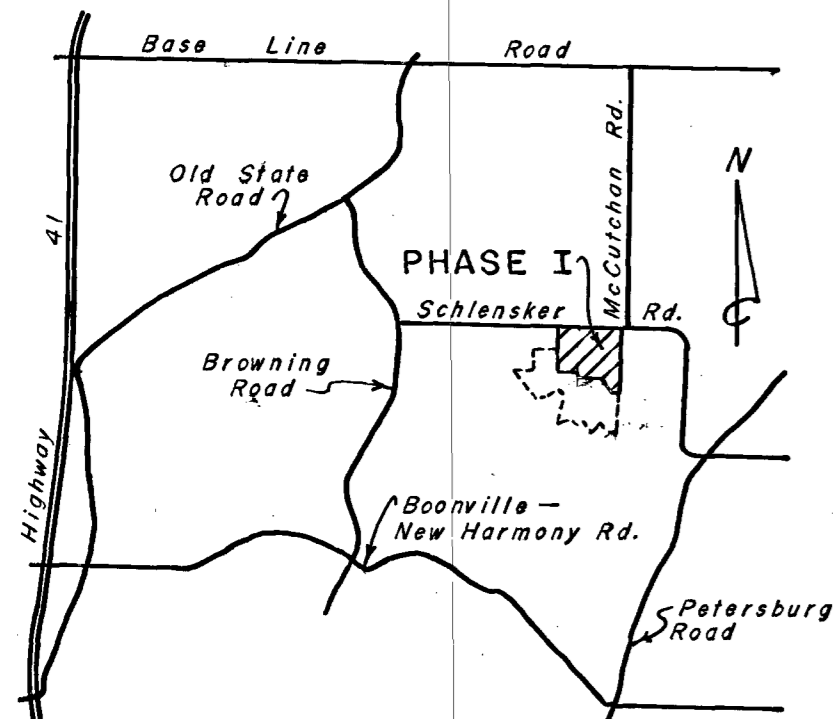
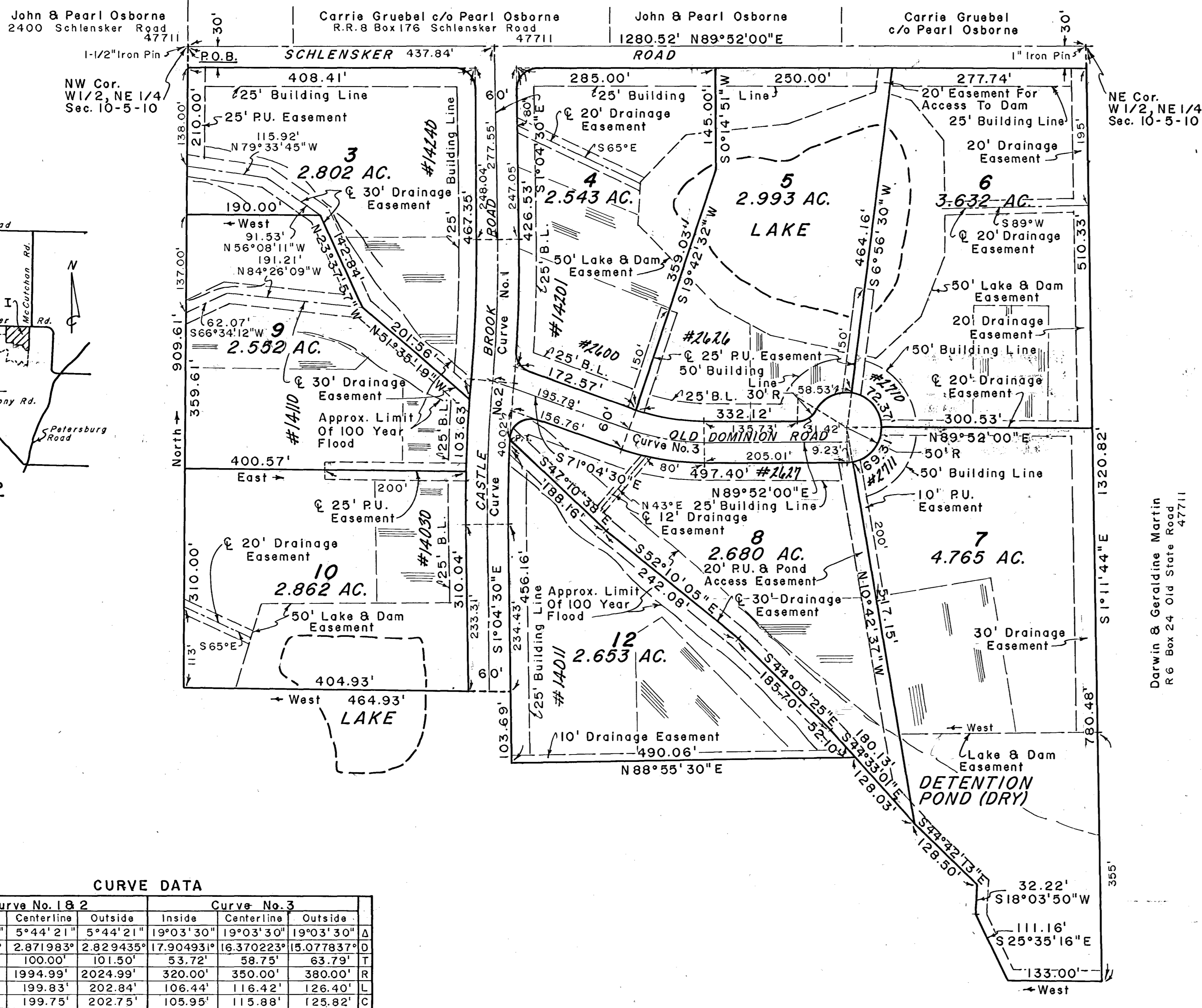


