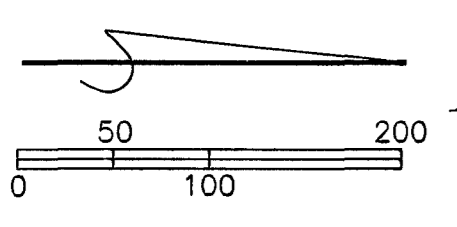
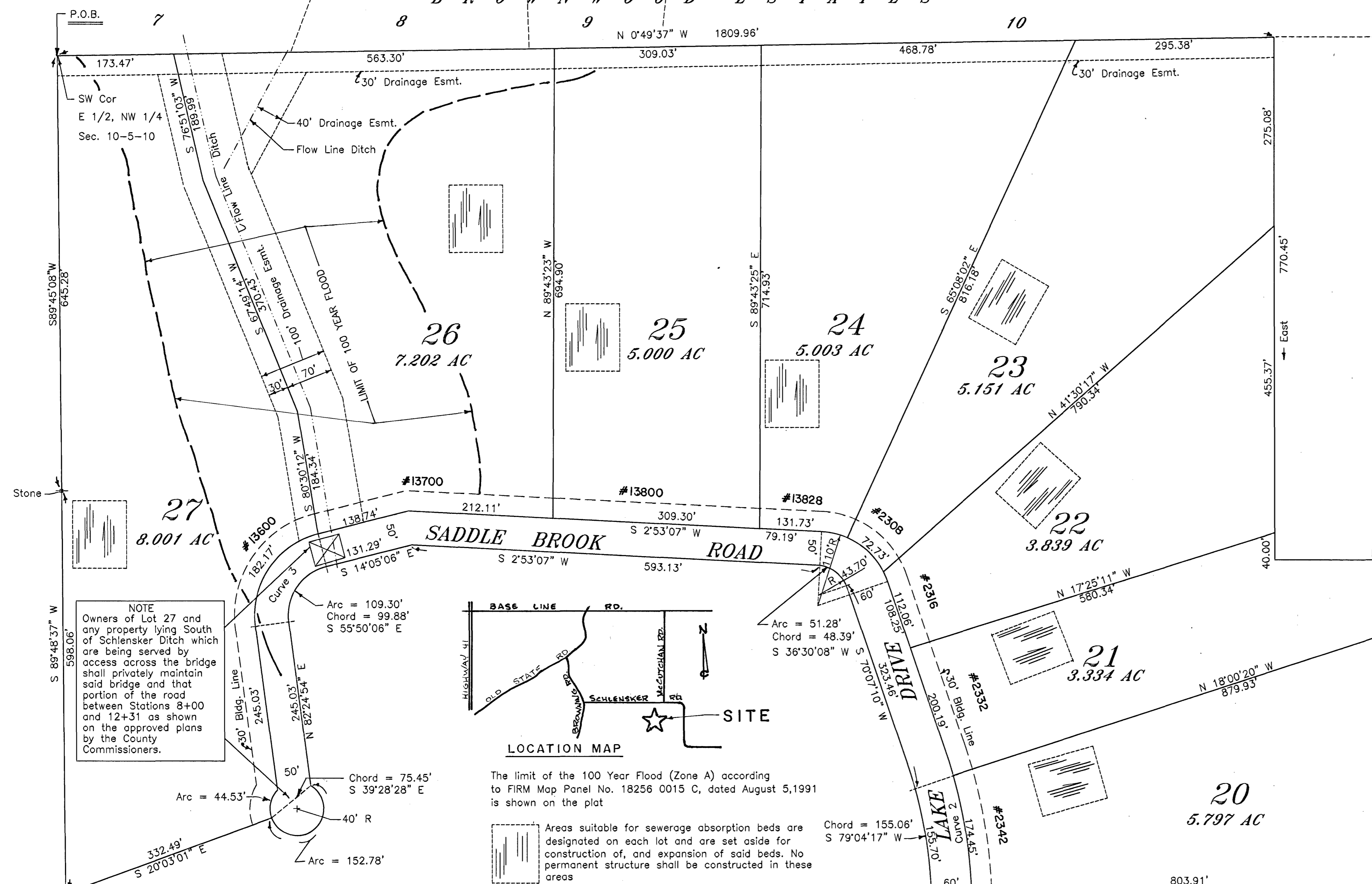


