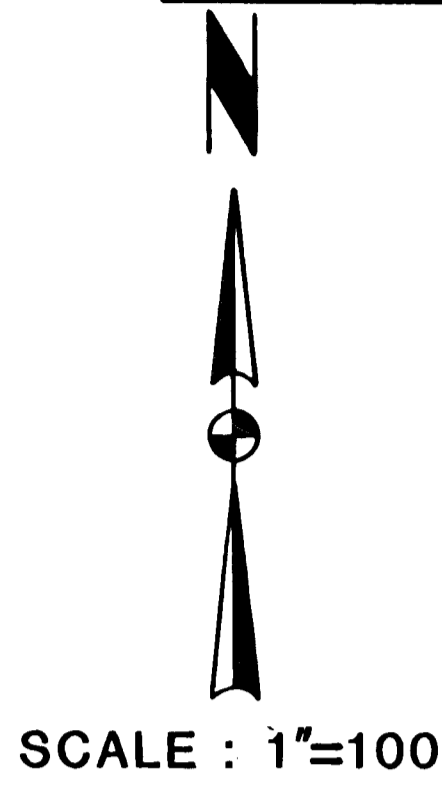


OLD ORCHARD TRAIL SUBDIVISION

SECONDARY PLAT

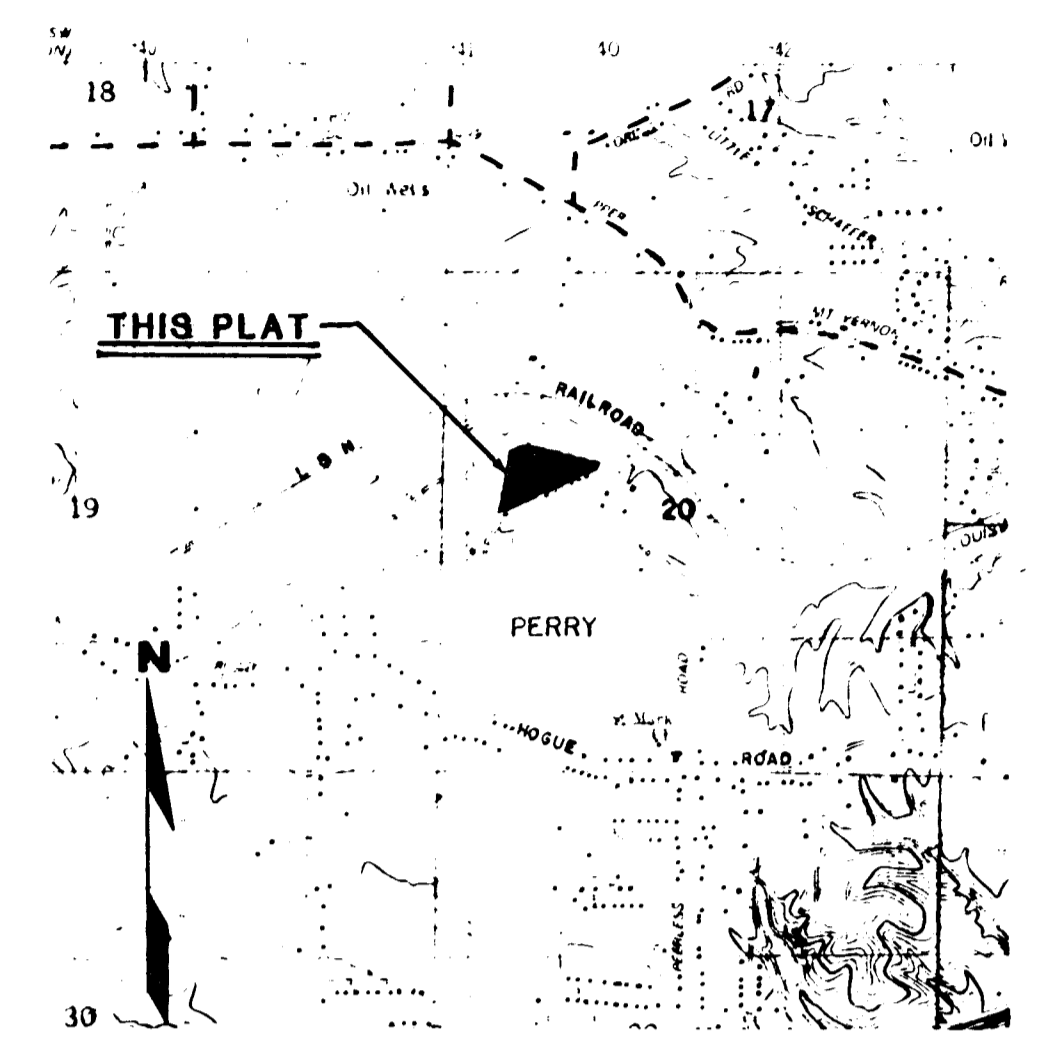


100 50 0 100 200
GRAPHIC SCALE: 1"=100'-0"

