

# DOGWOOD HILLS II

RECEIVED FOR RECORD  
 at 4:19 P.M.  
 SEP 3 1992  
 PLS Rec: 0  
 Page: 86  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY  
 92-24585

0-86

DAILY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 03 1992 4887

Don Humphrey  
 AUDITOR

Part of the East Half of the Southwest Quarter of Section 18 Township 5 South Range 10 West Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of the East Half of the Southwest Quarter of said Section 18, thence North 88 degrees 45 minutes 25 seconds East along the North line thereof a distance of 591.84 feet to an old iron pin, thence South 0 degrees 15 minutes 45 seconds East a distance of 791.53 feet to an old iron pin, thence South 88 degrees 50 minutes 58 seconds West a distance of 134.3 feet to a point on the West line of a certain 25 foot easement granted for ingress & egress for lots 1 & 2 in Dogwood Hills Subdivision as recorded in Plat Book N, Page 32, thence North 40 feet, thence North 88 degrees 50 minutes 58 seconds East a distance of 70.3 feet to the point of curve with a radius of 25 feet, thence Northerly along said curve to the left a distance of 38.88 feet to the end of said curve, thence North 0 degrees 15 minutes 45 seconds West a distance of 375.92 feet to the point of curve having a radius of 25 feet, thence Northwesterly along said curve to the left a distance of 22.7 feet to the point of reverse curve having a radius of 40 feet, thence Northwesterly along said curve to the right a distance of 28.56 feet, thence South 78 degrees 37 minutes 36 seconds West a distance of 537.58 feet to the Northwest corner of Lot 1 in Dogwood Hills, being a point on the West line of the East 1/2 Southwest 1/4 of Section 18, thence North 0 degrees 15 minutes 45 seconds West along the West line 426.06 feet to the place of beginning, containing 5.604 acres.

### OWNERS CERTIFICATE

I, 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  
 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. Esmt." 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 herein 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.

James Gamble  
 James Gamble

Virginia Gamble  
 Virginia Gamble

715 W. Wortman Road  
 Evansville, IN 47711

### NOTARY CERTIFICATE

STATE OF INDIANA } SS  
 COUNTY OF VANDERBURGH }  
 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 and day of September 1992

My commission expires 3/13/96 Notary Public Barbara A. Remyer

Resident of Vanderburgh County Printed BARBARA A. Remyer

### 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 primary approval by the Area Plan Commission of Evansville and Vanderburgh County on DECEMBER 4, 1991.

Plat Release SEPTEMBER 3, 1992

President

Executive Director

*Barbara A. Remyer*  
*Barbara A. Remyer*

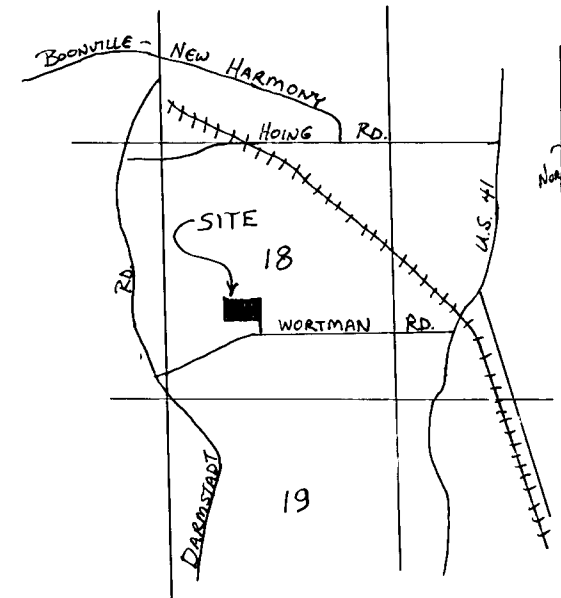


### SURVEYORS CERTIFICATE

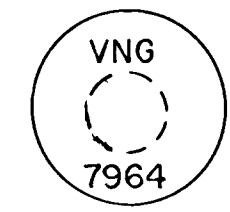
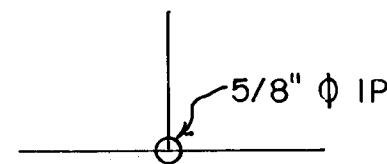
I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 86-4, 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*  
 Billy T. Nicholson IN No. 7964  
 Evansville, IN

