

RECEIVED FOR RECORD  
 FEB. 21 1997  
 Plat Book P  
 Page 90  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY  
 CTRL # 0119

97-01142

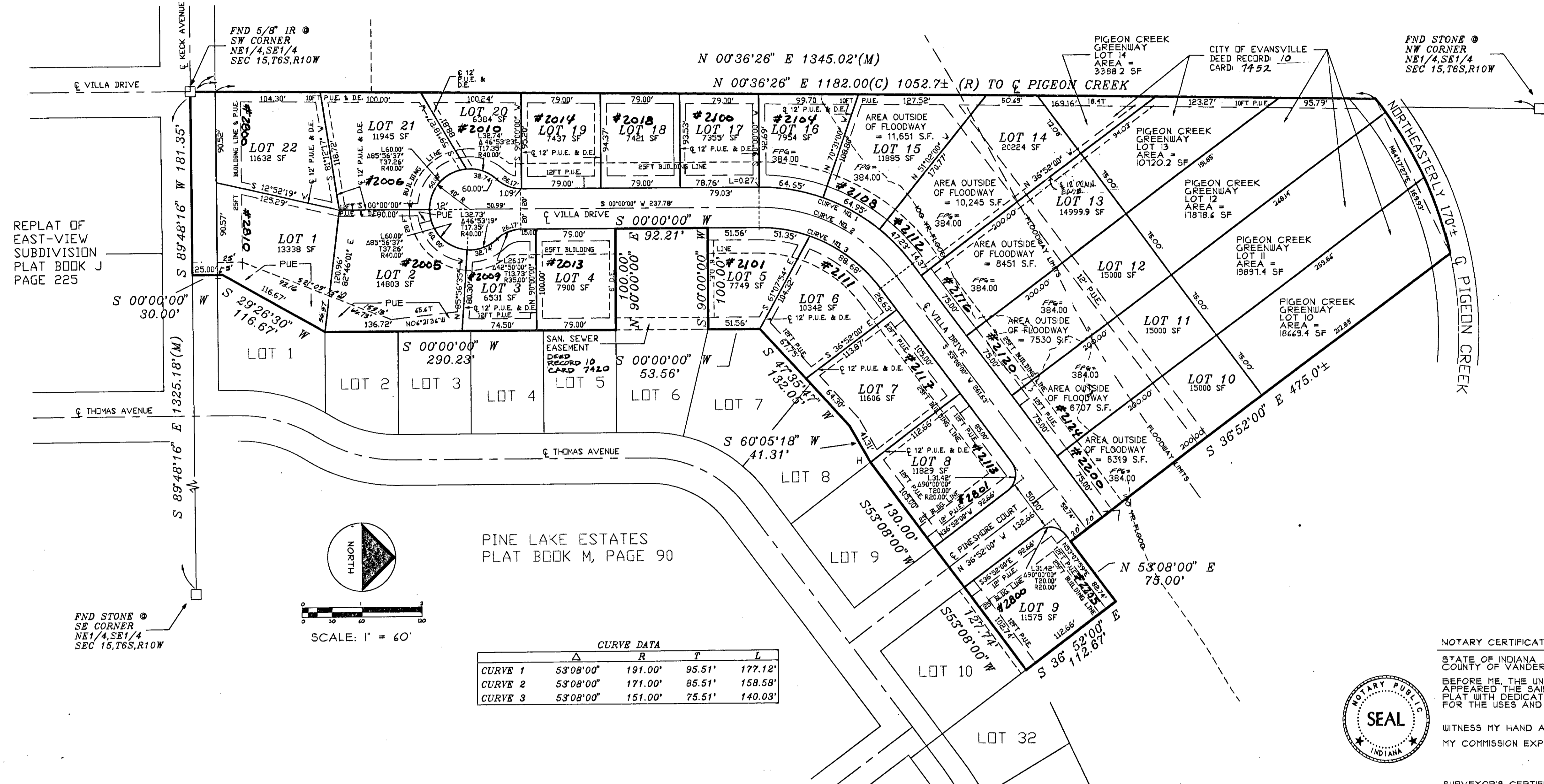
# PINE LAKE ESTATES SECTION "B"

