

JEFFERSON W. JR. & ELLEN COE

LARRY F. & CAROL L. OWEN

THOMAS M. & BONNIE G. HARMON

GERALD G. & ALICE S. FUCHS  
OUTLOT "B"  
3.76 AC.

RALPH C. & DOROTHY KELZER

BRUCE R. & SUSAN G. ROSS

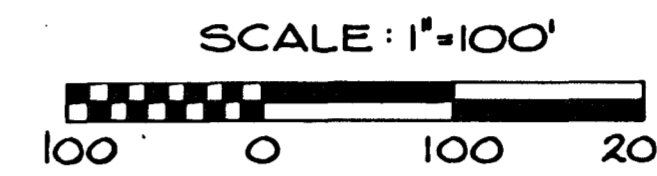
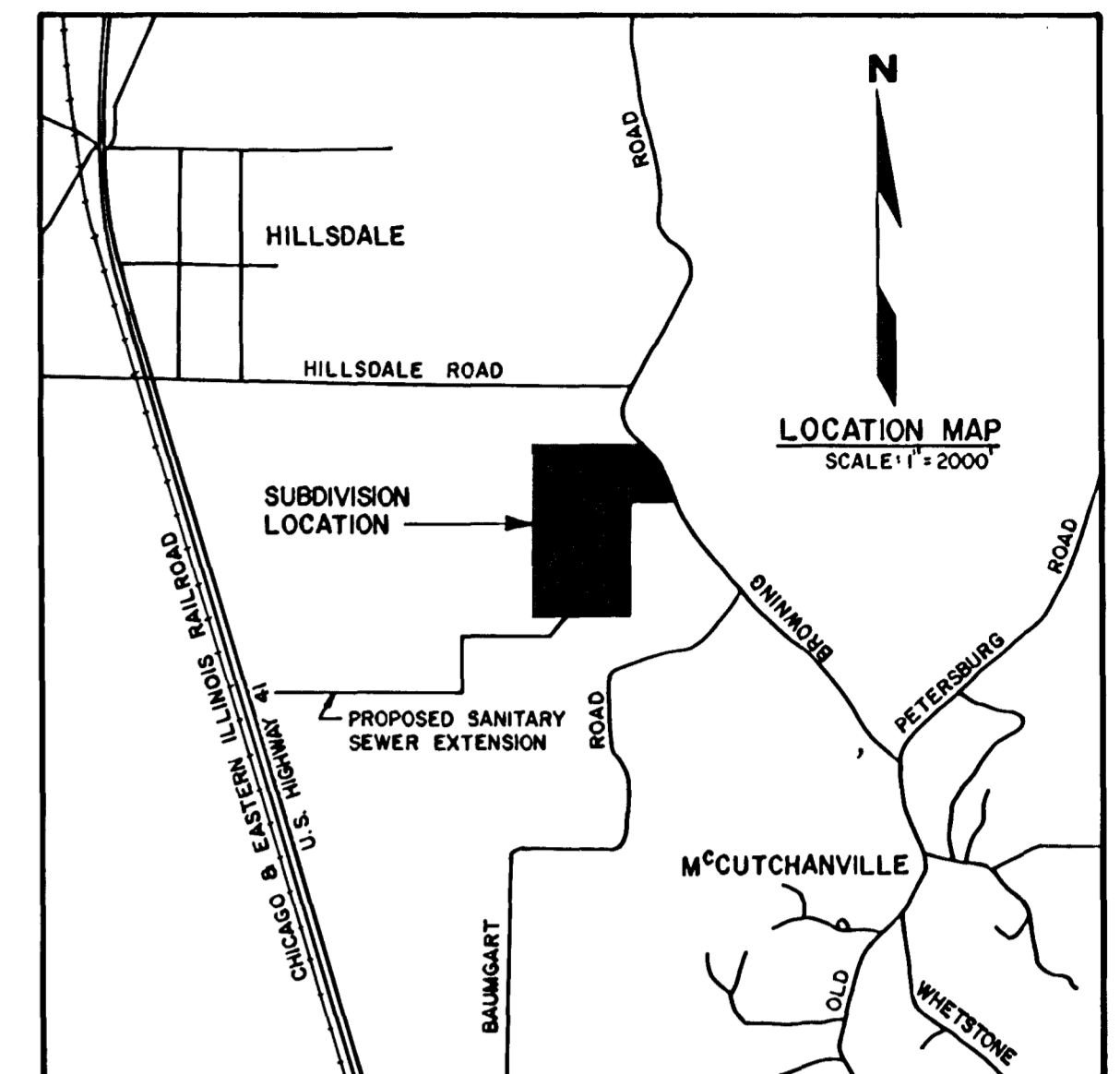
GEORGE A. & RUTH E. FISHER

