds west a distance of 491.65 feet to the true point of beginning, containing 10.70 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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 completed by me on June 2, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 6th day of JUNE, 1989.



Danny K. Leek, D.S.
Indiana Registration No. S0480

OWNER(S) CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as GERMAN PINES SUBDIVISION. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

TROY QUALITY HOMES, INC.
1824 Fleener Road
Evansville, Indiana 47711

Larry T. Kuehne
Larry T. Kuehne, President

Pamela S. Kuehne
Pamela S. Kuehne, Secretary/Treasurer

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

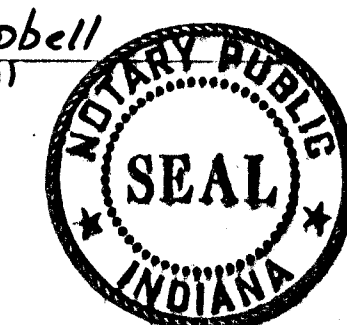
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledged(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses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

Witness my hand and seal this 6th day of June, 1989.

My Commission Expires: 2-10-93

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)



AREA PLAN COMMISSION CERTIFICATE

Under the 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, this 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.

Robert H. Dumas, Jr. President
Barbara P. Lunsford Director
Barbara P. Lunsford Director