LAND DESCRIPTION

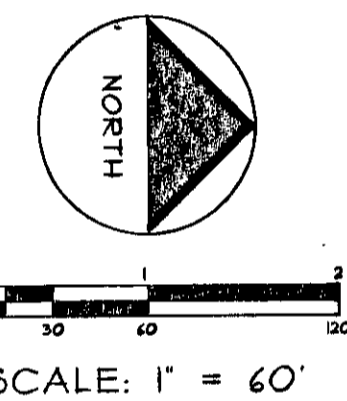
Part of the Northeast Quarter of the Southeast Quarter of Section 15, Township 6 South, Range 10 West, City of Evansville, Vanderburgh County, Indiana, and more particularly described as follows:  
 Beginning at a 5/8" iron rod, 5" deep at the southwest corner of said Quarter, Quarter Section; thence along the west line of said Quarter, Quarter Section

- 1st: North 00°36'26" East 1182.0 feet to the centerline of Pigeon Creek; thence along said centerline
- 2nd: Northeastly 170.0 (±) feet; with a chord having a bearing and distance of North 64°17'27" East 169.93; thence
- 3rd: South 36°52'00" East 475.0 feet; thence parallel with part of the northerly line of Pine Lake Estates Subdivision, as recorded in Plat Book M, Page 90
- 4th: North 53°08'00" East 75.00 feet; thence
- 5th: South 36°52'00" East 112.67 feet to the northwest corner of Lot 32, Pine Lake Estates Subdivision, Section "A", as recorded in Plat Book "O", page 119; also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Marshall E. Jr. and Betty L. Daniel, as recorded in Deed Drawer 6, card 194; thence along the north line of said Daniel parcel and parallel with part of the north line of Pine Lake Estates Subdivision
- 6th: South 53°08'00" West 127.74 feet to the centerline of Pineshore Drive, also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Bert J. and Ann M. Andersen, as recorded in Deed Drawer 7, card 9526; thence along the north line of said Andersen parcel and parallel with part of the north line of Pine Lake Estates Subdivision
- 7th: South 53°08'00" West 130.00 feet to the northwest corner of said parcel, also being the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Harry and Ellen Grinn, as recorded in Deed Drawer 8, card 8198; thence along the north line of said Grinn parcel
- 8th: South 60°05'18" West 41.31 feet to the northerly corner of Lot 8, Pine Lake Estates Subdivision; thence along the northerly line of Lot 8 and Lot 7 of said subdivision
- 9th: South 47°35'47" West 132.05 feet to the northwest corner of Lot 7 of said subdivision, thence along the west line of Lot 7
- 10th: South 00°00'00" West 51.56 feet to the northeast corner of a parcel conveyed by Ohio Valley Homes, Inc. to Richard and Carrie A. Jarboe; thence along the north line of said Jarboe parcel
- 11th: South 90°00'00" West 100.00 to the east right of way line (20 foot right of way) of Villa Drive; thence along said right of way line, also being the west line of said Jarboe parcel
- 12th: South 00°00'00" West 92.21 feet; thence along the south line of said Jarboe parcel
- 13th: North 90°00'00" East 100.00 feet to the southwest corner of Lot 6, Pine Lake Estates Subdivision, also being the northwest corner of Lot 5, Pine Lake Estates Subdivision; thence along the west line of Lots 5, 4, 3, and 2 of said subdivision
- 14th: South 00°00'00" West (Basis of Bearing) 290.23 to the southwest corner of Lot 2, also being the northwest corner of Lot 1 of said subdivision; thence along the west line of Lot 1 of said subdivision
- 15th: South 29°26'30" West 116.67 feet; thence continuing along part of the west line of said Lot 1 to the south line of the Northeast Quarter of the Southeast Quarter
- 16th: South 00°00'00" West 30.00 feet; thence along said south line of said Quarter, Quarter Section
- 17th: South 89°48'16" West 181.35 feet to the true point of beginning, containing 8.24 acres, more or less.

SUBJECT TO a 25 foot right of way off the south side of said parcel for Keck Avenue.  
 ALSO SUBJECT TO a 10 foot storm sewer easement off the west side of said parcel, as recorded in Deed Drawer 1, card 15081.



