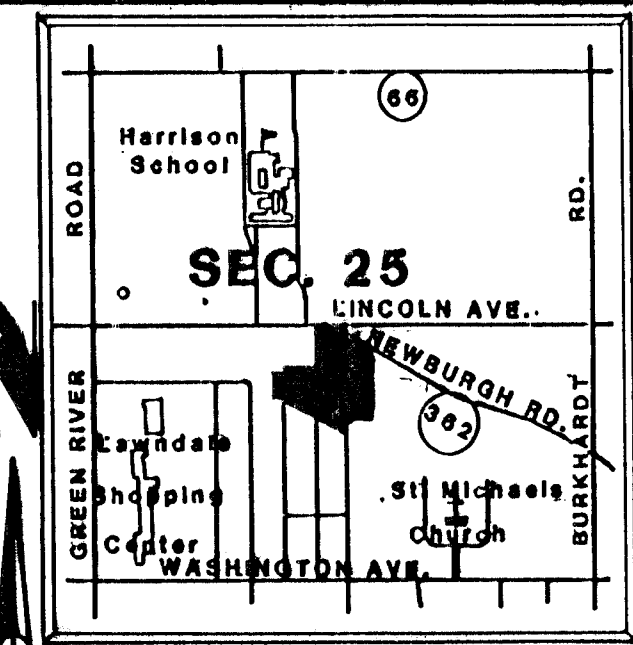


THE OAKS SUBDIVISION

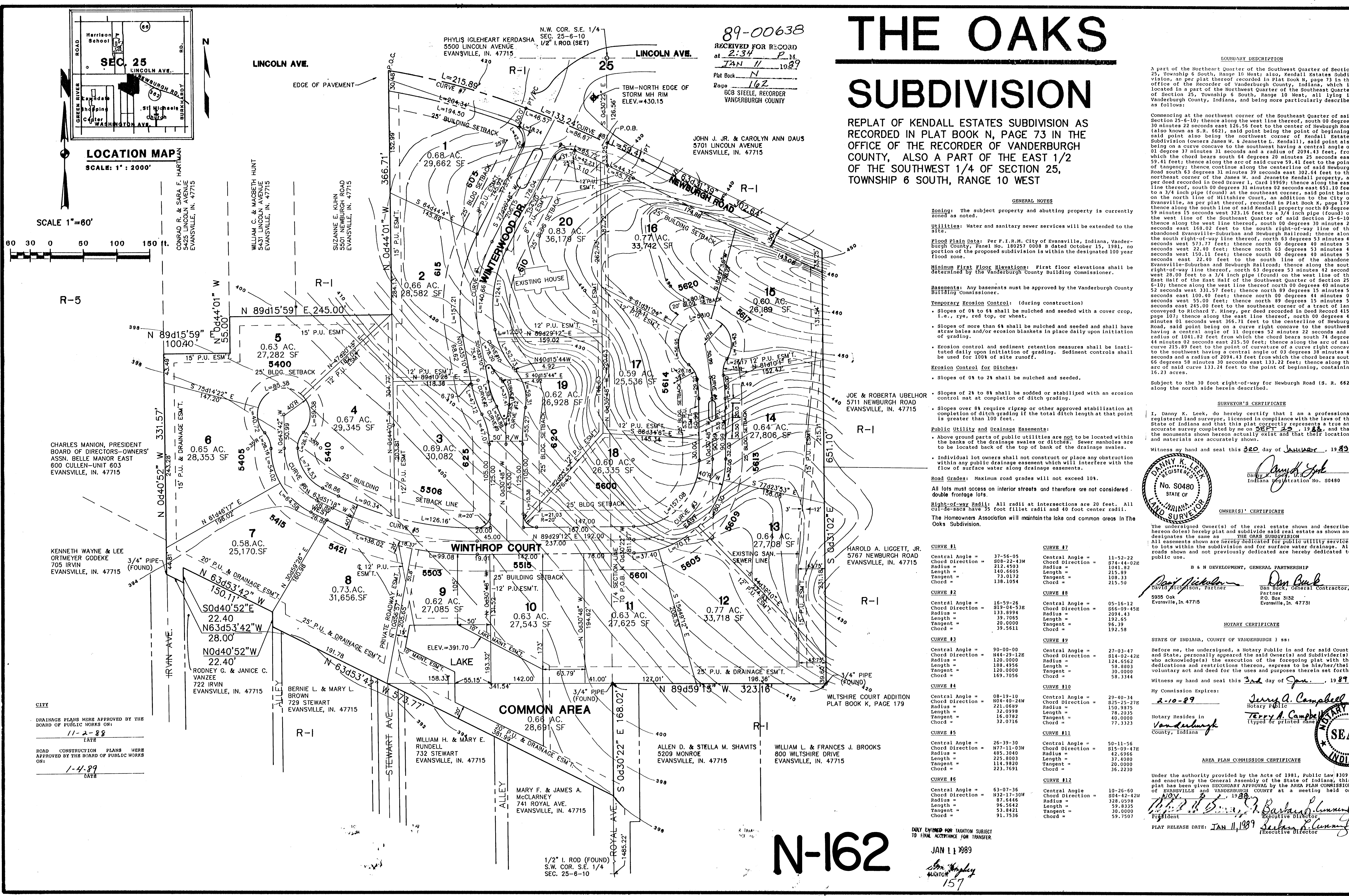
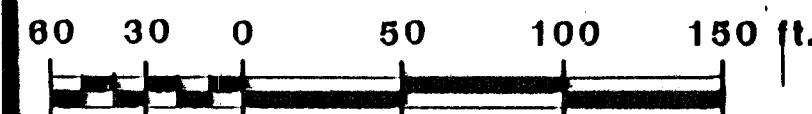
REPLAT OF KENDALL ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK N, PAGE 73 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, ALSO A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 WEST