# SYCAMORE HILLS ESTATES

## PHASE I

Part of the West Half of the Northeast Quarter of Section 10, Township 5 South, Range 10 West lying in Vanderburgh County, Indiana and more particularly described as follows: Beginning at the Northeast corner of Sycamore Hills Estates Minor Subdivision, said point also being the Northwest corner of the West Half of the Northeast Quarter of said Section 10, thence North 89 degrees 52 minutes 00 seconds East along the North line of said Half Quarter Section a distance of 1280.52 feet to the Northeast corner thereof, thence South 1 degree 11 minutes 44 seconds East a distance of 1320.82 feet, thence West a distance of 133.00 feet, thence North 25 degrees 35 minutes 16 seconds West a distance of 111.16 feet, thence North 18 degrees 03 minutes 50 seconds East a distance of 32.22 feet, thence North 44 degrees 33 minutes 01 second West a distance of 128.03 feet, thence South 88 degrees 55 minutes 30 seconds West a distance of 490.06 feet, thence North 1 degree 04 minutes 30 seconds West a distance of 103.69 feet, thence West a distance of 464.93 feet, thence North a distance of 909.61 feet to the place of beginning and containing 30.40 acres more or less.



LOCATION MAP  
1" = 4000'

CURVE DATA

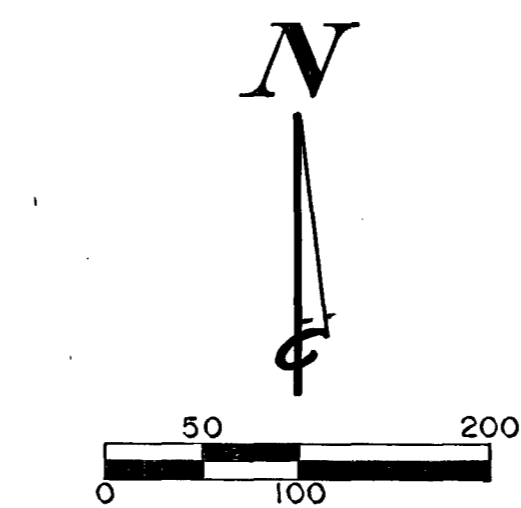
Curve No. 1 & 2			Curve No. 3		
Inside	Centerline	Outside	Inside	Centerline	Outside
Δ 5°44'21"	5°44'21"	5°44'21"	19°03'30"	19°03'30"	19°03'30"
D 2.915831'	2.871983'	2.829435'	17.904931'	16.370223'	15.077837'
T 98.50'	100.00'	101.50'	53.72'	58.75'	63.79'
R 1964.99'	1994.99'	2024.99'	320.00'	350.00'	380.00'
L 196.83'	199.83'	202.84'	106.44'	116.42'	126.40'
C 196.75'	199.75'	202.75'	105.95'	115.88'	125.82'

### NOTES

- 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 45 days of disturbance of soil and must remain in place until final grading and shaping.
- All intersection radii are 30 feet.
- All property corners marked with iron pin.
- Gas, Electric, and Water available at site; Sanitary Sewer not available at site.
- Property zoned agriculture.
- All lots must access interior streets only.
- Owners of Lots 4, 5, 6 and Lots 10 & 11 (Lot 11 shall be in a future phase) shall share in the cost of maintaining the lakes, dams, and appurtenances thereto; and maintain liability insurance; and have exclusive control of the use of said lakes as designated by private covenants of this plat, and are not enforceable by the Area Plan Commission.
- Areas suitable for sewerage absorption beds are designated on Lots 3 through 10 and Lot 12 are set aside for construction of, and expansion of said beds. No permanent structure shall be constructed in these areas.
- No permanent structures, above or below ground, may be constructed closer than 50 feet to said lakes; this is not enforceable by the Area Plan Commission.
- Finish Floor Elevation of lots 6 & 7 shall be a minimum of 411.0
- Installation of sewerage absorption beds shall conform to requirements of letter on file at Health Department and dated January 31, 1990.

Drainage plans have been approved by the Vanderburgh County Commissioners on April 23, 1990.

Road construction plans have been approved by the Vanderburgh County Commissioners on April 30, 1990.



0-15

90-13692  
RECEIVED FOR RECORD  
at 1:40 P.M.  
JUL 10 1990  
Page 15  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

Darwin B. Geraldine Martin  
R 6 Box 24 Old State Road 47711

### OWNERS CERTIFICATE

We, the undersigned owner 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 ONE. All streets within the plat 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 of the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

*Gary Williams*  
Gary Williams  
*Sue Williams*  
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 the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 18th day of June 1990.  
My commission expires 3/13/92 Notary Public *Barbara A. Runyon*  
Resident of *Vanderburgh* County Printed *Barbara A. Runyon*

### 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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on MARCH 7, 1990.

Plat Release *JULY 12 1990*  
President *Robert H. Bana, Jr.*  
Executive Director *Barbara L. Cunningham*  
Executive Director *Barbara L. Cunningham*

### 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 C survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

*Billy T. Nicholson*  
Billy T. Nicholson (N No. 7964)  
Evansville, IN  
Date *June 18, 1990*  
Revised 6-20-90

