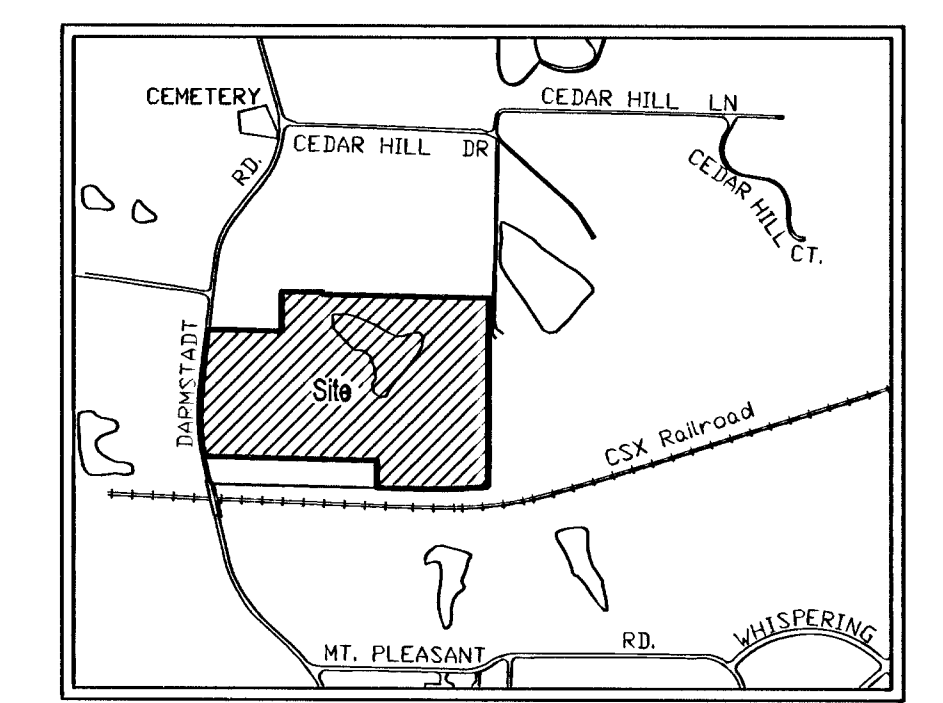
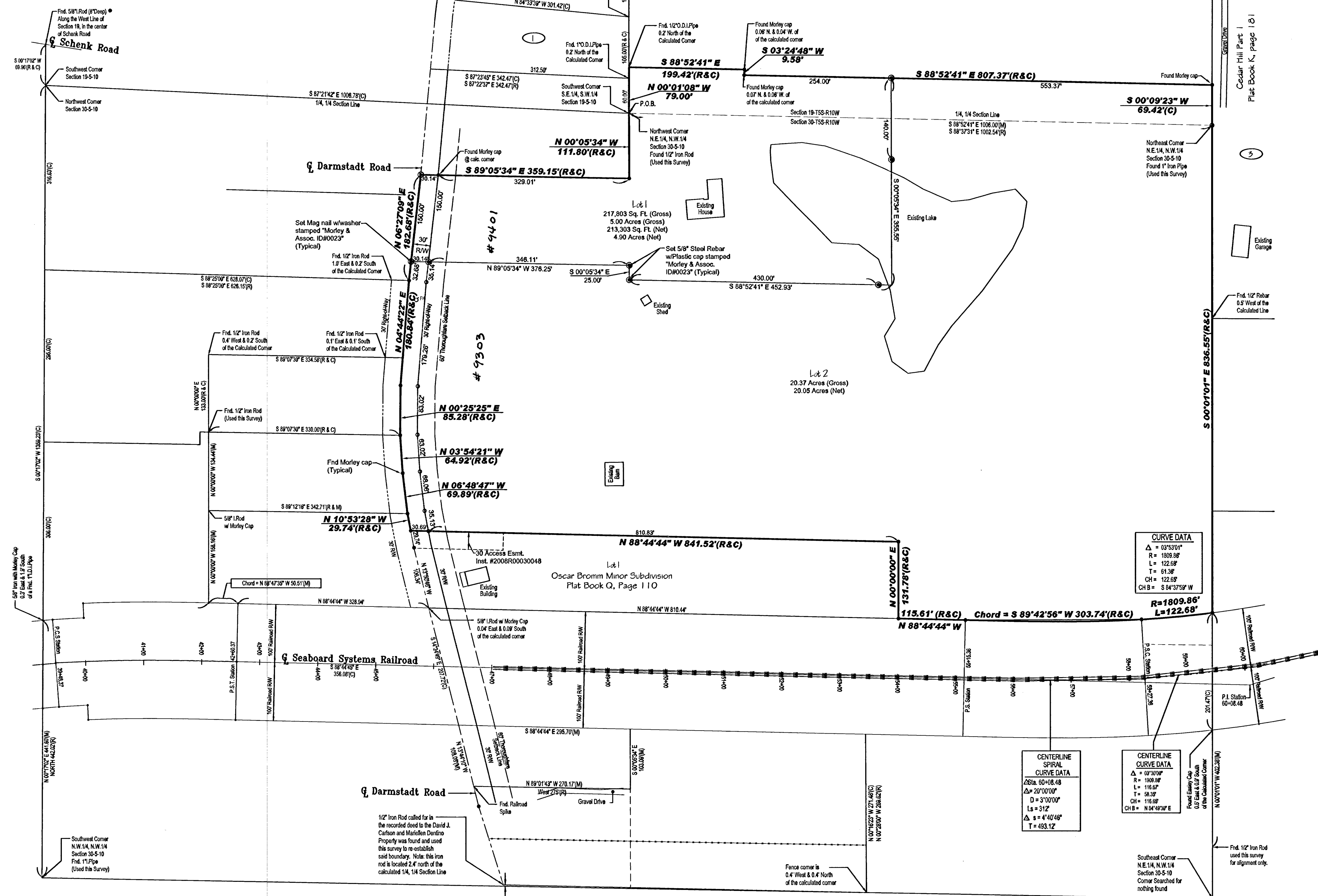
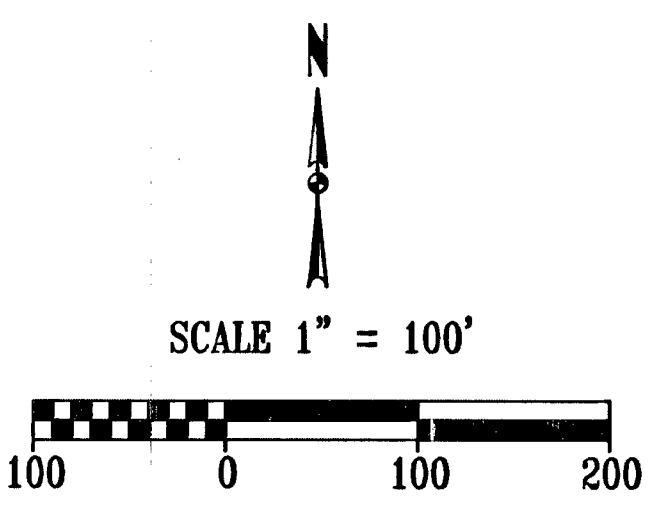