89-00638
 RECEIVED FOR RECORD
 at 2:34 P.M.
 JAN 11 1989
 Plat Book N
 Page 162
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY



LOCATION MAP
 SCALE: 1" = 2000'

SCALE 1" = 80'



GENERAL NOTES

Zoning: The subject property and abutting property is currently zoned as noted.

Utilities: Water and sanitary sewer services will be extended to the site.

Flood Plain Data: Per F.I.R.M. City of Evansville, Indiana, Vanderburgh County, Panel No. 180257 0008 B dated October 15, 1981, no portion of the proposed subdivision is within the designated 100 year flood zone.

Minimum First Floor Elevations: First floor elevations shall be determined by the Vanderburgh County Building Commissioner.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place daily upon initiation of grading.
- Erosion control and sediment retention measures shall be instituted daily upon initiation of grading. Sediment controls shall be used for 100% of site runoff.

Erosion Control for Ditches:

- Slopes of 0% to 2% shall be mulched and seeded.
- Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Public Utility and Drainage Easements:

- Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
- Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

Road Grades: Maximum road grades will not exceed 10%.

All lots must access on interior streets and therefore are not considered double frontage lots.

Right-of-way Radii: All radii at intersections are 20 feet. All curb-to-curb radii are 15 feet. All radii at 40 foot center radii.

The Homeowners Association will maintain the lake and common areas in The Oaks Subdivision.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Southwest Quarter of Section 25, Township 6 South, Range 10 West; also Kendall Estates Subdivision, as per plat thereof recorded in Plat Book N, page 73 in the office of the Recorder of Vanderburgh County, Indiana, which is located in a part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 6 South, Range 10 West, all lying in Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the northwest corner of the Southeast Quarter of said Section 25-6-10; thence along the west line thereof, south 00 degrees 30 minutes 22 seconds east 126.56 feet to the center of Newburgh Road (also known as S.R. 662), said point being the point of beginning, said point also being the northeast corner of Kendall Estates Subdivision (owners James W. & Jeanette L. Kendall), said point also being on a curve concave to the southwest having a central angle of 91 degrees 37 minutes 31 seconds and a radius of 2094.43 feet, from which the chord bears south 64 degrees 20 minutes 25 seconds east 59.41 feet; thence along the arc of said curve 59.41 feet to the point of tangency; thence continue along the centerline of said Newburgh Road south 63 degrees 31 minutes 39 seconds east 302.64 feet to the northeast corner of the James W. and Jeanette Kendall property, as per deed recorded in Deed Drawer 1, Card 19959; thence along the east line thereof, south 00 degrees 31 minutes 02 seconds east 651.10 feet to a 3/4 inch pipe (found) at the southeast corner, said point being on the north line of Wiltshire Court, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book K, page 179; thence along the south line of said Kendall property north 89 degrees 59 minutes 15 seconds west 323.16 feet to a 3/4 inch pipe (found) on the west line of the Southeast Quarter of said Section 25-6-10; thence along the west line thereof, south 00 degrees 30 minutes 22 seconds east 168.02 feet to the south right-of-way line of the abandoned Evansville-Suburban and Newburgh Railroad; thence along the south right-of-way line thereof, north 61 degrees 53 minutes 42 seconds west 573.77 feet; thence north 00 degrees 40 minutes 52 seconds west 22.40 feet; thence north 63 degrees 53 minutes 42 seconds east 150.11 feet; thence south 00 degrees 40 minutes 52 seconds east 22.40 feet to the south line of the abandoned Evansville-Suburban and Newburgh Railroad; thence along the south right-of-way line thereof, north 63 degrees 53 minutes 42 seconds west 28.00 feet to a 3/4 inch pipe (found) on the west line of the East Half of the East Half of the Southwest Quarter of Section 25-6-10; thence along the west line thereof north 00 degrees 40 minutes 52 seconds east 100.40 feet; thence north 00 degrees 44 minutes 01 seconds west 55.00 feet; thence north 15 minutes 59 seconds east 245.00 feet to the southeast corner of a tract of land conveyed to Richard T. Kiney, per deed recorded in Deed Record 415, page 107; thence along the east line thereof, north 00 degrees 44 minutes 01 seconds west 366.71 feet to the centerline of Newburgh Road, said point being on a curve right concave to the southwest having a central angle of 11 degrees 52 minutes 22 seconds and a radius of 1041.82 feet from which the chord bears south 74 degrees 44 minutes 02 seconds east 215.50 feet; thence along the arc of said curve 215.89 feet to the point of curvature of a curve right concave to the southwest having a central angle of 91 degrees 37 minutes 31 seconds and a radius of 2094.43 feet from which the chord bears south 66 degrees 58 minutes 30 seconds east 133.22 feet; thence along the arc of said curve 133.24 feet to the point of beginning, containing 16.23 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on SEPT 20, 1988, 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 JANUARY, 1989.

