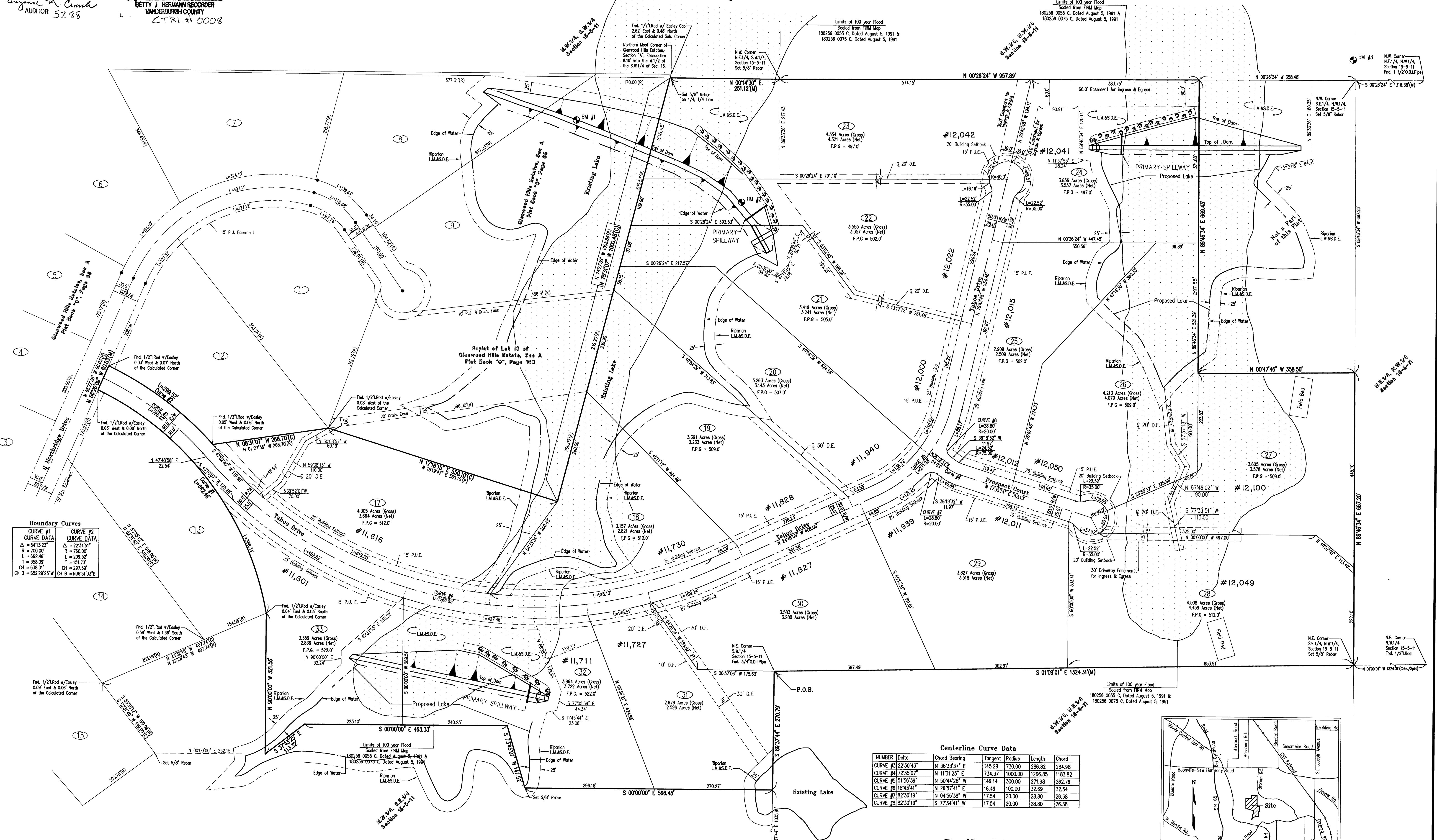


97-23877
 DAILY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER.
 SEP 05 1997
 Suzanne M. Conrad
 AUDITOR 5298

