

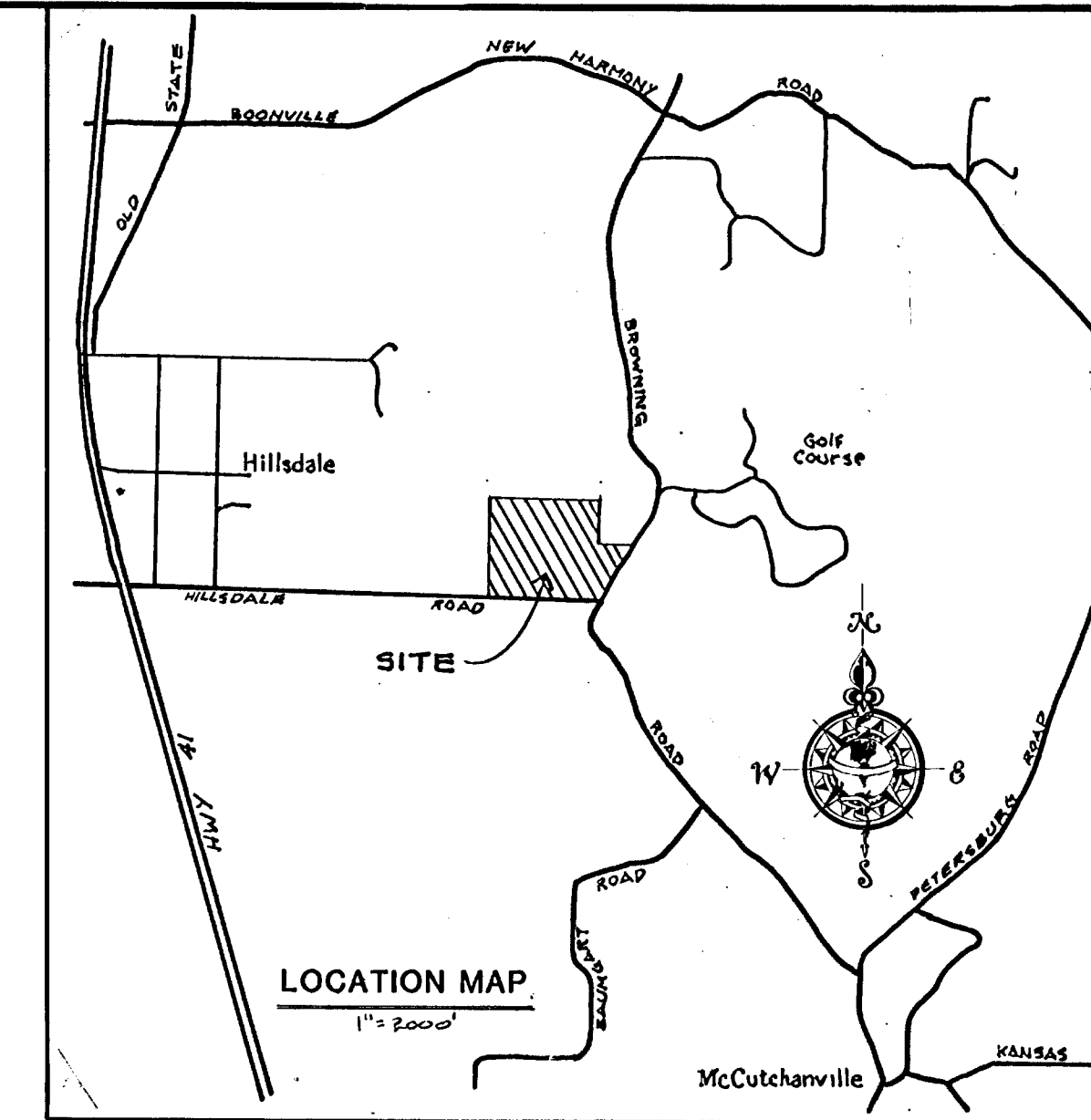
86-03147  
**THE AMENDED PLAT OF  
 TALL TIMBERS SUBDIVISION**

This plat amends the plat of TALL TIMBERS SUBDIVISION as recorded in Plat Book M, page 145 in the office of the County Recorder in Vanderburgh County, Indiana, on August 7, 1985.