WAYNE T. & WILLOUISE ALLEY

WALTER G. II & JANE O. KOCH

SUSAN K. FLITTNER

SUSAN K. & BERNARD F. FLITTNER



CURVE DATA

CURVE NO.	RADIUS	DEGREE	CENTRAL ANGLE	LENGTH	TANGENT	CHORD	EXTERNAL
1	250.00	22-55-06	15-47-01	68.87	34.65	68.65	2.39
2	275.00	20-50-05	47-55-30	230.02	122.22	223.38	25.94
3	305.00	18-47-08	80-50-19	430-32	259.75	395.51	95.62
4	230.00	24-54-40	67-13-55	269.89	152.90	254.67	46.19
5	125.00	45-50-12	89-53-03	196.10	124.75	176.60	51.60
6	175.00	32-44-26	70-21-21	214.89	123.35	201.64	39.10
7	188.03	30-28-17	70-25-00	231.09	132.68	216.82	42.10
8	190.00	30-09-20	40-04-14	132.88	69.29	130.19	12.24

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Bentwood Estates. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Gerald G. Fuchs, Owner  
Alice S. Fuchs, Owner  
William L. Koester, Owner

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 Gerald G. Fuchs and Alice S. Fuchs, Owners of Outlot "B" and William L. Koester who acknowledge the execution of the foregoing plat with all the dedications and restrictions thereon as their voluntary act and deed.

My Commission Expires: January 13, 1988  
Cynthia A. Cements  
Notary Public  
Cynthia A. Cements  
Printed Name of Notary  
County of Residence: Vanderburgh, Indiana



AREA PLAN COMMISSION CERTIFICATE

Under the 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, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on June 6, 1984.

Plat Release Date Sept. 18, 1984

Barbara Cunningham, Director

**BENTWOOD ESTATES SECONDARY PLAT**

RECEIVED FOR RECORD  
9:55 A.M.  
Sept. 18, 1984  
Recorded in Book 11, Page 85  
ESTELLA M. MOSS, RECORDER  
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the North Half of Section 21, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

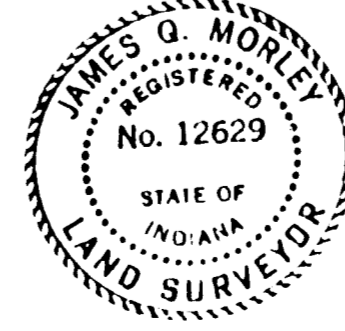
Beginning at an iron pipe marking the southeast corner of the Northwest Quarter of Section 21, Township 5 South, Range 10 West; thence south 89 degrees 52 minutes 02 seconds west along the south line of said quarter section 1085.07 feet; thence north 00 degrees 00 minutes 35 seconds east 1946.65 feet; thence north 89 degrees 53 minutes 38 seconds east 1214.28 feet to the centerline of Browning Road; thence south 46 degrees 10 minutes 45 seconds east 173.72 feet along the centerline of Browning Road; thence south 37 degrees 28 minutes 15 seconds east along the centerline of Browning Road 151.60 feet; thence south 23 degrees 26 minutes 00 seconds east along the centerline of Browning Road 439.72 feet; thence south 89 degrees 22 minutes 38 seconds west 520.41 feet to the southwest corner of the Northwest Quarter of the Northeast Quarter of said section; thence south 00 degrees 04 minutes 14 seconds west 1296.67 feet to the point of beginning, containing 33.92 acres.

Subject to a 30 foot wide right-of-way off the east side for Browning Road.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on April 24, 1984, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 30th day of April, 1984.