# Tall Pines

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE June 27, 2011  
 PLAT BOOK "S" PAGE 196  
 INSTR# 2011R00014326  
 RECEIVED FOR RECORD  
 DATE 06-27-11 1:10 PM  
 JOE GRIES AUDITOR  
 3095  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY



**LEGEND**  
 CENTERLINE  
 BOUNDARY LINE  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 RIGHT-OF-WAY LINE  
 RAILROAD TRACK  
 CALCULATED DIMENSION  
 RECORD DIMENSION  
 MEASURED DIMENSION  
 POINT OF BEGINNING  
 Set 5/8" Steel Rebar w/Plastic cap stamped "Morley & Assoc. ID#0023" (Typical)  
 Set Mag nail w/washer stamped "Morley & Assoc. ID#0023" (Typical)  
 Fnd. Morley Cap



**General Notes**  
 Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 Year Flood Zone "A" as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180526-10105D, dated March 17, 2011, being Map Number 181630105D.  
 Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryegrass, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.  
 Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.  
 Utilities: Water is available by the Evansville Water and Sewer Department. Sanitary sewers are not available.  
 OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.  
 Property Corner Markers: All Lot and Boundary corners not previously marked will be marked by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.  
 Natural Drainage Courses/Lakes: The owners of the individual lots are responsible for lake maintenance and prevention of obstructions to creeks and other natural surface water courses.