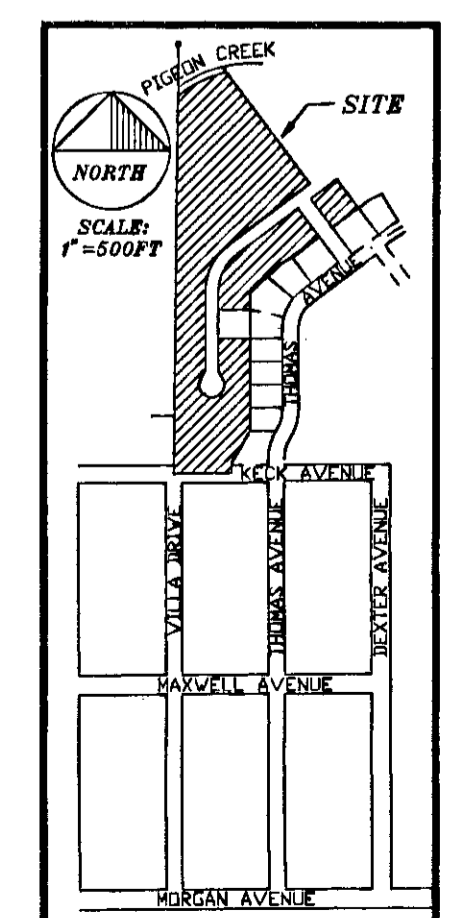
REPLAT OF EAST-VIEW SUBDIVISION PLAT BOOK J PAGE 225



CURVE DATA	Δ	R	T	L
CURVE 1	53°08'00"	191.00'	95.51'	177.12'
CURVE 2	53°08'00"	171.00'	85.51'	158.58'
CURVE 3	53°08'00"	151.00'	75.51'	140.03'

FND STONE @ SE CORNER NE 1/4, SE 1/4 SEC 15, T6S, R10W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 FEB 21 1997  
 Suzanne M. Conrad  
 AUDITOR 921



VICINITY MAP

**OWNERS CERTIFICATE**  
 THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND DIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS PINE LAKE ESTATES SECTION "B". ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.  
 STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT, AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH, AND OBSTRUCTIONS, AND STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT SUBJECT TO A REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.  
 STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.  
 STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER. MAINTENANCE OF THE DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

*Michael Elliott*  
 OHIO VALLEY WHOLESALE, INC.  
 MICHAEL ELLIOTT

- GENERAL NOTES:**
1. Owner/Developer: Mike Elliott, 1330 Harlan Avenue, Evansville, IN 47711 812-425-9400
  2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.
  3. Erosion Control Slopes: 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 of 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.
  4. Flood Plain Data: Parts of Lots 10 through 18 fall in Zone A-9. (Explanation: Area of 100-year flood; base flood elevations and flood hazard factors determined. Base Flood Elevation of 382.0 and First Floor Elevation of 384.0 per Vanderburgh County Building Commission, February 5, 1996.) The remainder of the parcel is not located in the 100-year flood zone according to FIRM panel 180257-0005 B for the City of Evansville, Vanderburgh County, Indiana, dated October 15, 1981.
  5. Soil Data:
 

He:	Henshaw silt loam
MkB2:	Marion silt loam, 2-6% slopes, eroded
UnB2:	Uniontown silt loam, 2-6% slopes, eroded
Wm:	Wilbur silt loam
  6. Zoned: R-1

## P-90

**NOTARY CERTIFICATE**  
 STATE OF INDIANA  
 COUNTY OF VANDERBURGH )  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF February, 1997  
 MY COMMISSION EXPIRES 11/1/98  
*Patricia E. Keith* NOTARY PUBLIC  
 Patricia E. Keith PRINTED NAME  
 A RESIDENT OF Vanderburgh County

**SURVEYOR'S CERTIFICATE**  
 I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME ON June 17, 1996; THAT THE DIMENSIONS SHOWN THEREON ARE ACCURATE AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL RALPH A. EASLEY, JR.  
 INDIANA REG. NO. 5 0006

**AREA PLAN COMMISSION CERTIFICATE**  
 UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1991, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN Final APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, AT A MEETING HELD ON May 1, 1997.

*Richard H. Brown, Jr.* PRESIDENT  
*Barbara S. Cunningham* EXECUTIVE DIRECTOR  
 PLAT RELEASE Feb. 20, 1997  
*Barbara S. Cunningham* EXECUTIVE DIRECTOR

