

FIND STONE
N.E. CORNER
N.E. 1/4, N.E. 1/4
SEC 16-6-11

SET R.R. SPIKE
N.E. CORNER
WEST 1/2
N.E. 1/4, N.E. 1/4
SEC 16-6-11

RECEIVED FOR RECORD
11:56 A.M.
MAY 11 1998
PLAT BOOK
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PAGE
157
SETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL #0097

Legal Description

Part of the East Half of the Northwest Quarter of the Northwest Quarter and the West Half of the Northwest Quarter of the Northwest Quarter of Section 16, Township 8 South, Range 11 West of the Second Principal Meridian, in Perry Township, Vanderburgh County, Indiana, and more particularly described as follows:
Devisions at the Northwest Corner of said East Half of Northwest Quarter of the Northwest Quarter of Section 16, Township 8 South, Range 11 West of the Second Principal Meridian, in Perry Township, Vanderburgh County, Indiana, and more particularly described as follows:
1st. SOUTH 01 Degrees 55 Minutes 46 Seconds WEST a distance of 104.44 feet thence
2nd. SOUTH 70 Degrees 28 Minutes 01 Seconds WEST a distance of 214.81 feet thence
3rd. SOUTH 29 Degrees 58 Minutes 00 Seconds EAST a distance of 104.44 feet thence
4th. SOUTH 61 Degrees 59 Minutes 13 Seconds WEST a distance of 137.87 feet thence
5th. SOUTH 61 Degrees 10 Minutes 18 Seconds EAST a distance of 104.44 feet thence
6th. SOUTH 14 Degrees 02 Minutes 49 Seconds EAST a distance of 29.28 feet thence
7th. SOUTH 26 Degrees 55 Minutes 32 Seconds EAST a distance of 90.95 feet thence
8th. SOUTH 17 Degrees 49 Minutes 52 Seconds WEST a distance of 29.28 feet thence
9th. SOUTH 94 Degrees 45 Minutes 14 Seconds EAST a distance of 98.19 feet thence
10th. SOUTH 13 Degrees 26 Minutes 47 Seconds WEST a distance of 42.80 feet thence
11th. NORTH 09 Degrees 56 Minutes 17 Seconds WEST a distance of 79.24 feet thence
12th. NORTH 15 Degrees 06 Minutes 23 Seconds WEST a distance of 79.24 feet thence
13th. NORTH 20 Degrees 24 Minutes 47 Seconds WEST a distance of 67.46 feet thence
14th. NORTH 08 Degrees 55 Minutes 12 Seconds WEST a distance of 70.42 feet thence
15th. NORTH 56 Degrees 59 Minutes 42 Seconds WEST a distance of 120.85 feet thence
16th. NORTH 29 Degrees 42 Minutes 25 Seconds WEST a distance of 241.87 feet thence

17th. NORTH 29 Degrees 59 Minutes 15 Seconds WEST a distance of 160.24 feet thence
18th. NORTH 91 Degrees 59 Minutes 02 Seconds WEST a distance of 29.58 feet to a post on the West line of the Northwest Quarter of the Northwest Quarter of said Section thence
19th. NORTH 91 Degrees 59 Minutes 02 Seconds WEST a distance of 147.19 feet thence
20th. NORTH 09 Degrees 41 Minutes 19 Seconds WEST a distance of 65.87 feet thence
21th. NORTH 29 Degrees 14 Minutes 00 Seconds WEST a distance of 206.26 feet thence
22th. NORTH 74 Degrees 42 Minutes 54 Seconds WEST a distance of 92.46 feet thence
23th. NORTH 00 Degrees 19 Minutes 09 Seconds EAST a distance of 104.84 feet thence
24th. SOUTH 09 Degrees 46 Minutes 57 Seconds EAST a distance of 519.24 feet to the Northwest corner of the East half of the Northwest Quarter of the Northwest Quarter of said Section thence
25th. SOUTH 09 Degrees 27 Minutes 02 Seconds EAST a distance of 217.23 feet thence
26th. SOUTH 00 Degrees 22 Minutes 58 Seconds EAST a distance of 200.87 feet thence
27th. SOUTH 13 Degrees 42 Minutes 42 Seconds EAST a distance of 920.05 feet thence
28th. NORTH 34 Degrees 11 Minutes 18 Seconds EAST a distance of 42.80 feet thence
29th. SOUTH 59 Degrees 40 Minutes 42 Seconds EAST a distance of 90.00 feet thence
30th. NORTH 28 Degrees 24 Minutes 42 Seconds EAST a distance of 152.56 feet to the Point of Beginning and contains 289,999.45 square feet or 6.66 acres more or less.