RECEIVED FOR RECORD
at 8:26 AM
Feb 26 1996
Plat Book P
Page 53
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL# 0002

N SYCAMORE HILLS ESTATES PHASE IV



BROWNWOOD ESTATES



Part of the East Half of the Northwest Quarter and part of the West half of the Northeast Quarter of Section 10, Township 5 South, Range 10 West, Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of the East half of the Northwest Quarter of said Section 10, thence North 0 degrees 49 minutes 37 seconds West along the West line of the East half of the Northwest Quarter of said section 10 a distance of 1809.96 feet, thence East a distance of 770.45 feet, thence North a distance of 351.19 feet to the Southwest corner of Sycamore Hills Estates Minor Subdivision as recorded in MS 64 in the office of the Recorder of Vanderburgh County, Indiana, thence East along the South line of said Sycamore Hills Estates Minor Subdivision a distance of 492.54 feet to the Southeast corner thereof also being a point on the extended West line of Sycamore Hills Estates Phase II as recorded in Plat Book "O" page 93 in said recorders office, thence South along aforesaid West line a distance of 803.91 feet to the Southwest corner of said Sycamore Hills Estates Phase II, thence North 88 degrees 01 minute 24 seconds East a distance of 78.52 feet to the beginning of a curve to the left having a radius of 370.00 feet, thence easterly along said curve a distance of 61.34 feet (Chord length 61.27 feet at a bearing of North 83 degrees 18 minutes 26 seconds East) to the end of said curve, thence North 78 degrees 31 minutes 29 seconds East a distance of 297.77 feet to a point on the West Right of Way of Castle Brook Road as platted in said Sycamore Hills Estates Phase II, thence Southerly along a curve to the left having a radius of 471.83 feet a distance of 79.67 feet (Chord length 79.57 feet at a bearing of South 22 degrees 55 minutes 31 seconds East), thence Northwesterly along a curve to the left having a radius of 25.00 feet a distance of 32.17 feet (Chord length 29.99 feet at a bearing of North 64 degrees 36 minutes 57 seconds West), thence South 78 degrees 31 minutes 29 seconds West a distance of 289.57 feet to the beginning of a curve to the right having a radius of 430.00 feet, thence Westerly along said curve a distance of 71.29 feet to the end of said curve (Chord length 71.20 feet at a bearing of South 83 degrees 16 minutes 26 seconds West), thence South 88 degrees 01 minute 24 seconds West a distance of 78.52 feet to the beginning of a curve to the left having a radius of 498.26 feet, thence Westerly along said curve a distance of 155.70 feet to the end of said curve (Chord length 155.06 feet at a bearing of South 79 degrees 04 minutes 17 seconds West), thence South 70 degrees 07 minutes 10 seconds West a distance of 323.46 feet to the beginning of a curve to the left having a radius of 43.70 feet, thence Southwesterly along said curve a distance of 51.29 feet (Chord length 48.39 feet at a bearing of South 36 degrees 30 minutes 08 seconds West). Thence South 2 degrees 53 minutes 07 seconds West a distance of 593.13 feet, thence South 14 degrees 05 minutes 06 seconds East a distance of 131.29 feet to the beginning of a curve to the left having a radius of 75.00 feet, thence Southeasterly along said curve a distance of 109.30 feet to the end of said curve (Chord length 99.88 feet at a bearing of South 55 degrees 50 minutes 06 seconds East), thence North 82 degrees 24 minutes 54 seconds East a distance of 245.03 feet to a point on a curve to the right having a radius of 40.00 feet, thence along said curve a distance of 152.78 feet (Chord length 75.45 feet at a bearing of South 39 degrees 28 minutes 28 seconds East), thence South 20 degrees 03 minutes 01 second East a distance of 332.49 feet to a point on the South line of the East Half of the Northwest Quarter of said Section 10, thence South 89 degrees 48 minutes 37 seconds West along said South line a distance of 598.06 feet to a stone, thence South 89 degrees 45 minutes 08 seconds West along said South line a distance of 645.28 feet to the place of beginning and containing 46.138 acres more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 26 1996

