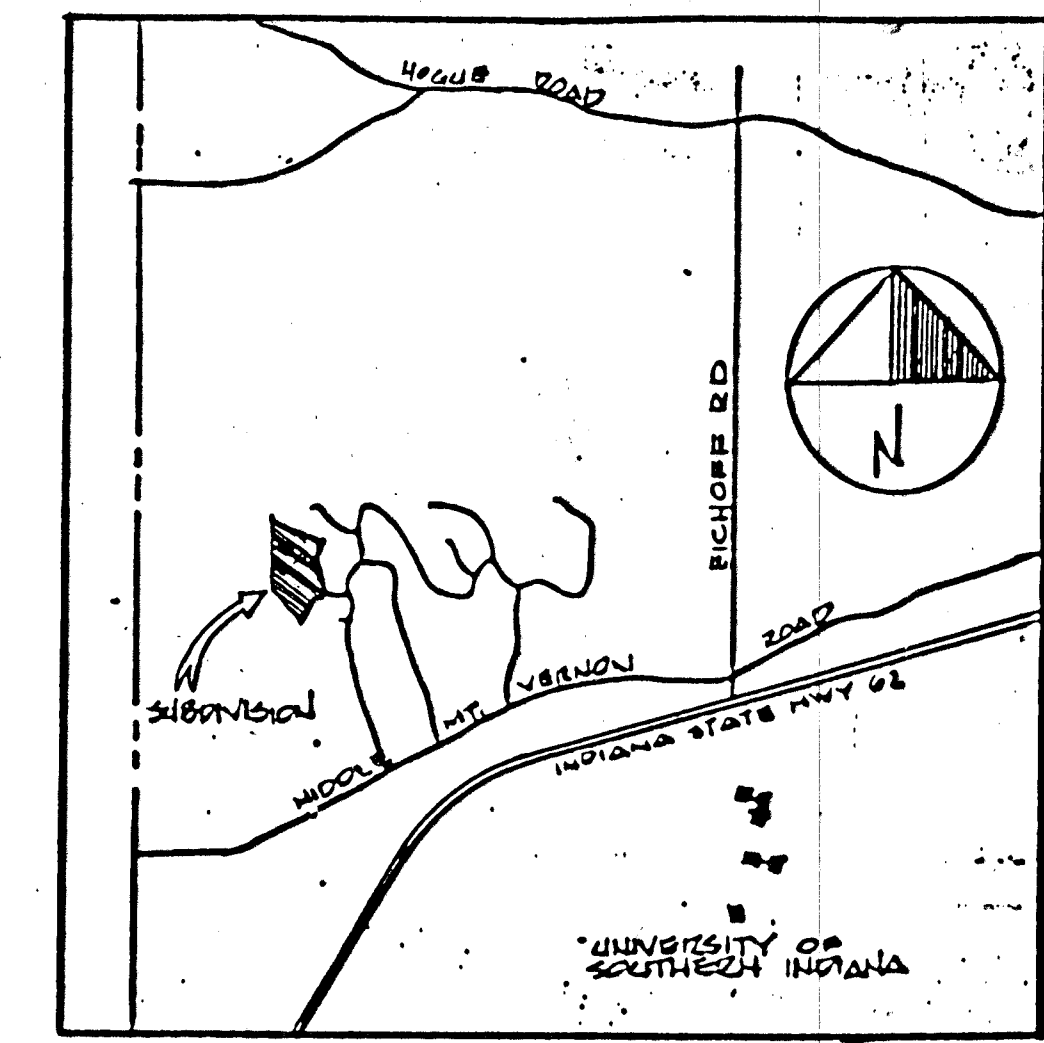


UNIVERSITY HEIGHTS NO. 6

87-18227



LOCATION DIAGRAM - 1" = 200'

LEGAL DESCRIPTION
A part of the West Half of the Southwest Quarter of Fractional Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of University Heights No. 3, a Subdivision as per plat recorded in Plat Book M, page 4 in the office of the Recorder of Vanderburgh County, Indiana; thence along the Southerly line of said Subdivision