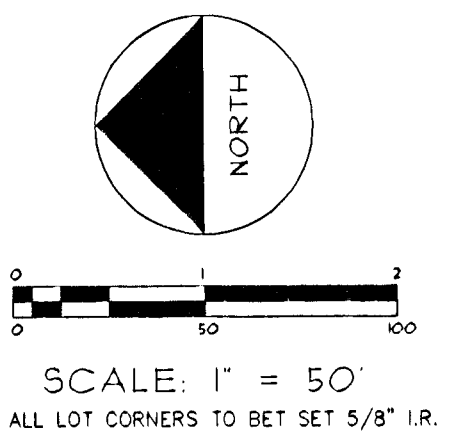
POINT OF BEGINNING

104.44' S 01°53'46" W

501°53'46" W 644.70ft

FIND 1" I.R. 0.3" DN
S.E. CORNER
N.E. 1/4, N.E. 1/4
SEC 16-6-11
S.E. CORNER
EAST 1/2
N.E. 1/4, N.E. 1/4
SEC 16-6-11

SPRING PARK SUBDIVISION SECTION "A"



OWNER'S CERTIFICATE

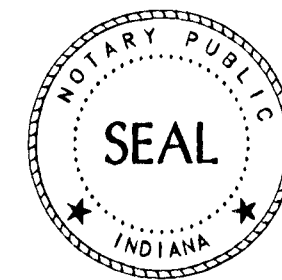
THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS SPRING PARK SUBDIVISION SECTION "A". ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 THE UTILITY FACILITIES WHETHER ABOVE 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 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 EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.
STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

Donald L. Bolin

D & R DEVELOPMENT, INC.
DONALD L. BOLIN, PRESIDENT, 3621 STRUEH-HENDRICKS RD., EVANSVILLE, IN 47115
D & R DEVELOPMENT, INC.
RACHAEL L. BOLIN, SECRETARY, 3621 STRUEH-HENDRICKS RD., EVANSVILLE, IN 47115
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 DONALD L. BOLIN AND RACHAEL L. BOLIN, WHO ACKNOWLEDGED THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

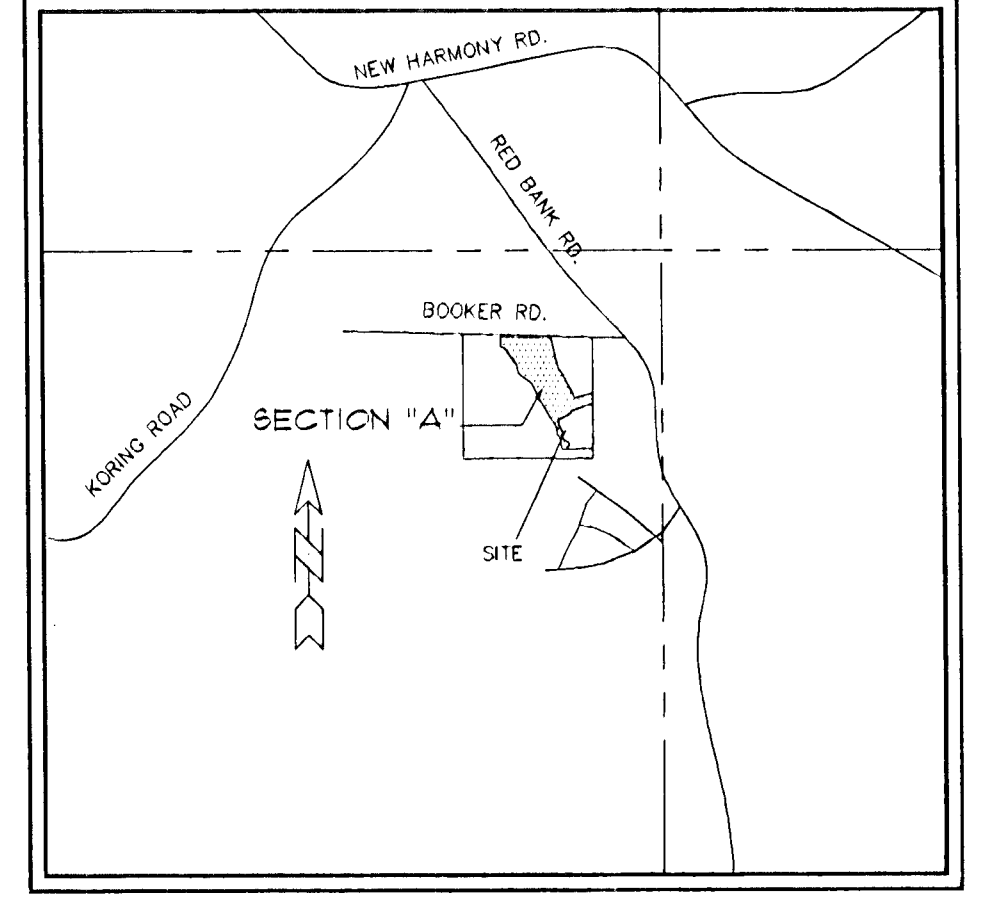
WITNESS MY HAND AND NOTARIAL SEAL THIS 5 DAY OF MAY 1998
MY COMMISSION EXPIRES 4-15-2000
A RESIDENT OF VANDERBURGH COUNTY