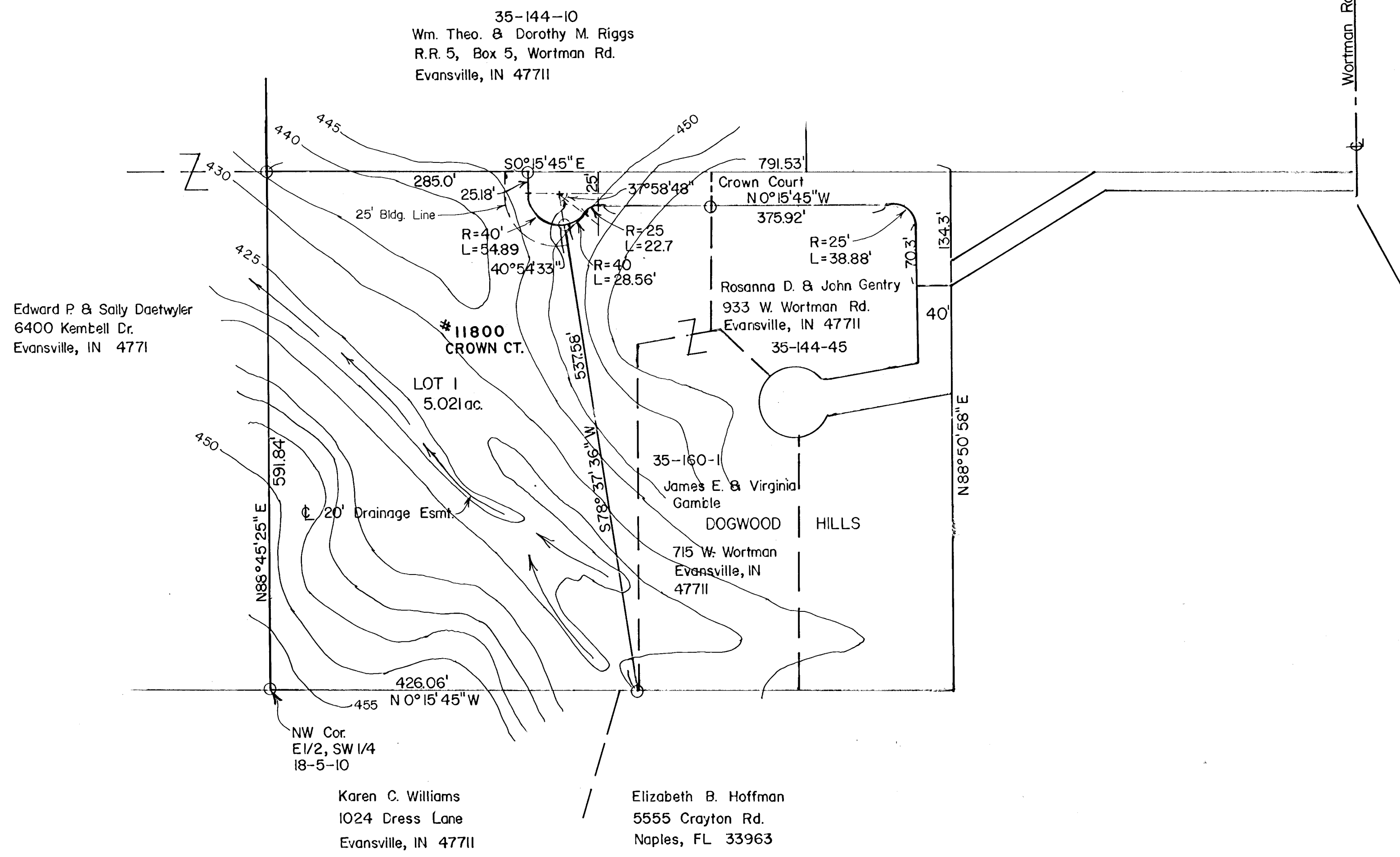
Date 9/2/92



LOCATION MAP  
 No scale



5/8" diameter Monument



- NOTES
- Roads must be constructed to Vanderburgh County Standards before they will be accepted for maintenance by the town of Darmstadt.
  - Property is outside of the 100 year flood zone.
  - Erosion Control: Slopes of 0 to 6% shall be mulched & seeded, i.e. rye, red top, & wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil & must remain in place until final grading & shaping. Slopes more than 6% shall have straw bales &/or erosion blankets in place within 5 days of disturbance of soil & must remain in place until final grading & shaping.
  - City water, gas, & electric are available at the site.
  - Strips of ground marked "Drainage Easement" are dedicated for surface water &/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such drainage easements with public utility facilities; & provided that such facilities are not placed in such manner as to impede the flow of water & further provided that such drainage easements may be used for ingress & egress & temporary staging areas for work by public utilities.
  - Strips of ground of the width shown on this plat & marked "Public Utility Easement," are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement & repair of utility facilities, whether above or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush & obstructions. No structures other than such utility facilities shall be located within said strips of land & 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.