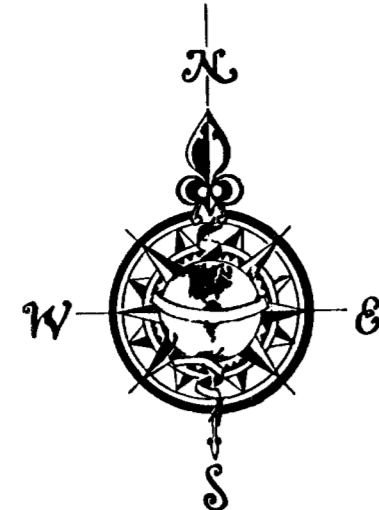


# TALL TIMBERS SUBDIVISION SECONDARY PLAT



SCALE: 1" = 100'

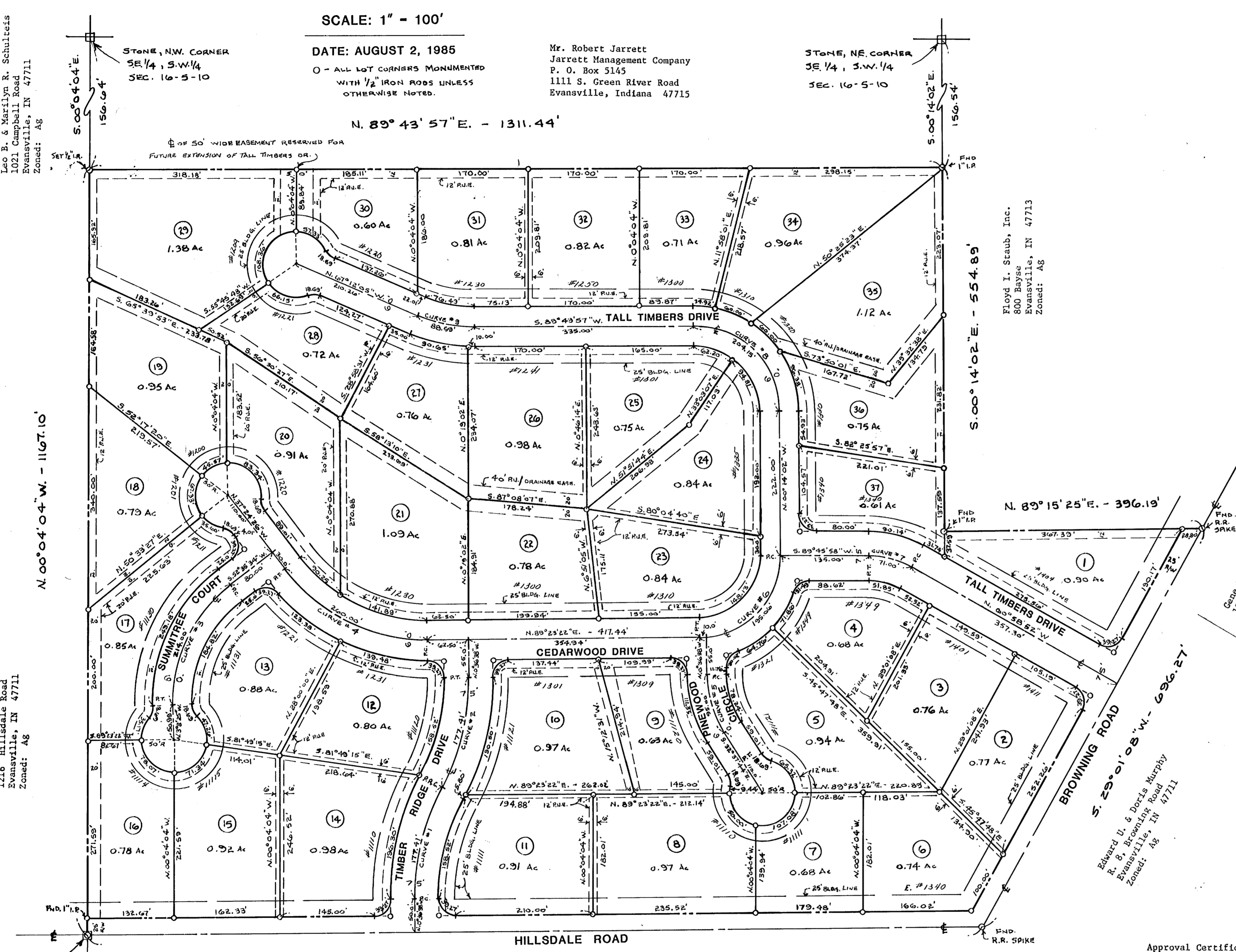
DATE: AUGUST 2, 1985

ALL LOT CORNERS MONUMENTED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED.

