

PINE LAKE ESTATES SUBDIVISION

SECTION "A"

A subdivision of the Northeast Quarter of the Southeast Quarter of Section Fifteen (15), Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

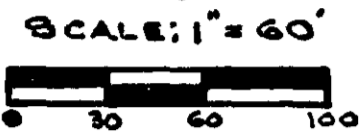
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AUG 26 1993
Plat Book
Page 119
BETTY J. HARMAN PROCLAM
VANDERBURGH COUNTY
93-22951

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

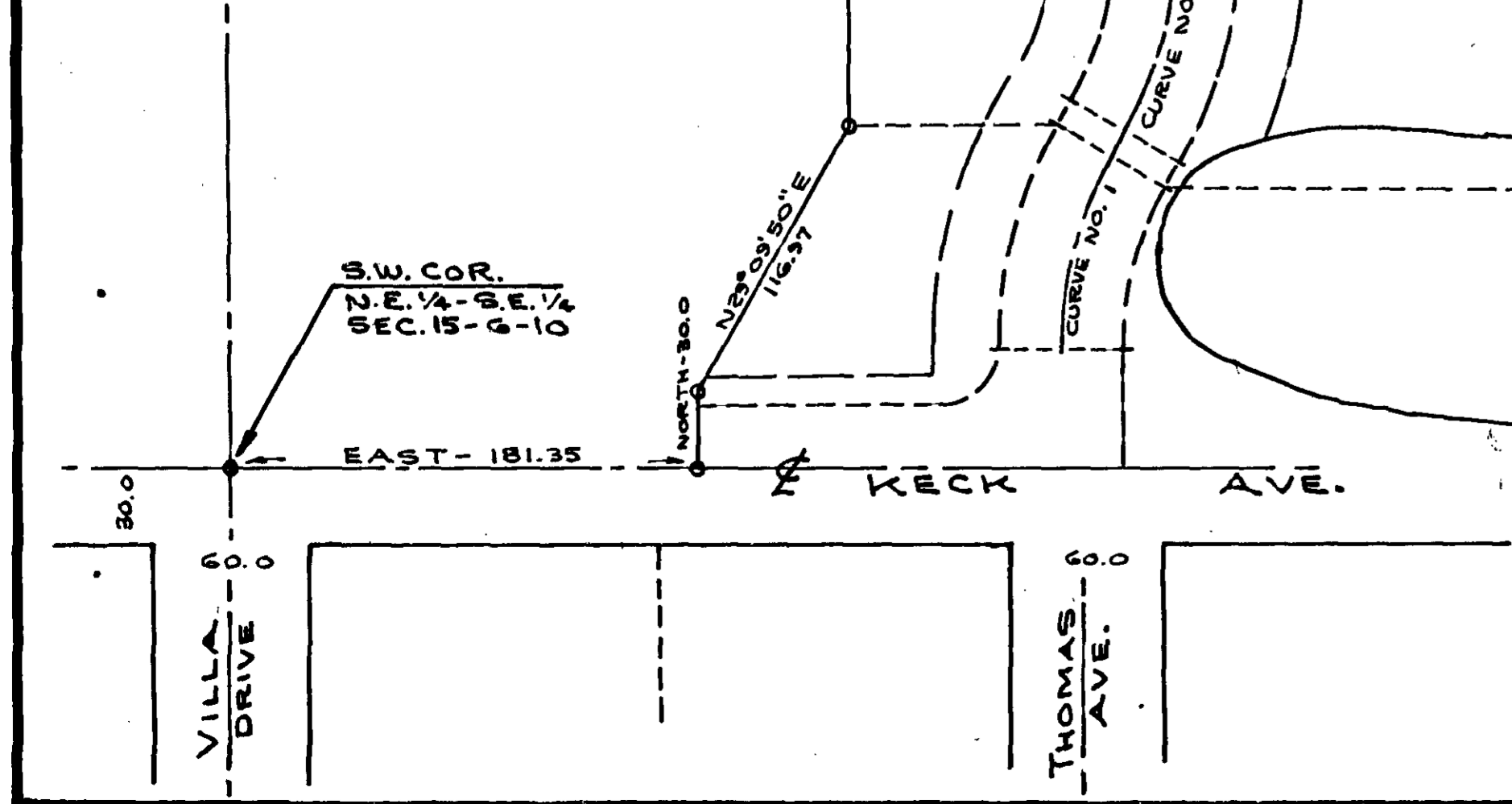
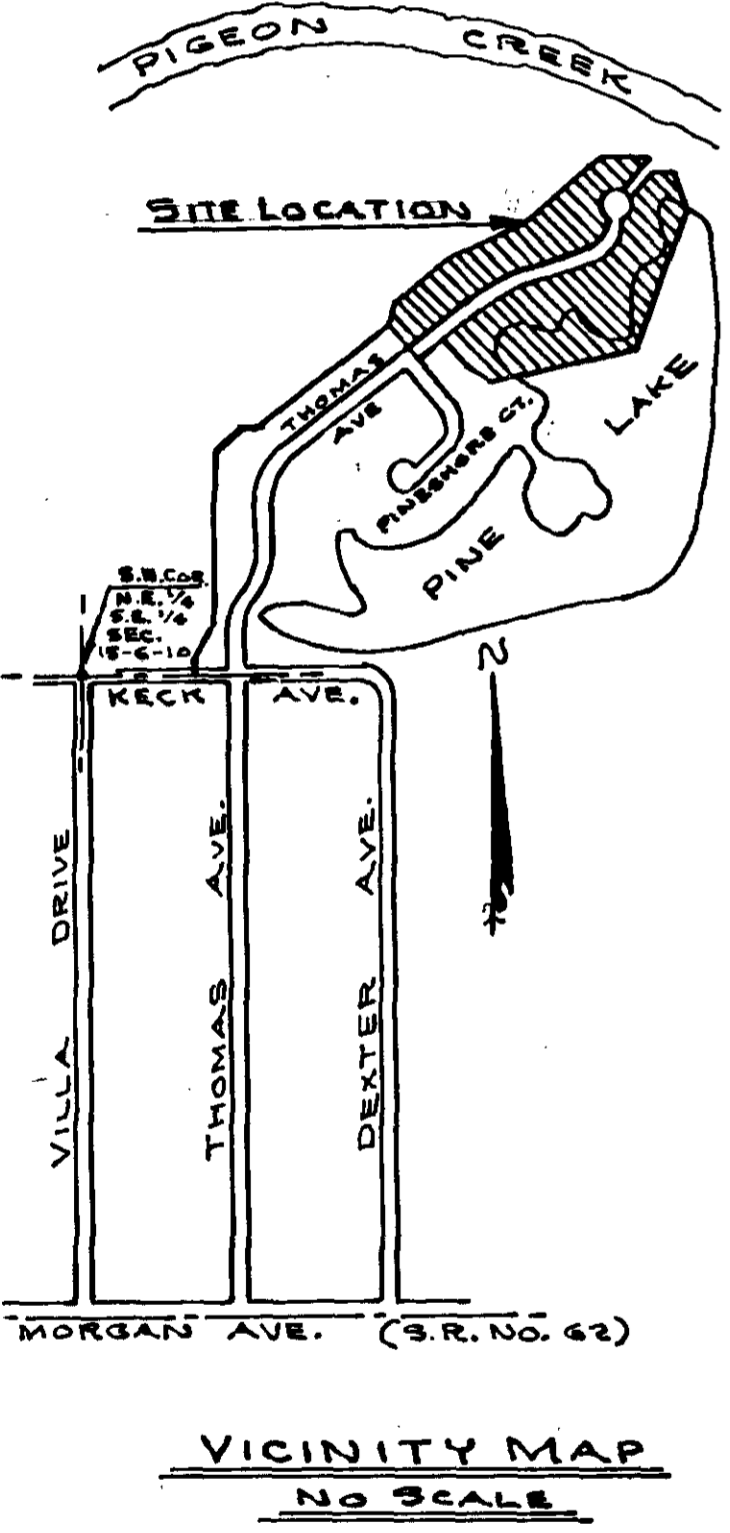
AUG 26 1993

