

SPRING LAKE VALLEY SECTION 1

Boundary Description

Part of the Northeast Quarter of Section 34, Township 5 South, Range 11 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said section; thence along the north line thereof, South 88 degrees 40 minutes 24 seconds East 218.18 feet to a point on the East 100-foot right-of-way line of the CSX Railroad; said point being the point of beginning; thence continue along the north line of said Quarter Quarter Section, South 88 degrees 40 minutes 24 seconds East 735.09 feet to the Northwest Corner of a tract of land conveyed to G. William and Daine M. Pharis in Deed Dwyer 10, Card 3538 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Pharis tract, South 01 degree 31 minutes 44 seconds West 30.00 feet; thence North 88 degrees 40 minutes 24 seconds West 75.07 feet to the beginning of a curve to the left, having a central angle of 89 degrees 02 minutes 00 seconds and a radius of 20.00 feet, from which the chord bears South 48 degrees 25 minutes 40 seconds West 28.23 feet; thence along the arc of said curve 31.35 feet; thence South 01 degree 31 minutes 44 seconds West 82.42 feet to the beginning of a curve to the right, having a central angle of 22 degrees 28 minutes 58 seconds and a radius of 100.00 feet, from which the chord bears South 12 degrees 45 minutes 13 seconds West 38.93 feet; thence along the arc of said curve 32.18 feet; thence South 48 degrees 44 minutes 44 seconds East 57.55 feet; thence South 01 degree 31 minutes 44 seconds West 733.22 feet; thence South 77 degrees 49 minutes 03 seconds East 325.77 feet; thence South 12 degrees 10 minutes 57 seconds West 70.00 feet; thence South 77 degrees 49 minutes 03 seconds East 132.48 feet to the beginning of a curve to the right, having a central angle of 87 degrees 01 minute 17 seconds and a radius of 40.00 feet, from which the chord bears South 77 degrees 49 minutes 03 seconds East 55.08 feet; thence along the arc of said curve 62.78 feet; thence South 77 degrees 49 minutes 03 seconds East 20.00 feet; thence South 01 degree 31 minutes 44 seconds West 27.00 feet; thence North 77 degrees 49 minutes 03 seconds East 43.50 feet to the beginning of a curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet, from which the chord bears South 57 degrees 10 minutes 57 seconds West 28.28 feet; thence along the arc of said curve 31.42 feet; thence North 77 degrees 49 minutes 03 seconds West 246.05 feet to the beginning of a curve to the right, having a central angle of 18 minutes 48 seconds and a radius of 100.00 feet, from which the chord bears North 45 degrees 10 minutes 40 seconds West 107.87 feet; thence along the arc of said curve 115.83 feet; thence South 77 degrees 49 minutes 03 seconds West 347.63 feet to a point on said east 100-foot right-of-way line of the CSX Railroad; thence along said east line, North 01 degree 44 minutes 21 seconds West 1288.03 feet to the point of beginning and containing a Gross Area of 22,494 Acres.

Owner's Certificate

The undersigned owners of the real estate and offsite easements shown and described herein do hereby plat and subdivide said real estate as shown and describe the same as SPRING LAKE VALLEY SECTION 1, PLAT BOOK R-178, PAGE 1, and being more particularly described as follows:

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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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 or areas of land, of the dimensions shown on this plat and marked "D.M.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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 moving and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems 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 or areas of land, of the dimensions shown on this plat and marked "L.M.M.S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and 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 such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Flood Easement) are hereby dedicated for conveyance of surface water flooding which is defined as floodwater under the jurisdiction of the Indiana Department of Natural Resources, the Flood Control Act, I.C. 13-2-2-2, which it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Developer & Owner:
TD&T, LLC
1225 Laubacher Road
Evansville, IN 47710

By: *Theodore O. Stucki*
Theodore O. Stucki
Managing Member

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Theodore O. Stucki
who acknowledges the execution of the foregoing plat with the deductions and restrictions thereon, express to be his voluntary act and deed for the use and purposes therein set forth.

Witness my hand and seal this 19TH day of OCTOBER, 2005.

My Commission Expires: MAY 21, 2010
Notary Resides in Vanderburgh County, Indiana
Carol M. Wink
Notary Public
GERALD M. WITHROU
(typed or printed name)

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #308, 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, August 6, 2005.

By: *Mark L. Carter*
Mark L. Carter
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Bulley & Mill
Executive Director
PLAT RELEASE DATE: Nov. 3, 2005

General Notes

Utilities: Water, sanitary sewers, gas and electric will be extended to the site.