**Boundary Description**  
 Lot 2 of Oscar Bromm Minor Subdivision, as per plat thereof, recorded in Plat Book Q, Page 110 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Northwest Quarter of Section 30, Township 5 South, Range 10 West and part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:  
 Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 19; thence along the west line of said Quarter Quarter Section North 00 degrees 01 minutes 08 seconds West 79.00 feet to the Southwest corner of a tract of land conveyed to the Mary Grace Oglesby Trust in Deed Drawer 9, Card 9687 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Oglesby tract and parallel with the south line of the Southeast Quarter of the Southwest Quarter of said Section 19, South 88 degrees 52 minutes 41 seconds East 807.37 feet to a point on the east line thereof; thence along the east line of said Quarter Quarter Section South 00 degrees 09 minutes 23 seconds West 69.42 feet to the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along the east line of said Quarter Quarter Section South 00 degrees 01 minutes 01 seconds East 838.55 feet to a point on the North 100-foot right-of-way line of the Seaboard Systems Railroad and being the beginning of a non-tangent curve to the right, having a central angle of 3 degrees 53 minutes 01 seconds and a radius of 1809.86 feet, from which the chord bears South 84 degrees 37 minutes 59 seconds West 122.68 feet; thence along said 100-foot right-of-way and along the arc of said curve 122.68 feet to the point of spiral curve station 58+27.38; thence along said 100-foot right-of-way line which is parallel with the centerline spiral curve (said centerline spiral curve having a point of intersection angle of 23 degrees 00 minutes 00 seconds at station 60+08.43, degree of curve equal to 3 degrees 00 minutes 00 seconds, length of spiral of 312 feet, a spiral angle of 4 degrees 40 minutes 46 seconds and a tangent of 493.12 feet), said right-of-way spiral curve having a chord of South 89 degrees 42 minutes 58 seconds West 303.74 feet to point of spiral station 55+15.36; thence continue along the North 100-foot right-of-way of said railroad North 88 degrees 44 minutes 44 seconds West 115.61 feet to the southeast corner of Lot 1 in said Oscar Bromm Minor subdivision; thence along the east line of said Lot 1, North 00 degrees 00 minutes 00 seconds East 131.78 feet to the northeast corner of said Lot 1; thence along the north line of said Lot 1, North 88 degrees 44 minutes 44 seconds West 841.52 feet to a point in the center of Darmstadt Road; thence along the center of said road the following six (6) calls: North 10 degrees 53 minutes 28 seconds West 29.74 feet; thence North 06 degrees 48 minutes 47 seconds West 69.89 feet; thence North 03 degrees 54 minutes 21 seconds East 85.28 feet; thence North 00 degrees 25 minutes 25 seconds East 85.28 feet; thence North 04 degrees 44 minutes 22 seconds East 180.84 feet; thence North 08 degrees 27 minutes 09 seconds East 182.68 feet to the Northwest corner of a tract of land conveyed to Oscar G. Bromm in Deed Book 585, Page 35 in the office of said Recorder; thence along the north line of said Bromm tract South 89 degrees 05 minutes 34 seconds East 359.15 feet to a point on the west line of the Northeast Quarter of the Northwest Quarter of said Section 30; thence along said west line North 00 degrees 05 minutes 34 seconds West 111.80 feet to the point of beginning and containing a Gross Area of 25.37 acres.

Subject to the right-of-way for Darmstadt Road off of the west side thereof.  
 Also subject to all other easements and rights-of-way of record.

**CURVE DATA**

Δ = 03°53'01"
R = 1809.86'
L = 122.68'
T = 61.96'
Ch = 122.68'
Ch B = S 84°37'59" W

**CENTERLINE SPIRAL CURVE DATA**

ASB = 50+08.48
Δ = 3°00'00"
R = 1809.86'
L = 122.68'
T = 61.96'
Ch = 122.68'
Ch B = N 84°49'39" E

**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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on August 11, 2009 (Supervision Review Committee).

*Bret A. Semersheim*  
 President  
*Bruce E. Mills*  
 Attest Executive Director  
*Bruce E. Mills*  
 Executive Director

PLAT RELEASE DATE: 06-27-2011

**S-196**  
 APC# 15-MS-2009  
 Surveyor's Certificate

I, Bret Alan Semersheim, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me and that all monuments shown exist at the locations as noted.  
 Witness my hand and seal this 3rd day of June, 2011.  
*Bret Alan Semersheim*  
 Bret Alan Semersheim, P.L.S.  
 Indiana Registration No. LS 20200009  
 Morley and Associates, Inc.  
 4800 Rosebud Lane  
 Newburgh, IN 47630-9351



**Owner's Certificate**  
 The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Tall Pines.  
 Owners:  
*James A. Peters*  
 James A. Peters  
 9401 Darmstadt Road  
 Evansville, IN 47710  
*Sharon L. Peters*  
 Sharon L. Peters  
 9401 Darmstadt Road  
 Evansville, IN 47710

**Notary Certificate**  
 STATE OF INDIANA, COUNTY OF WARRICK ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, James A. & Sharon L. Peters, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.  
 Witness my hand and seal this 3rd day of June, 2011.  
 My Commission Expires: August 5, 2018  
 Notary Resides in Vanderburgh  
 County, Indiana Bret A. Semersheim  
 (Typed or Printed Name)



Soil Types:  
 Hb82 - Hoosier SR Loam, 2 to 6 percent slopes, eroded  
 Wm - Wibur SR Loam  
 Zs23 - Zanesville SR Loam, 6 to 12 percent slopes, severely eroded  
 Zs23 - Zanesville SR Loam, 12 to 18 percent slopes, severely eroded



**Affirmation Statement**  
 I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.  
 Signature: *[Signature]*

**Secondary Plat**  
 Designed by: BAS Job Number: 4858.4.005A  
 Drawn by: BAS Date: 6/03/2011  
 Filename: 4858-secondary-peters.dwg



Engineering  
 Surveying  
 Architecture  
 Construction Management  
 Evansville, IN  
 (812) 464-9585  
 Henderson, KY  
 (270) 830-0300  
 Jasper, IN  
 (812) 634-9990