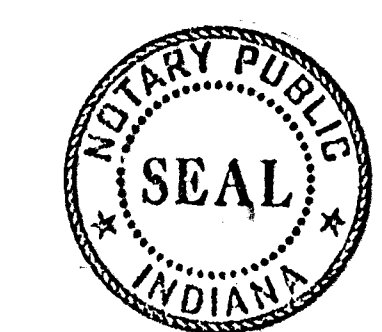
- 1st: South 62° 54' 03" East 602.38 feet to the Northwest corner of University Heights No. 3 Subdivision, a Subdivision as per plat recorded in Plat Book M, page 22 in the office of the Recorder of Vanderburgh County, Indiana; thence along the Westerly boundary of said Subdivision for the following two courses:
- 2nd: South 27° 17' 21" West 220.00 feet; thence
- 3rd: South 14° 09' 09" East 280.04 feet to the Northeast corner of Melrose Subdivision as per plat recorded in Plat Book N, page 88 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Subdivision for the following six courses:
- 4th: South 89° 59' 55" West 61.87 feet; thence
- 5th: South 7° 00' 44" East 50.37 feet; thence
- 6th: South 28° 35' 35" West 319.33 feet; thence
- 7th: North 22° 25' 20" West 38.19 feet; thence
- 8th: North 45° 55' 46" West 187.00 feet; thence
- 9th: North 55° 34' 50" West 161.81 feet; thence
- 10th: North 00° 32' 17" West 33.98 feet; thence along the East line extended of Lindar Subdivision Section A as per plat recorded in Plat Book L, page 21 in the office of the Recorder of Vanderburgh County, Indiana
- 11th: North 00° 55' 35" West 781.21 feet to the point of beginning, containing 8.53 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 not 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 titles subject to the right of the public utilities.

Roseline Lutterbach
ROSELINE LUTTERBACH

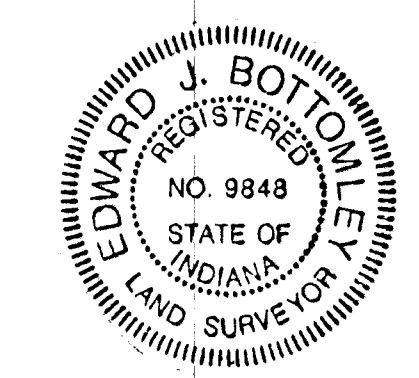
APPROVAL CERTIFICATE
Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville, Indiana, 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 *John H. Berman*, Indiana at a meeting held on July 1, 1987 Secretary *Sandra M. Duescher*
Plat Release-County Auditors Certificate Date July 22, 1987 Received.

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 2nd day of July, 1987.
My Commission expires 7-31-87 *Dorinda M. Duescher* Notary Public
Printed Name *Dorinda M. Duescher*
A resident of VANDERBURGH County



SURVEYOR'S CERTIFICATE
I, Edward J. Bottomley, 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 JUNE 10, 1987; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.
SEAL *Edward J. Bottomley*
Edward J. Bottomley
Indiana Reg. No. 9848

N-101



DULY ENTERED FOR RECORD
JUL 22 1987 5160
Don Thompson
AUDITOR

ACCU
SURVEYING AND ENGINEERING
8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-5219

- General Notes
1. Owner/Developer: Roseline Lutterbach; 2807 Bayard Park Drive; Evansville, Indiana 47714; 812/476-9242.
 2. Utilities: Water, electric and gas are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with ISE-25 and each lot must have certified engineered systems approved by the Health Department, EVANSVILLE WATER & SEWER UTILITY.
 3. Erosion Control: Temporary erosion control: Slopes of 02-5% 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 5% 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.
 4. Zoning: Subdivision is zoned R-1, adjacent property is zoned as noted.
 5. Flood Plains: The ditch along the south line of the subdivision is located within the 100-year Flood zone according to FIRM Panel 100 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. No buildable areas are within the 100-year flood zone per Vanderburgh County Building Commissioner. House location is to be approved by the Vanderburgh County Building Commissioner.
 6. Soil Classification:
ALC - Alford silt loam 6 to 12% slopes
ALC - Alford silt loam 5 to 12% slopes
ALD - Alford silt loam 12 to 18% slopes
Ho2 - Homer silt loam 2 to 5% slopes
SE - Stendal silt loam
Wa - Wilbur silt loam
 7. Drainage:
All open channels for drainage shall have minimum one foot bottom, three to one side slopes with all channels 12 to 24" sodded and all channels exceeding 36" rip-rapped or concreted.
Encroachment within open channels, underground conduits or designated drainage easements by any fences, trees, shrubs, gardens, vegetation other than grass or any permanent structures other than those designated by the drainage plan for this subdivision is prohibited.
The maintenance of all drainage easements and the open channels within those easements in an appropriate manner and free of obstructions, rubbish, etc., shall remain the responsibility of the individual property owners of such property as the easements pass through or between until such time as the easements, channels and structures are accepted for maintenance by some other individual(s) or agency.
An 18" C.M.P. culvert is needed for driveways crossing central drainage swale in Lot Nos. 1, 2 and 3.

RECEIVED FOR RECORD
at 1:57 P.M.
JULY 22 1987
Plat Book N
Page 101
BOB STEELE, RECORDER
VANDERBURGH COUNTY

Storm drainage plans have been approved by Vanderburgh County Drainage Board on JUNE 22, 1987.
Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on JULY 20, 1987.