Suzanne M. Crouch
AUDITOR
#857

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

SYCAMORE HILLS ESTATES PHASE IV

All streets within the plot are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

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, overhanging branches, bushes, underbrush, and obstructions. No structure other than said utility facility 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.

Gary Williams
W. Sue Williams
2411 Sharon Place
Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

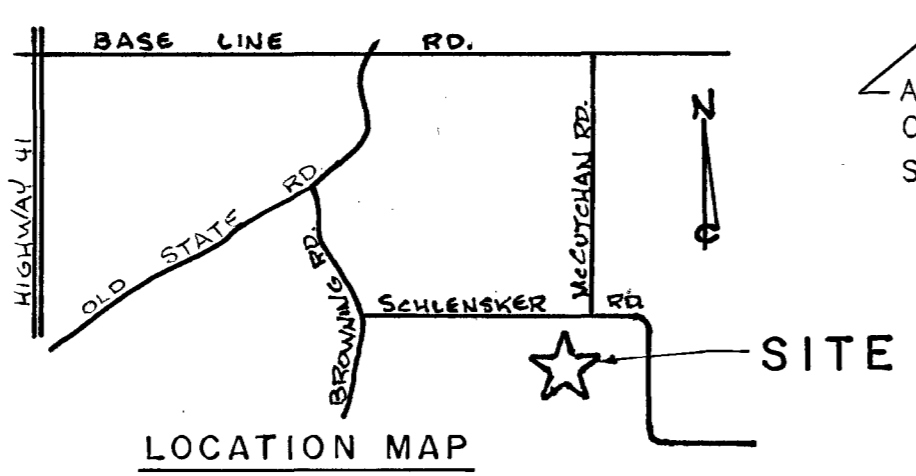
Witness my hand and seal this 16 day of February, 1996.
My commission expires 8-18-96 Notary Public Paula H. Chapman
Resident of Vanderburgh County Printed Paula Chapman

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given FINAL approval by the Area Plan Commission of Evansville and Vanderburgh County on DEC. 6, 1995.

Plat Release
President: Alfred H. Bana Jr.
Executive Director: Barbara P. Cunningham
Executive Director: Barbara P. Cunningham

P-53



The limit of the 100 Year Flood (Zone A) according to FIRM Map Panel No. 18256 0015 C, dated August 5, 1991 is shown on the plat

Areas suitable for sewerage absorption beds are designated on each lot and are set aside for construction of, and expansion of said beds. No permanent structure shall be constructed in these areas

Minimum finished floor for dwellings including basements is elevation 416.0

The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights of way including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, 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; 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 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 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 to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Erosion control: Slopes of 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 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.

All Lot corners marked with 5/8" Iron Pin except as noted
All utilities, except sanitary sewer, available at site by extension
Drainage Plans were approved on January 22, 1996
Street Plans approved on 2-6-96
SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson
IN No. 7964
Date 2/18/96



VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712

CURVE DATA		
Inside	Centerline	Outside
R 370.00'	400.00'	430.00'
Δ 9'29'55"	9'29'55"	9'29'55"
T 30.74'	33.23'	35.72'
L 61.34'	66.32'	71.29'
Curve 2		
R 498.26'	528.26'	558.26'
Δ 17'54'14"	17'54'14"	17'54'14"
T 78.49'	83.21'	87.94'
L 155.70'	165.07'	174.45'
Curve 3		
R 75.00'	100.00'	125.00'
Δ 83'30'00"	83'30'00"	83'30'00"
T 66.94'	89.26'	111.57'
L 109.30'	145.74'	182.17'