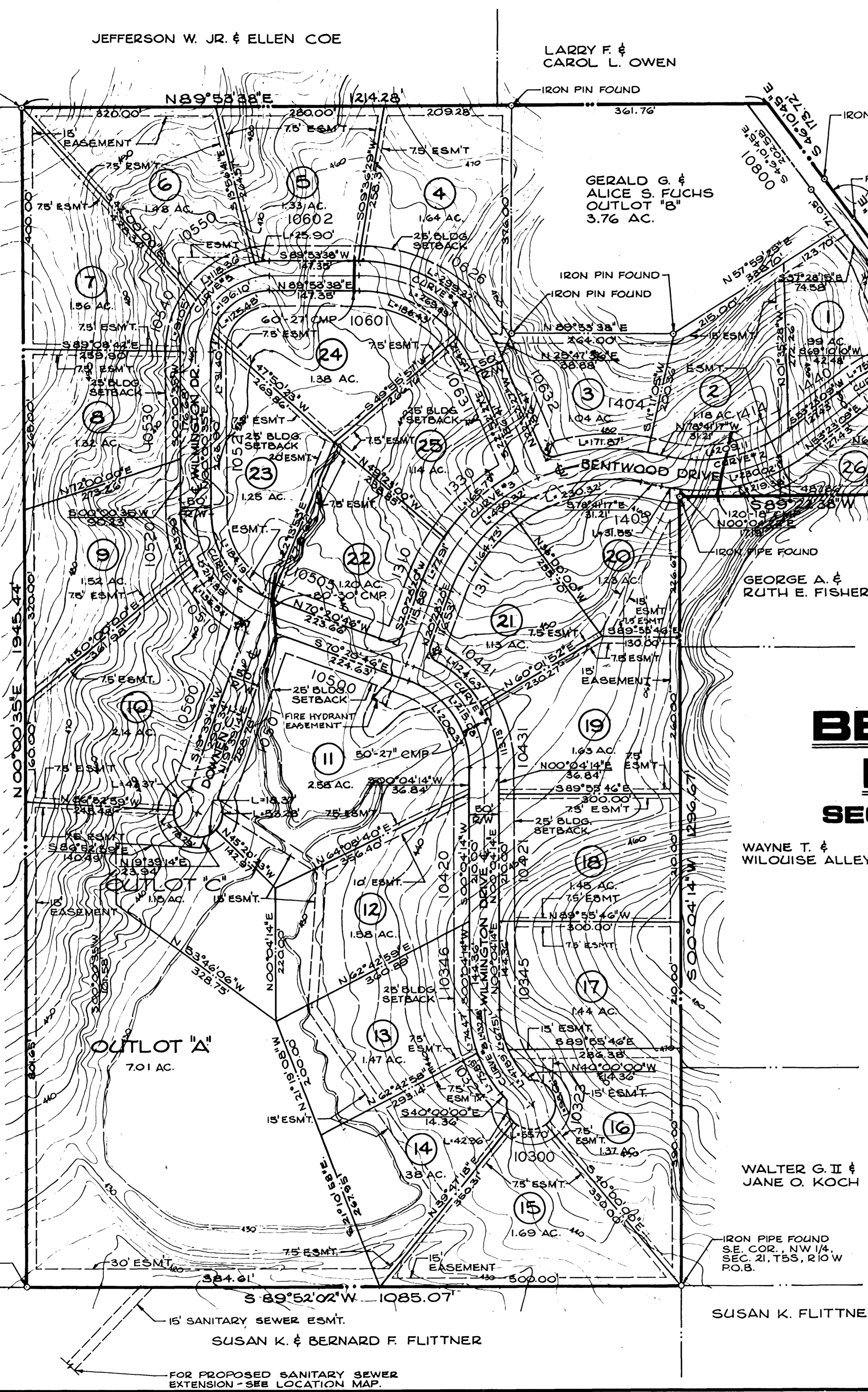
James Q. Morley  
Indiana Registration No. 12629

M-85

For Restrictions Applying To This Plat See Misc. Dr. 1 Card 7951 Inst. # 84-18587 Date 9-19-84  
ESTELLA M. MOSS RECORDER  
VANDERBURGH CO.  
by *Sharon J. Carter* PROC.

SARAH ANNE & THURLOW SWIFT, JUDITH GALE

**GENERAL NOTES**  
**Erosion Control:** All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.  
**Flood Plain Data:** The 100 year flood zone within the subdivision boundary is being used as a lake. None of the lots have building sites within the 100 year flood zone.  
**Zoning:** Subject property and all adjacent property is zoned agricultural.  
**Soils:** Soil type for area-Wellston W<sub>2</sub>B<sub>2</sub> and W<sub>2</sub>D<sub>3</sub>.  
**Road Grades:** Maximum road grades not to exceed 10%.  
**Drainage Swales:** Owners of each lot within the subdivision are responsible for maintaining the drainage swales that cross their respective lots.  
**Outlots A & B:** Restrictive covenants shall not apply to Outlots A and B.  
**Easements:** All easements shown are intended for public utility use only.



FOR PROPOSED SANITARY SEWER EXTENSION - SEE LOCATION MAP.