SCALE: 1"=100'

83-06040

RECEIVED FOR RECORD
at 11:23 A.M.
April 7, 1983
Recorded in...
Page 173
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY



LOCATION MAP
SCALE: 1"=2000'

CURVE DATA

Δ=21° 12' 53"
D=8.3503
T=125'
L=247.14'
R=887.48'

HILLENBRAND
PASTURE/FUTURE RESIDENTIAL

DESCRIPTION
Part of the Southwest Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section Twenty (20), Township Six (6) South, Range Eleven (11) West lying in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the Southwest Quarter of the Northwest Quarter of said Section 20, which is located by commencing at the Southeast corner thereof; thence South 88 degrees 42 minutes 19 seconds West along the South line thereof for 647.11 feet; thence North 04 degrees 21 minutes 01 second West for 82.94 feet to the place of beginning; from said place of beginning continue North 04 degrees 21 minutes 01 second West for 540.28 feet to the center of a 50.0 foot access road; thence North 75 degrees 50 minutes 03 seconds East along the center of said access road for 171.19 feet to the beginning of a 8.3503 degree curve to the right; thence in an Easterly direction along the center of said access on the arc of said curve for 247.14 feet to the end of said curve; thence South 82 degrees 57 minutes 04 seconds East along the center of said access road for 652.35 feet; thence South 15 degrees 13 minutes 00 seconds West for 37.83 feet; thence South 64 degrees 33 minutes 46 seconds West for 1115.94 feet to the place of beginning and containing a gross area of 7.83 acres, and together with the right of ingress and egress across a strip 25 feet in width being North and adjacent to the North lines of the above description and a strip 50 feet in width whose centerline starts at the Northeast corner of Lot One and runs South 82 degrees 57 minutes 04 seconds East a distance of 302.07 feet to the centerline of Peerless Road.

Twenty-five (25) feet is reserved off the Northerly side of the above described real estate as a right-of-way easement for an access road.

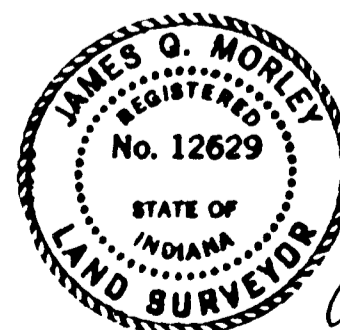
The above described real estate is subject to an easement for right-of-way for Southern Indiana Gas & Electric Company off the Southerly Seventy-five (75) feet.

The above described real estate is subject to all other easement and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, 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 January 5, 1983, and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 6th day of March, 1983.