**LEGAL DESCRIPTION**  
 Part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 5 South, Range 10 West in Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section; thence along the West line of said Quarter Quarter Section

- 1st: North 00° 01' 17" East 1164.84 feet to a point South 00° 01' 17" West 159.06 feet of the Northwest corner of said Quarter Quarter Section; thence parallel with the North line of said Quarter Quarter Section
- 2nd: North 89° 43' 57" East 1310.21 feet to a point in the East line of said Quarter Quarter Section; thence along said East line
- 3rd: South 00° 14' 02" East 554.89 feet; thence
- 4th: North 89° 15' 25" East 396.19 feet to a point in the centerline of Browning Road; thence along said centerline
- 5th: South 29° 01' 08" West 696.27 feet to its intersection with the centerline of Hilldale Road, said centerline also being the South line of said section; thence along said centerline and the South line of said Section
- 6th: South 89° 29' 02" West 1371.35 feet to the true point of beginning, containing 38.16 acres, more or less.



**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their title subject to the right of the public utilities.

*Robert L. Jarrett*  
 ROBERT L. JARRETT

**NOTARY CERTIFICATE**

State of Indiana )  
 County of Vanderburgh ) SS:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 11 day of February, 1986.  
 My Commission expires 11-5-89  
*Diana M. Harwick* Notary Public  
 Diana M. Harwick Printed Name  
 A resident of Warrick County



**APPROVAL CERTIFICATE**

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1937, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

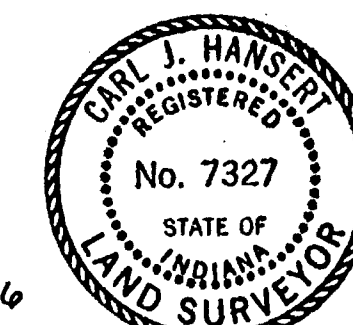
Approved by the Area Plan Commission of President \_\_\_\_\_  
 Evansville and Vanderburgh County, Indiana at a meeting held on MAY 1, 1985 Secretary *Barbara C. Lewis*

Plat Release-County Auditors Certificate Date FEBRUARY 14, 1986  
 Received.

**SURVEYOR'S CERTIFICATE**

I, Carl J. Hansert, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on FEBRUARY 27, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL *Carl J. Hansert*  
 Carl J. Hansert  
 Indiana Reg. No. 7327



**M-179**

Leo B. & Marilyn R. Schulteis  
 1021 Campbell Road  
 Evansville, IN 47711  
 Zoned: Ag

Henry R. & Helen Schroeder  
 1216 Hilldale Road  
 Evansville, IN 47711  
 Zoned: Ag

John C. & Beverly A. Beard  
 R. 8, Browning Road  
 Evansville, IN 47711  
 Zoned: Ag

Dorothy E. Swift  
 315 E. Brown Avenue  
 Zoned: Ag

Steven A. & Deborah A. Bartholomew  
 1225 Hilldale Road  
 Evansville, IN 47711  
 Zoned: Ag

Paul T. & Idelle W. Rozlan  
 R. 8, Browning Road  
 Evansville, IN 47711  
 Zoned: Ag

Jefferson W. & Ellen Coe  
 R. 8, Browning Road  
 Evansville, IN 47711  
 Zoned: Ag

Edgar A. & Lucille E. Garland  
 719 Plaza Drive  
 Evansville, IN 47715  
 Zoned: Ag

RECEIVED FOR RECORD  
 at 8:59 A.M.  
Feb. 20 1986  
 Plat Book M  
 Page 179  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY

10. Access to Lot #6 must be on the West Property Line.
11. Lots that have access on interior streets and cul-de-sacs must access on the interior streets and cul-de-sacs.

- General Notes**
1. Owner/Developer: Robert Jarrett/Jarrett Realty
  2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
  3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days of soil disturbance.
  4. Zoning: Subdivision and surrounding property is zoned Ag.
  5. Flood Plain Data: Property is located partially within the 100 year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
  6. Soil Classification:  
 ZaC3: Zanesville silt loam, 6 to 12% slopes  
 ZaD2: Zanesville silt loam, 12 to 18% slopes  
 ZaD3: Zanesville silt loam, 12 to 18% slopes  
 HoB2: Homer silt loam, 2 to 6% slopes  
 WeB2: Wellston silt loam, 18 to 25% slopes  
 Wa: Wilbur silt loam
  7. No buildings, structures, fences, shrubs or trees shall be placed within the natural drainage easements on the plat.
  8. All intersection radii to be 25.00 feet unless otherwise specified.
  9. All cul-de-sac radii are 50.00 feet.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on  
 APRIL 1<sup>st</sup>, 1985.

Preliminary road construction plans have been approved by the County Council on  
 APRIL 1<sup>st</sup>, 1985.