RECEIVED FOR RECORD
 at 9:29 A.M.
 SEPT 5 1997
 Plat Book P
 Page 120
 BETTY J. HERMANN RECORDER
 WASHINGTON COUNTY
 CTRL# 0008

Glenwood Hills Estates, Section "B" Secondary Plat

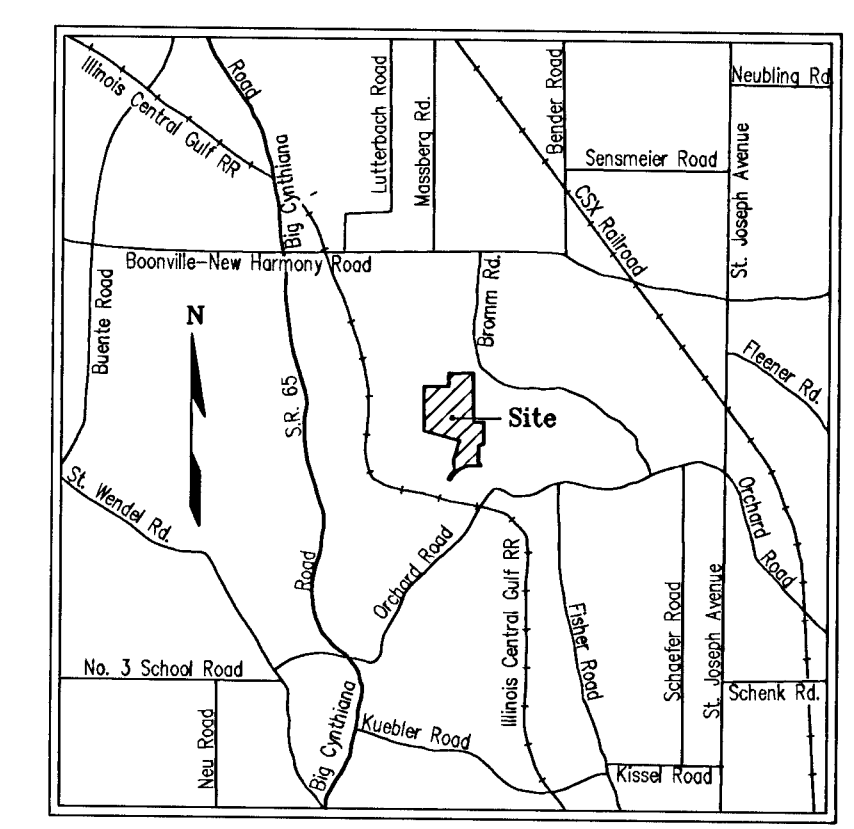
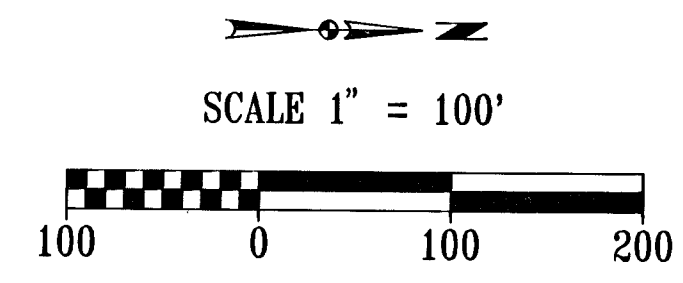


Boundary Curves

CURVE #1	CURVE #2
Δ = 541323"	Δ = 223451"
R = 700.00'	R = 760.00'
L = 682.46'	L = 299.52'
T = 358.38'	T = 151.73'
CH = 638.01'	CH = 237.59'
CH B = S52°28'25" W	CH B = N36°31'33" E

Centerline Curve Data

NUMBER	Delta	Chord Bearing	Tangent	Radius	Length	Chord
CURVE #1	22°30'43"	N 36°33'37" E	145.29	730.00	286.82	284.98
CURVE #4	72°35'07"	N 11°31'25" E	734.37	1000.00	1266.85	1183.82
CURVE #5	51°56'39"	N 50°44'28" W	146.14	300.00	271.98	262.76
CURVE #6	18°43'41"	N 26°57'41" E	16.49	100.00	32.69	32.54
CURVE #7	82°30'19"	N 04°55'38" W	17.54	20.00	28.80	28.38
CURVE #8	82°30'19"	S 77°34'41" W	17.54	20.00	28.80	28.38



General Notes

Utilities: Water service by German Township Water District. Gas and Electric Service by S.I.G.&E.Co.