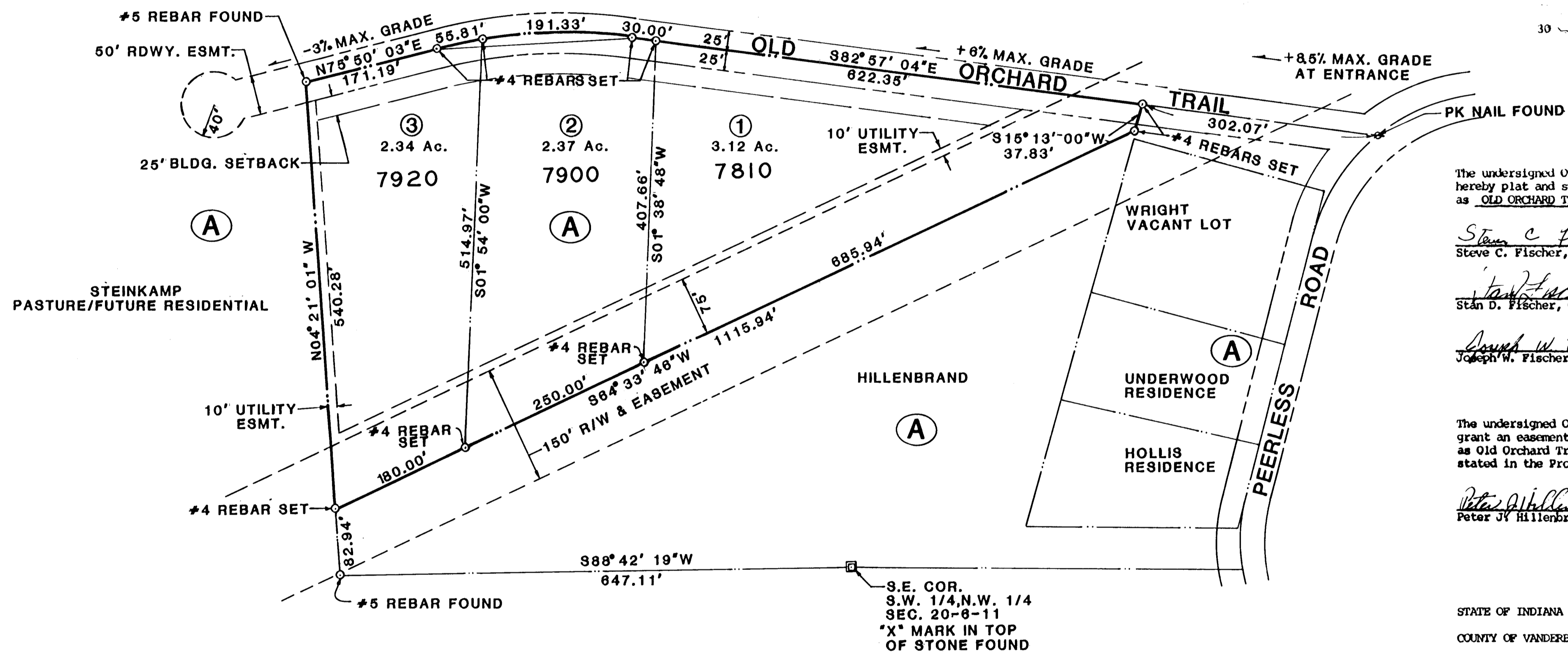
James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

PROTECTIVE COVENANTS, PRIVATE RESTRICTIONS AND GENERAL INFORMATION

- The minimum lot size shall be 2.0 acres.
- The streets will be privately owned and maintained (contract agreements).
- The parcel lies within the Evansville Waterworks District. A 12" main runs on the west side of Peerless Road.
- The land is currently zoned "A" and does not require rezoning.
- No sewers are available. Septic tank systems will be constructed to County recommendations.
- There will be minimal disturbance to existing ground cover.
- The entire parcel lies within Flood Plain Zone C above the 100 year flood contour line.
- All areas of existing ground cover to be disturbed shall be mulched within one week after disturbance has taken place or before any expected rainfall, whichever occurs first. Disturbed areas shall be temporarily swaled. Straw bales or any other suitable material shall be placed in the swales to provide temporary storage and reduce runoff velocity.

LEGEND

- — — — — PROPERTY AND LOT LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - UTILITY EASEMENT LINE
- — — — — BUILDING SETBACK
- ① LOT NUMBER
- (A) ZONING



OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as OLD ORCHARD TRAIL SUBDIVISION.

Steve C. Fischer *Janet C. Fischer*
Steve C. Fischer, Owner Lot 1 Janet C. Fischer, Owner Lot 1
Stan D. Fischer *Angela L. Fischer*
Stan D. Fischer, Owner Lot 2 Angela L. Fischer, Owner Lot 2
Joseph W. Fischer
Joseph W. Fischer, Owner Lot 3

ROAD OWNERS' CERTIFICATE

The undersigned Owners of the roadway shown and described hereon do hereby grant an easement for ingress and egress through and upon said road designated as Old Orchard Trail. The road shall be privately owned and maintained as stated in the Protective Covenants and Private Restrictions.

Peter J. Hillenbrand *Mary C. Hillenbrand*
Peter J. Hillenbrand Mary C. Hillenbrand

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 8th day of March, 1983.

My Commission Expires: 2-9-85
Surry A. Campbell
Notary Public
Notary Resides in Vanderburgh County.



DAILY ENTERED FOR TAXATION
APR 7 1983 1474
Alvin M. ...

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 April 6, 1983.

Paul E. Hatfield *Barbara L. Cunningham*
President Director
Plat Release Date April 7, 1983

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