





# ORCHARD HIGHLAND SUBDIVISION

Part of the Southeast Quarter of the Southeast Quarter of Section 24, Township 5 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at an iron pin in Schenk Road marking the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 24, thence North along the West line of said Quarter Quarter Section a distance of 464.16 feet to an iron pin in the center of Orchard Road, thence South 60 degrees 59 minutes 26 seconds East along said centerline 259.32 feet, thence South 64 degrees 17 minutes 08 seconds East along said centerline a distance of 175.93 feet, thence South 67 degrees 22 minutes 51 seconds East along said centerline a distance of 94.18 feet, thence South 70 degrees 31 minutes 31 seconds East along said centerline a distance of 198.65 feet, thence South 66 degrees 41 minutes 00 seconds East along said centerline a distance of 87.46 feet, thence South 63 degrees 11 minutes 21 seconds East along said centerline a distance of 70.55 feet to the West line of the property deeded to David and Sherie Jeffries by deed recorded in Deed Book 660, Page 112 in the office of the Recorder of Vanderburgh County, thence South 0 degrees 08 minutes 27 seconds East along the West line thereof 84.71 feet to the Southwest corner thereof, thence South 89 degrees 23 minutes 45 seconds West along the South line of the Southeast Quarter Southeast Quarter of said Section 24 a distance of 803.05 feet to the place of beginning containing 4.839 acres more or less.

**Erosion Control:** Slopes of 0 to 6% 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 more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Iron pins on all lot corners.

City water, gas, and electric available at site.

City water available by extension.

Sanitary sewer not available at site.