FIND 3/4" I.P. IN STONE
S.W. CORNER
WEST 1/2, N.E. 1/4, N.E. 1/4
SEC 16-6-11

NUMBER	IC	CD	T	R	L	LC
C1	139°2'41"	S 20°09'19" E	44.52	125.00	35.55	83.03
C2	112°02'58"	S 14°05'11" E	19.97	200.00	35.82	135.55
C3	151°29'26"	S 36°04'25" E	20.18	150.00	40.12	40.00
C4	17°48'08"	S 34°51'04" E	23.45	160.00	48.52	46.33

General Notes:

- 1. Owner/Developer: D & R Development, Inc., Donald Bolin, President, 3621 Strueh-Hendricks Road, Evansville, IN 47115 / 812-425-1842
- 2. Utilities: City of Evansville water and sewer services are available by extension. Southern Indiana Gas and Electric services are also available by extension.
- 3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
- 4. Flood Plain Data: The property is not located in the 100 flood zone according to FIRM panel 180256-015C dated August 5, 1991 for Vanderburgh County, Indiana.
- 5. Soil Data: HoC3 - Hosmer Silt Loam 6% to 12% slopes, severely eroded.
HoB2 - Hosmer Silt Loam 2% to 6% slopes, eroded.
- 6. Lot Access: All lots must access to interior streets only.
- 7. The Subdivision Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
 - (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
 - (2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed free of all trash, debris and obstructions to the flow of water.
 - (3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
 - (4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or 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 easements within or attached to this subdivision.
 - (6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.



LOCATION MAP

SCALE: 1" = 2000'

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NOTE:
THE OWNER / DEVELOPER SHALL PROVIDE TO THE PURCHASER OF EACH LOT WITHIN THE SUBDIVISION AN ENVIRONMENTAL DISCLOSURE STATEMENT SETTING FORTH THE HISTORIC PRESENCE OF LEAD PELLETS CONCENTRATION WITHIN THE SUBDIVISION, THE DEVELOPER'S REMEDIATION PLAN AND A LEAD WARNING STATEMENT IN A FORM ACCEPTABLE TO THE VANDERBURGH COUNTY DEPARTMENT OF HEALTH PRIOR TO THE CONVEYANCE OF THE LOT.

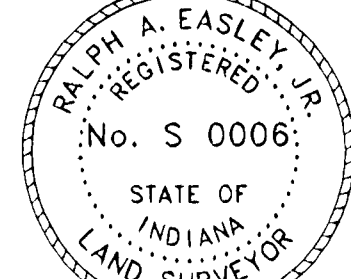
Addendum to plat recorded May 11, 1998.

N89°27'02"E 450.16'
N89°27'02"E 217.21'
N89°27'02"E 313.34'

S89°46'57"E 313.34'
N 00°13'03" E 101.84ft

N.W. CORNER OF THE EAST HALF OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 8-6-11 1" I.R., FIND 0.8" DN

OUTLOT "A"
NOT A MARKETABLE LOT FOR DWELLING
Area = 91467.78 sq. ft.
2.10 acres
LINEAR PARK FOR DRAINAGE EASEMENT AND NATURE CONSERVANCY TO BE CONVEYED TO SUBDIVISION OWNERS ASSOCIATION



SURVEYOR'S CERTIFICATE
I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JUNE 3RD, 1998. THAT THE POINTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, THE ADJACENT LOTS AND BOUNDARIES SHOWN.
SEAL RALPH A. EASLEY, JR. INDIANA REG. NO. S 0006
AREA PLAN COMMISSION CERTIFICATE
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981 PUBLIC LAW NO. 203, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF VANDERBURGH COUNTY, INDIANA AT A MEETING HELD ON DECEMBER 5, 1997.
SEAL
PRESIDENT
EXECUTIVE DIRECTOR
PLAT RELEASE May 11, 1998
COUNTY
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
DATE APRIL 28TH, 1998
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
DATE APRIL 13TH, 1998