Sam Biggerstaff
AUDITOR
4633

0-119



Δ	D	T	R	L	
CURVE NO. 1	30°	38.380895'	40.0	149.282	78.16
CURVE NO. 2	30°	38.380895'	40.0	149.282	78.16
CURVE NO. 3	53° 08'	47.74895'	60.0	119.99	111.27
CURVE NO. 4	24° 30'	15.747004'	78.0	323.819	153.59
CURVE NO. 5	58°	52.98245'	60.0	108.242	109.57
CURVE NO. 6	78°	57.55245'	90.0	111.1407	131.30



NOTES:
These notes are required by the Area Plan Commission.

- Utilities:** All utilities, gas, electric and water are available at the site; as well as sanitary sewers (which are in place).
- Flood:** Although the majority of Pine Lake Estates Subdivision is outside the Flood Zone, part of lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, are within Flood Zone A.
- Soil:** According to the Soil Survey of Vanderburgh County, Indiana, the soil type is Hs; Henshaw Silt Loam; 0 to 2 Percent slopes; slow run-off.
- Erosion Control:** The disturbed areas shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning:** The zoning for this site and all adjoining properties is R-1.
- Owner and Developer:** Ohio Valley Homes Inc. (Clem Frank, Pres.) 1267 N. HARLAN, EVANSVILLE, IN.
- Engineer and Surveyor:** Sam Biggerstaff 1810 MARSHALL AVE., EVANSVILLE, IN.