Access: All Lots shall access interior streets only. Lots 1, 2, 3, and 4 are not considered Double Frontage for the purpose of placing fences along Mohr Road.

Road Grades: Maximum road grades will not exceed 10.0%.

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."

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including: 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.

2. 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.

3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

4. 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.

5. 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 easement which lies on his or her property.

6. 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 of all lots 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 plat of this subdivision.

7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: July 28, 2004

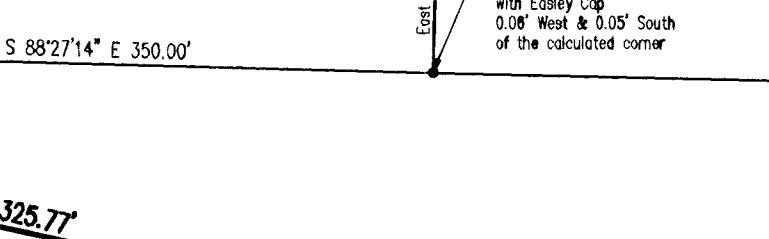
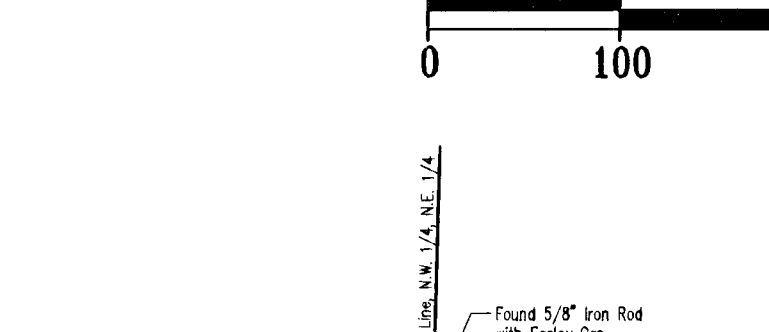
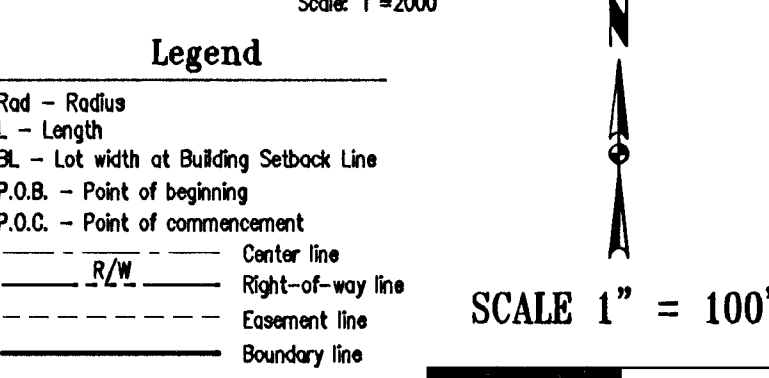
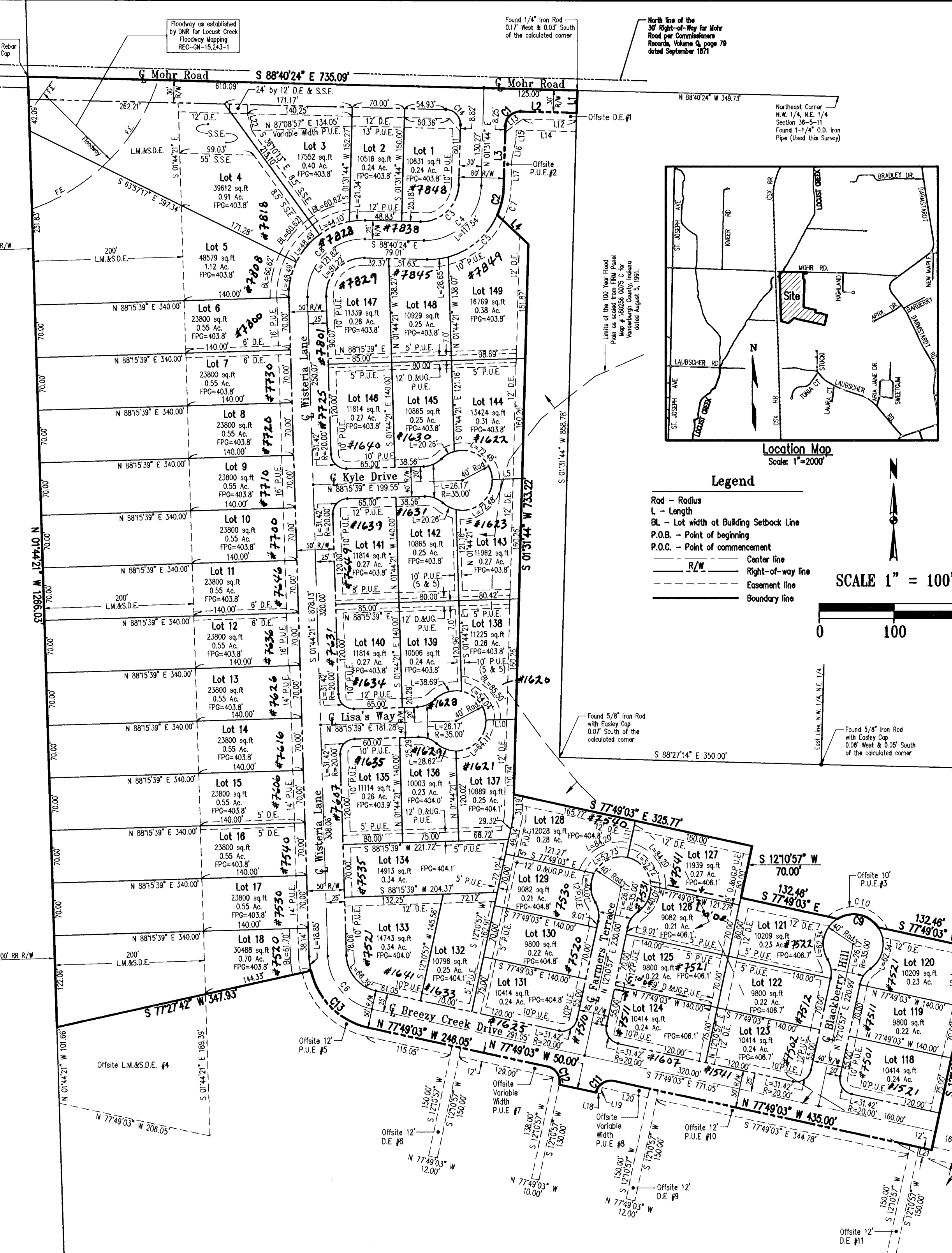
Road construction plans were approved by the Vanderburgh County Commissioners on: October 11, 2004

Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: February 8, 2005

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 04 2005

Sam Stutz
AUDITOR
#7451



Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 01°31'44" W	30.00'
L2	N 88°40'24" W	75.07'
L3	S 01°31'44" E	80.42'
L4	S 48°44'21" E	57.05'
L5	N 88°15'39" E	40.00'
L10	N 88°15'39" E	40.00'
L11	N 12°05'57" E	50.00'
L12	N 88°40'24" W	71.73'
L13	S 53°24'40" W	29.58'
L14	N 88°40'24" W	80.00'
L15	S 01°31'44" W	14.41'
L16	S 12°48'44" W	25.83'
L17	S 01°31'44" W	38.88'
L18	S 77°49'03" E	7.00'
L19	N 12°05'57" E	8.00'
L20	S 77°49'03" E	82.00'
L21	N 77°49'03" E	17.22'
L22	S 14°37'22" E	23.68'

Curve Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	88°47'52"	20.00	31.35	19.33	28.23	S 48°25'40" W
C2	22°28'38"	100.00	39.18	19.85	35.93	S 12°45'15" W
C3	88°47'52"	50.00	78.36	49.82	71.59	S 48°25'40" W
C4	88°47'52"	75.00	117.54	74.74	105.58	S 48°25'40" W
C5	50°55'58"	100.00	88.89	47.82	86.00	S 49°28'40" W
C6	76°04'42"	75.00	99.59	58.68	92.43	S 39°46'42" E
C7	24°15'43"	110.00	48.58	25.84	48.23	S 13°29'38" W
C8	88°47'52"	75.00	122.82	73.15	118.87	S 44°47'17" W
C9	87°01'17"	40.00	60.75	37.97	55.08	S 77°49'03" E
C10	109°04'17"	50.00	95.18	70.19	81.45	S 77°49'03" E
C11	30°00'00"	20.00	31.42	20.00	28.28	S 57°10'57" W
C12	30°00'00"	20.00	31.42	20.00	28.28	S 57°10'57" W
C13	65°16'48"	100.00	113.93	64.05	107.87	N 45°10'40" E
C14	90°12'08"	20.00	31.49	20.07	28.33	S 43°34'20" E

Secondary Plat
Prepared by:
Morley and Associates
4800 Rosebud Lane
Newburgh, IN 47630
Job Number: 5553
J:\5553\SPRING-LAKE-PLAT-section-1
date: October 17, 2005