Private Sewerage Disposal Requirements: A Plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of a private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it can not be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, 14C-410-B, and any Vanderburgh County Ordinance and amendments thereto.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned AG. The adjoining property is zoned as shown.

Flood Plain Data: Portions of the proposed subdivision lie 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 0055 C, dated August 5, 1991 and Community Panel Number 180256 0075 C, dated August 5, 1991. Flood Zone "A".

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Access: All lots shall access interior streets.

Lake Maintenance: The owners of lakefront lots shall maintain the portions of the lakefront lying on their respective lots. The Glenwood Hills Lake Association, Inc. shall provide maintenance of the lake including dam and spillways. Additional details regarding lake maintenance agreements are recorded as separate documents.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

Natural swales across lots shall be maintained by the lot owners. The swales shall not be obstructed in any way that would limit the flow from public roads or all other lands that drain to the swale. Any relocation or piping of the swales shall be subject to County Drainage Board Approval.

The Glenwood Hills Estates, Section B Lot Owner's Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system its parts and easements within or attached to this subdivision and outside of the county accepted rights-of-way including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements which lies on his or her property.
- The Repair Fund established for this project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins, all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plot of this subdivision.
- NOTICE: A lot owner must obtain prior written approval of the County Drainage Board before constructing any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision.

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

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Gross lot acreage is calculated to the centerline of the interior roads. Net lot acreage is calculated to the right-of-way of the interior roads.

Glenwood Hills Estates, Section "B"

Secondary Plat

P-120

Owner's Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Glenwood Hills Estates, Section "B"**. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (Public Utility Easement), are hereby dedicated to public utilities 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 of land marked D.&U.G.P.U.E. (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, maintenance and operation of underground portions 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 easement. No structures other than such utility facilities or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips of ground marked D.E. (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water, provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to a designed facility is repaired by the utility company equal to design standards.

Strips and areas of land marked L.M.&S.D.E. (Lake Maintenance & Storm Detention Easements) are dedicated for the maintenance of the Lake, and storage of storm water. Those easements, which are located adjacent to water surfaces, Riparian L.M.&S.D.E., extend 25 feet beyond the edge of water line at the lowest overflow spillway elevation. Any alterations to the land within these easements must have the approval of the Lake Maintenance Association. Fences may not be extended across the Lake Maintenance Easement.

All easements are dedicated together with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary maintenance or reconstruction. The Lake Association, Drainage Board or utility exercising such right of ingress and egress shall be liable for any damages outside the easement.

Hunter Development Corporation

By: John P. Hunter
John P. Hunter
President
4141 Orchard Rd.
Evansville, IN 47720

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 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 August, 1997

My Commission Expires:

9-16-98

Notary Resides in Vanderburgh
County, Indiana

Deborah J. Masterson
(Typed or printed name)