Danny K. Leek
 Registered Land Surveyor
 No. S0480
 STATE OF INDIANA

OWNER(S) CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do hereby certify that they are the owner(s) of the real estate designated the same as THE OAKS SUBDIVISION and that 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.

B & N DEVELOPMENT, GENERAL PARTNERSHIP

David Nicholson, Partner
 5935 Oak
 Evansville, In. 47715

Dan Buck, General Contractor, Inc.
 Partner
 P.O. Box 3132
 Evansville, In. 47715

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 Owner(s) and Subdividers(s), who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 3rd day of Jan., 1989.

My Commission Expires: 2-10-89

Surrey A. Campbell
 Notary Public

Notary Resides in
 Vanderburgh
 County, Indiana

Terry A. Campbell
 (typed or printed name)

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 at a meeting held on NOV 18, 1988.

John P. B. ..., President
Barbara ..., Executive Director

PLAT RELEASE DATE: JAN 11, 1989

CHARLES MANION, PRESIDENT
 BOARD OF DIRECTORS-OWNERS'
 ASSN. BELLE MANOR EAST
 600 CULLEN-UNIT 603
 EVANSVILLE, IN. 47715

KENNETH WAYNE & LEE
 ORTMEYER GODEKE
 705 IRVIN
 EVANSVILLE, IN. 47715

RODNEY G. & JANICE C.
 VANZEE
 722 IRVIN
 EVANSVILLE, IN. 47715

BERNIE L. & MARY L.
 BROWN
 729 STEWART
 EVANSVILLE, IN. 47715

WILLIAM H. & MARY E.
 RUNDLELL
 732 STEWART
 EVANSVILLE, IN. 47715

MARY F. & JAMES A.
 McCLARNEY
 741 ROYAL AVE.
 EVANSVILLE, IN. 47715

PHYLIS IGLEHEART KERDASHA
 5500 LINCOLN AVENUE
 EVANSVILLE, IN. 47715

JOHN J. JR. & CAROLYN ANN DAUS
 5701 LINCOLN AVENUE
 EVANSVILLE, IN. 47715

JOE & ROBERTA UBELHOR
 5711 NEWBURGH ROAD
 EVANSVILLE, IN. 47715

HAROLD A. LIGGETT, JR.
 5767 NEWBURGH ROAD
 EVANSVILLE, IN. 47715

WILLIAM H. & MARY E.
 RUNDLELL
 732 STEWART
 EVANSVILLE, IN. 47715

ALLEN D. & STELLA M. SHAVITS
 5209 MONROE
 EVANSVILLE, IN. 47715

WILLIAM L. & FRANCES J. BROOKS
 800 WILTSHIRE DRIVE
 EVANSVILLE, IN. 47715

1/2" I. ROD (FOUND)
 S.W. COR. S.E. 1/4
 SEC. 25-6-10

N-162

DULY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER

JAN 11 1989

Bob Steele
 RECORDER