Mr. Robert Jarrett  
Jarrett Management Company  
P. O. Box 5145  
1111 S. Green River Road  
Evansville, Indiana 47715

STONE, NE CORNER  
SE 1/4, S.W. 1/4  
SEC. 16-5-10

N. 89° 43' 57" E. - 1311.44'



Leo E. & Marilyn R. Schulteis  
1021 Campbell Road  
Evansville, IN 47711  
Zoned: AG

N. 00° 04' 04" W. - 1167.10'

Henry R. & Helen Schroeder  
1216 Hillsdale Road  
Evansville, IN 47711  
Zoned: AG

John C. & Beverly A. Beard  
R. S. Browning Road  
Evansville, IN 47711  
Zoned: AG

Dorothy E. Swift  
315 Frow Avenue  
Bloomington, IN 47401  
Zoned: AG

Steven A. & Deborah A. Bartholome  
1555 Hillside Road  
Evansville, IN 47711  
Zoned: AG

Paul T. & Adele M. Torjan  
R. S. Browning Road  
Evansville, IN 47711  
Zoned: AG

Jefferson W. & Ellen Coe  
R. S. Browning Road  
Evansville, IN 47711  
Zoned: AG

Edgar A. & Lucille E. Garland  
719 Plaza Drive  
Evansville, IN 47715  
Zoned: AG

RECEIVED FOR RECORD  
at 9:03 A.M.  
AUGUST 7, 1985  
Plat Book M  
Page 145  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
85-14901

JULY 28 1985  
AUG 07 1985  
4552

### LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 5 South, Range 10 West in Vanderburgh County, Indiana described as follows:

- Beginning at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section; thence along the West Line of said Quarter Quarter Section
- 1st: North 00° 04' 04" West 1167.10 feet to a point South 00° 04' 04" 156.54 feet of the Northwest corner of said Quarter Quarter Section; thence parallel with the North Line of said Quarter Quarter Section
  - 2nd: North 89° 43' 57" East 1311.44 feet to a point in the East Line of said Quarter Quarter Section; thence along said East Line
  - 3rd: South 00° 14' 02" East 554.89 feet; thence
  - 4th: North 89° 15' 25" East 396.19 feet to a point in the centerline of Browning Road; thence along said centerline
  - 5th: South 29° 01' 08" West 696.27 feet; thence
  - 6th: South 89° 23' 22" West 1370.79 feet to the true point of beginning, containing 38.20 acres, more or less.

SUBJECT TO a 25 foot road right-of-way Northerly of and adjacent to the above described 6th Course.  
SUBJECT TO a 15 foot road right-of-way Westerly of and adjacent to the above described 5th Course.

Curve No.	Delta	Radius	Length	Tangent
1	28° 51' 40"	352.20'	177.41'	90.63'
2	28° 51' 40"	352.20'	177.41'	90.63'
3	55° 43' 59"	220.00'	214.00'	116.32'
4	53° 12' 12"	280.00'	260.00'	140.22'
5	32° 01' 06"	170.00'	95.00'	48.78'
6	89° 37' 24"	124.70'	195.06'	123.88'
7	29° 15' 10"	139.06'	71.00'	36.29'
8	90° 02' 01"	129.92'	204.15'	130.00'
9	23° 03' 58"	220.00'	88.59'	44.89'

### General Notes

1. Owner/Developer: Robert Jarrett/Jarrett Realty
2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: Subdivision and surrounding property is zoned Ag.
5. Flood Plain Data: Property is located partially within the 100 year Flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:  
ZaC3: Zanesville silt loam, 6 to 13% slopes  
ZaD2: Zanesville silt loam, 12 to 18% slopes  
ZaD3: Zanesville silt loam, 12 to 18% slopes  
HoB3: Hosmer silt loam, 2 to 6% slopes  
WeB2: Wellston silt loam, 18 to 25% slopes  
Wm: Wilbur silt loam
7. No buildings, structures, fences, shrubs or trees shall be placed within the natural drainage easements on the plat.
8. All intersection radii to be 25.00 feet unless otherwise specified.
9. Access to lot #6 must be on the west property line.
10. Lots that have access on interior streets and cul-de-sacs must access on the interior streets and cul-de-sacs.

### OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "Easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Robert Jarrett

### 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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and Notarial Seal this 5th day of August, 1985.  
My Commission expires 5-13-88  
Notary Public  
JUDITH WOODRUFF  
A resident of Vanderburgh County



### APPROVAL CERTIFICATE

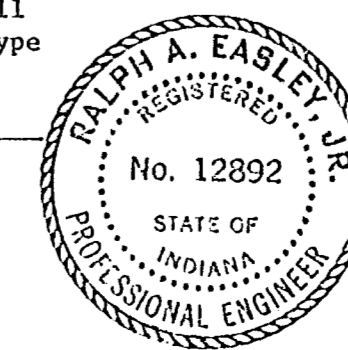
Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:  
Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 1, 1985  
Plat Release-County Auditors Certificate Date AUGUST 7, 1985  
Received.

### 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 completed by me on Feb. 27, 1985; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

STORM DRAINAGE STRUCTURES  
All culverts shall be designed to discharge the runoff from a 25-year storm. The sizes of the culverts are to be submitted to and approved by the County Surveyor prior to construction.  
Storm Drainage Approved by County Drainage Board on April 1, 1985

I, Ralph A. Easley, Jr., certify that the construction plans for the roads meet City/County standards.



AE  
ANDY EASLEY ENGINEERING  
CIVIL ENGINEERING LAND SURVEYING  
1133 W. MILL ROAD  
EVANSVILLE, INDIANA 47710

M-145