Boundary Description

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

Beginning at the northeast corner of the southwest quarter of said section; thence along the north line of the northwest quarter of the southeast quarter of said 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 663.33 feet; thence South 37 degrees 43 minutes 25 seconds East 113.32 feet to a point located North 00 degrees 00 minutes 00 seconds East 252.15 feet from the northernmost corner of Lot 15 in Glenwood Hills Estates, Section "A", recorded in Plat Book "O", page 63 in the office of the Recorder of Vanderburgh County, Indiana; thence North 90 degrees 00 minutes 00 seconds West 321.56 feet to the northernmost corner of Lot 13 in said subdivision and being the beginning of a non-tangent curve to the left, having a central angle of 54 degrees 13 minutes 23 seconds and a radius of 700.00 feet from which the chord bears South 52 degrees 29 minutes 25 seconds West 638.01 feet; thence in a southwesterly direction along the arc of said curve and the northwesterly boundary of Lot 13 in said subdivision 662.46 feet to the northeasterly right-of-way of Northridge Drive; thence along said right-of-way North 66 degrees 26 minutes 09 seconds West 60.03 feet to the southernmost corner of Lot 12 in said subdivision and being the beginning of a non-tangent curve to the right, having a central angle of 22 degrees 34 minutes 51 seconds and a radius of 760.00 feet from which the chord bears North 36 degrees 31 minutes 33 seconds East 297.59 feet; thence in a northeasterly direction along the arc of said curve and the southeasterly boundary of Lot 12 in said subdivision 299.52 feet to the easternmost corner of said Lot 12; thence along the east line of said Lot 12, North 08 degrees 31 minutes 07 seconds West 266.70 feet to the southernmost corner of the replat of Lot 10, Glenwood Hills Estates, Section "A", recorded in Plat Book "O", page 160 in the office of said recorder; thence along the east line of said replat North 17 degrees 16 minutes 15 seconds East 550.10; thence along the north line of said replat and the north line of Lot 9, in said Glenwood Hills Estates, Section "A" North 75 degrees 31 minutes 07 seconds West 1000.48 feet to a point on the west line of the northeast quarter of the southwest quarter of said section 15; thence along the west line of the northeast quarter of said section 15, thence along the west line of the northeast quarter of the southwest quarter of said section, North 00 degrees 14 minutes 30 seconds East 251.12 feet to the northwest corner of the northeast quarter of the southwest quarter of said section; thence along the west line of the southeast quarter of the northwest quarter of said section North 00 degrees 26 minutes 24 seconds West 957.89 feet; thence parallel with the north line of the southeast quarter of the northwest quarter of said section North 89 degrees 46 minutes 34 seconds East 669.43 feet; thence North 00 degrees 47 minutes 46 seconds West 358.50 feet to a point on the north line of the southeast quarter of the northwest quarter of said section; thence along said north line North 89 degrees 46 minutes 34 seconds East 667.20 feet to the northeast corner of the southeast quarter of the northwest quarter of said section; thence along the east line of said quarter quarter section South 01 degrees 09 minutes 01 seconds East 1324.31 feet to the true point of beginning and containing 61.762 acres.

