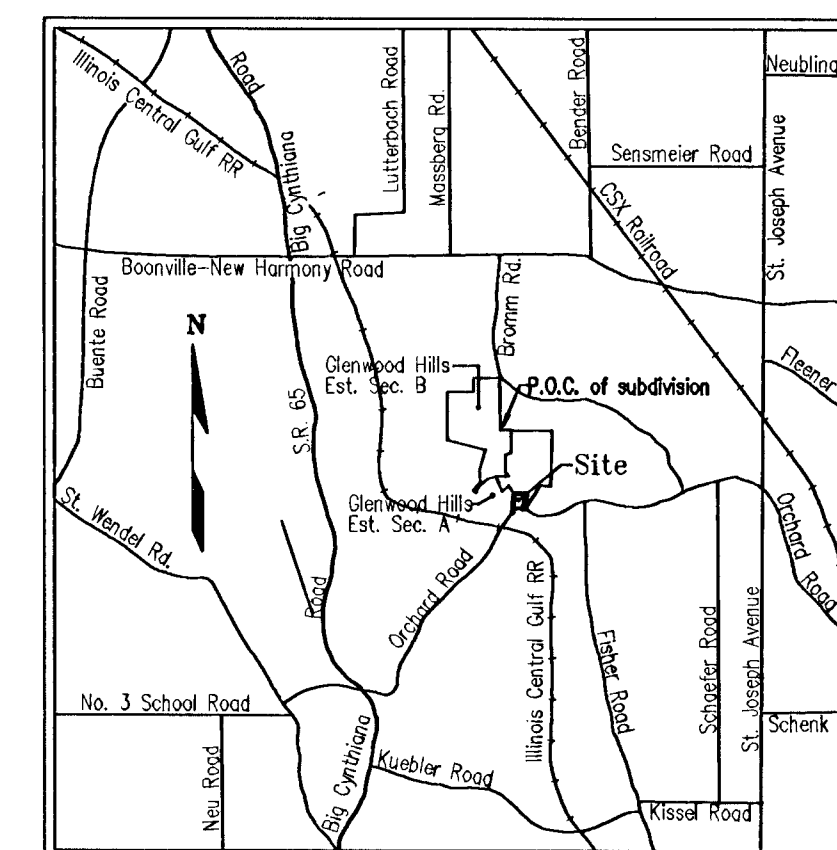


# Glenwood Hills Estates Minor Subdivision

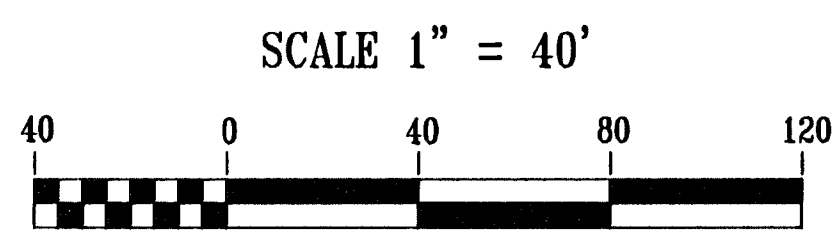
DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER

DEC 13 2005

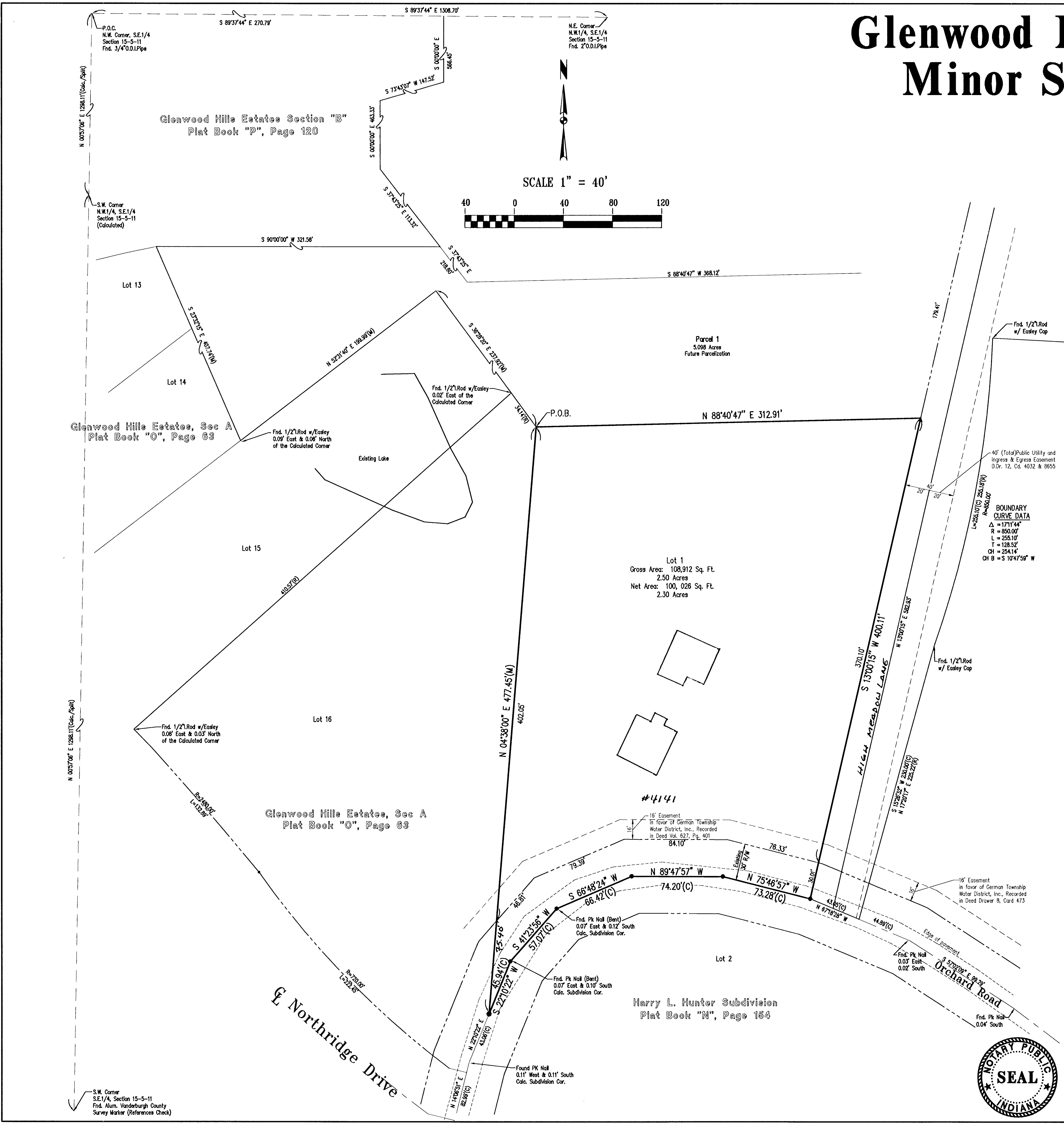
*Sub-Plat*  
 AUDITORY  
 # 8341



Location Map  
 (No Scale)



SCALE 1" = 40'



### General Notes

Zoning: The Subject Property is currently Zoned Ag.  
 Utilities: All Utilities (except sanitary sewers) are available for connection. Lot 1 is served by a Private Sewerage Disposal System. **GERMAN TWP. WATER.**  
 Flood Plain Data: No part of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0075 C, dated August 5, 1991.  
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.  
 First floor grades shall be set to allow for proper drainage away from Buildings. All first floor grades shall conform to local and state enforced building codes.  
 Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.  
 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 seeding.  
 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.  
 Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.  
 Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID#0023."

### BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 15, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of said section; thence along the north line of said quarter section South 89 degrees 37 minutes 44 seconds East 270.79 feet; thence South 00 degrees 00 minutes 00 seconds East 566.45 feet; thence South 73 degrees 43 minutes 07 seconds West 147.52 feet; thence South 00 degrees 00 minutes 00 seconds East 483.33 feet; thence South 37 degrees 43 minutes 25 seconds East 113.32 feet; thence South 90 degrees 00 minutes 00 seconds West 321.58 feet to the north most corner of Lot 13 in Glenwood Hills Estates Sec. A, as per plat thereof, recorded in Plat Book 0, Page 63 in the office of the Recorder of Vanderburgh County, Indiana; thence along the northwesterly line of said Lot 13 and Lot 14 in said Glenwood Hills Estates, South 23 degrees 32 minutes 15 seconds East 407.74 feet to the east most corner of said Lot 14; thence along the northwest line of Lot 15 in said Glenwood Hills Estates, North 52 degrees 31 minutes 40 seconds East 199.99 feet to the north most corner of said Lot 15; thence along the northeast line of said Lot 15, South 36 degrees 28 minutes 20 seconds East 237.92 feet to the northeast corner of Lot 16 in said Glenwood Hills Estates, said point being the true point of beginning; thence North 88 degrees 40 minutes 47 seconds East 312.91 feet; thence South 13 degrees 00 minutes 15 seconds West 400.11 feet to a point in the centerline of Orchard Road; thence along the centerline of Orchard Road the following 5 courses:  
 1) North 75 degrees 46 minutes 57 seconds West 73.28 feet; 2) thence North 89 degrees 47 minutes 57 seconds West 74.20 feet; 3) thence South 68 degrees 48 minutes 24 seconds West 68.42 feet; 4) thence South 41 degrees 23 minutes 58 seconds West 57.07 feet; 5) thence South 22 degrees 10 minutes 22 seconds West 45.94 feet to a point on the east line of Glenwood Hills Estates; thence along the east line thereof, North 04 degrees 38 minutes 00 seconds East 477.45 feet to the point of beginning containing 108,912 sq. ft. (2.50 acres).

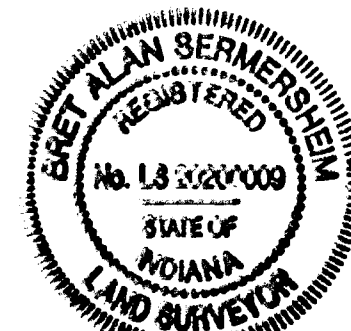
Subject to the right-of-way for Orchard Road off the entire south side of the described property.  
 Subject to a 16 foot easement in favor of the German Township Water District Incorporated, recorded in Deed Volume 627, Page 401.  
 Subject to all easements, rights-of-way, building and use restrictions of record.

### Surveyor's Certificate

I, Bret Alan Sermersheim, 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

Witness my hand and seal this 7<sup>th</sup> day of December, 2005.

*Bret Alan Sermersheim*  
 Bret Alan Sermersheim, P.L.S.  
 Indiana Registration No. LS2020009  
 Morley and Associates, Inc.  
 600 SE. Sixth Street  
 Evansville, Indiana 47713  
 (812) 464-9585



### 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 designate the same as Glenwood Hill Estates Minor Subdivision

*John P. Hunter*  
 John P. Hunter  
 4141 Orchard Road  
 Evansville, IN 47720

### Notary Certificate

STATE OF IN COUNTY OF Warrick ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, **John P. Hunter** who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, expressing to be his voluntary act and deed for the uses and purposes therein set forth.  
 Witness my hand and seal this 7<sup>th</sup> day of December, 2005.

My Commission Expires: 9-21-09  
 Notary Public *Kristy M. Sawyer*  
 Notary in Kosciusko County,  
 (typed or printed name) *Kristy M. Sawyer*



# R-187

### 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, March 8, 2005. (Subdivision Review)

President *Buddy B. Mills*  
 Attest Executive Director *Buddy B. Mills*  
 Secondary Plat complies with the Ordinance and is released for Recording  
 Executive Director *Buddy B. Mills*

PLAT RELEASE DATE: DEC. 13, 2005