DRAINAGE APPROVED MARCH 21, 1984
STREETS (FOR PINE LAKE ESTATES) & STORM SEWERS FOR PINE LAKE "SEC A" APPROVED APRIL 4, 1984
SANITARY SEWERS APPROVED FOR PINE LAKE "SEC A" BY STATE LETTER, DEC. 19, 1984
STREETS FOR PINE LAKE ESTATES SEC "A" ACCEPTED BY BOARD OF PUBLIC WORKS, NOV. 2, 1988
THE PINE LAKE HOMEOWNERS ASSOCIATION IS LIMITED TO THE OWNERS OF LOTS IN PINE LAKE ESTATES SUBDIVISION & PINE LAKE ESTATES SUBDIVISION SEC "A" IS RESPONSIBLE FOR THE MAINTENANCE & REPAIR OF PINE LAKE THE ASSOCIATION WILL BE THE OWNERS OF PINE LAKE

Commencing at the Southwest corner of said quarter section East 181.35 feet; thence North 30.0 feet; thence North 29 degrees 09 minutes 50 seconds East for 116.97 feet; thence North 434.0 feet; thence North 47 degrees 47 minutes 47 seconds East for 132.05 feet; thence North 60 degrees 05 minutes 18 seconds East for 257.74 feet; thence North 53 degrees 08 minutes 00 seconds East for 41.31 feet to the point of beginning; from said point of beginning North 53 degrees 06 minutes 08 seconds East for 40.03 feet; thence North 77 degrees 00 minutes 00 seconds East for 133.20 feet; thence North 31 degrees 38 minutes 00 seconds East for 148.73 feet; thence North 31 degrees 48 minutes 42 seconds East for 228.39 feet; thence South 29 degrees 34 minutes 07 seconds East for 148.57 feet; thence South 46 degrees 06 minutes 27 seconds East for 140.0 feet; thence North 29 degrees 34 minutes 07 seconds East for 100.0 feet; thence East for 36.13 feet; thence South 32 degrees 17 minutes 03 seconds East for 126.34 feet; thence South 23 degrees 45 minutes 00 seconds West for 310.0 feet; thence South 82 degrees 15 minutes 00 seconds West for 278.92 feet; thence North 53 degrees 00 minutes 00 seconds West for 75.89 feet; thence North 28 degrees 52 minutes 47 seconds West for 69.25 feet to a point on the Southern right-of-way of Curve No. 4, thence Southwesterly along the Southern right-of-way of Curve No. 4 for 80.0 feet to the end of said curve, thence South 53 degrees 08 minutes, 00 seconds West along the Southern right-of-way for 20.0 feet, thence North 31 degrees, 31 minutes 35 seconds West for 40.17 feet, thence North 36 degrees, 52 minutes 00 seconds West for 105.00 feet to the place of beginning, CONTAINING 4.06 AC.±.

OWNER'S CERTIFICATE
I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESCRIBED IN ASST PINE LAKE ESTATES SUBDIVISION - SECTION "A". ALL ROADS SHOWN AND PREVIOUSLY NOT DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Clem A. Frank
CLEM A. FRANK
PRESIDENT OHIO VALLEY HOMES INC.
1526 N. HARLAN AVE., P.O. BOX 4347
EVANSVILLE, IND.
MARCH 10, 1993
DATE:

- EASEMENTS:**
- Strips of ground, of the width shown on this plat and marked "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, over hanging branches, bushes, underbrush and obstruction. No structures other than such facilities shall be located 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 drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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; INDIVIDUAL LOT OWNERS SHALL MAINTAIN ALL EASEMENTS ON THEIR LOT.

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:
Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat to be their voluntary act and deed.
WITNESS my hand and seal this 10th day of March, 1993

My commission expires: June 9, 1996
Resident of Vanderburgh
Lucille V. Biggerstaff
Notary Public
Lucille V. Biggerstaff
Printed



SURVEYORS CERTIFICATE
I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, this plat has been certified that this plat correctly represents a survey completed by me, and that all monuments shown exist at the locations noted.
MARCH 11, 1993
Date
Sam Biggerstaff
Indiana Reg. No. 9838



A.P.C. CERTIFICATE
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on APRIL 7, 1993.
Plat Release AUGUST 26, 1993

Richard H. Bana, Jr.
Resident
Barbara R. Cunningham
Executive Director
Barbara R. Cunningham
Executive Director