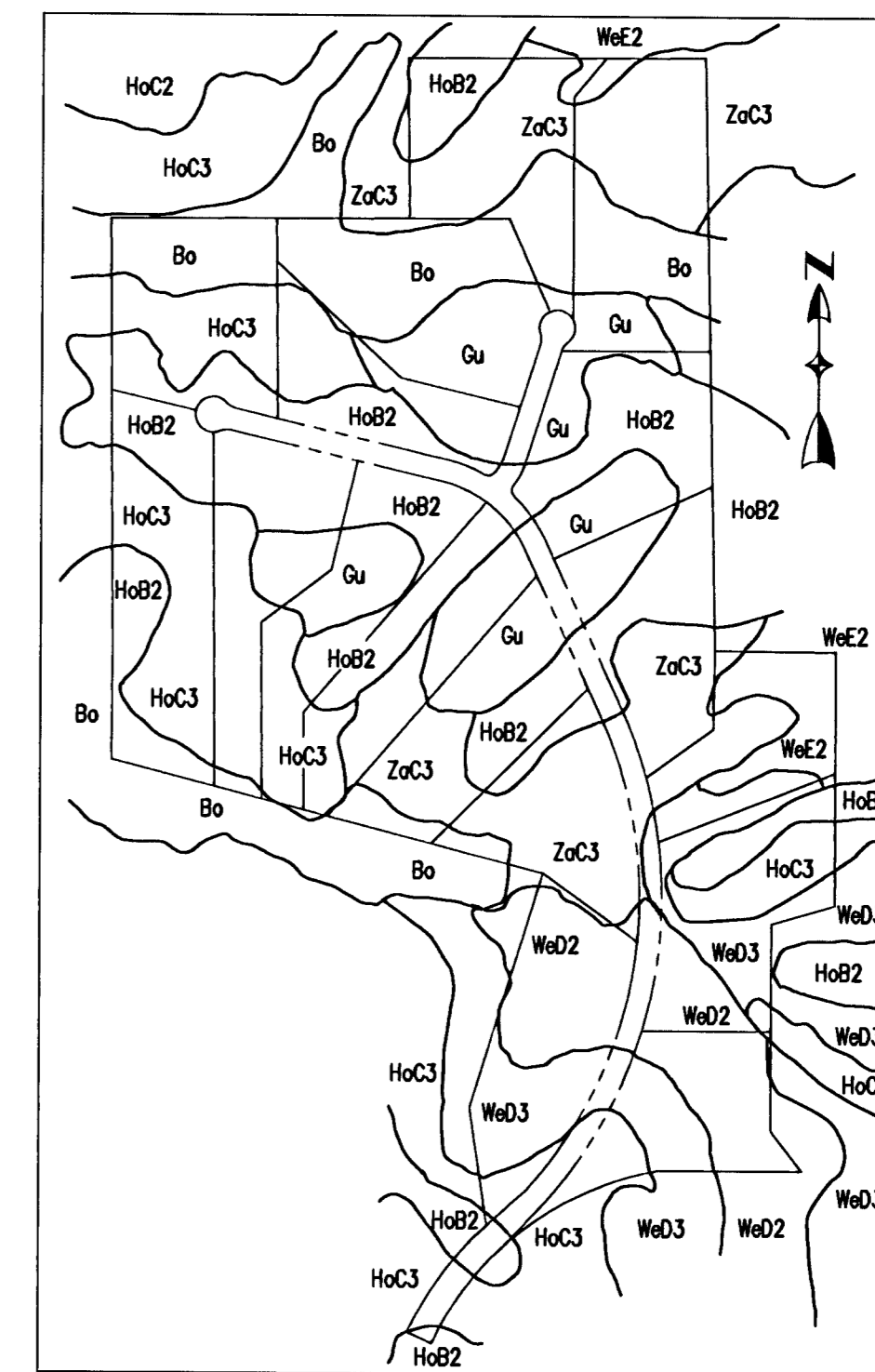
Surveyor's Certificate

I, Danny K. Leek, 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 as noted.

Witness my hand and seal this 22nd day of August, 1997



Danny K. Leek
R.L.S.
Indiana Registration No. S0480



Soils Map
Scale 1"=400'

Soil Types:

- Bo - Bonnie Silt Loam
- HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded
- HoC2 - Hosmer Silt Loam, 6 to 12 percent slopes, eroded
- HoC3 - Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded
- Gu - Gullied Land
- WeD2 - Weilton Silt Loam, 12 to 18 percent slopes, eroded
- WeD3 - Weilton Silt Loam, 12 to 18 percent slopes, severely eroded
- WeE2 - Weilton Silt Loam, 18 to 25 percent slopes, eroded
- ZaC3 - Zanesville Silt Loam, 6 to 12 percent slopes, severely eroded

ROAD PLANS WERE APPROVED BY THE VANDERBURGH COUNTY ENGINEER ON: April 14, 1997

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: May 27, 1997

Bench Mark Data:
Reference Bench Mark -

BM #1 - 5/8" Iron Rod set in the top of dam, of the existing lake. Approximately 185.0' Southwest of the South line of Lot 23. Elevation = 503.41'

BM #2 - 5/8" Iron Rod set in the top of dam, of the existing lake. Approximately 40' Southwest of the primary spillway on Lot 22. Elevation = 504.05'

BM #3 - 5/8" Iron Rod set 47.4' West of the Northwest Corner of the Southeast Quarter of the Northwest Quarter of Section 15-5-11. Also located 355.31' Northwest of the Northwest Corner of Lot 24. Elevation = 497.81'

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, DEC. 4, 1996.

Barbara P. Cunningham
President
Barbara P. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara P. Cunningham
Executive Director

PLAT RELEASE DATE: SEPT. 4, 1997



REMOVE THIS STATEMENT