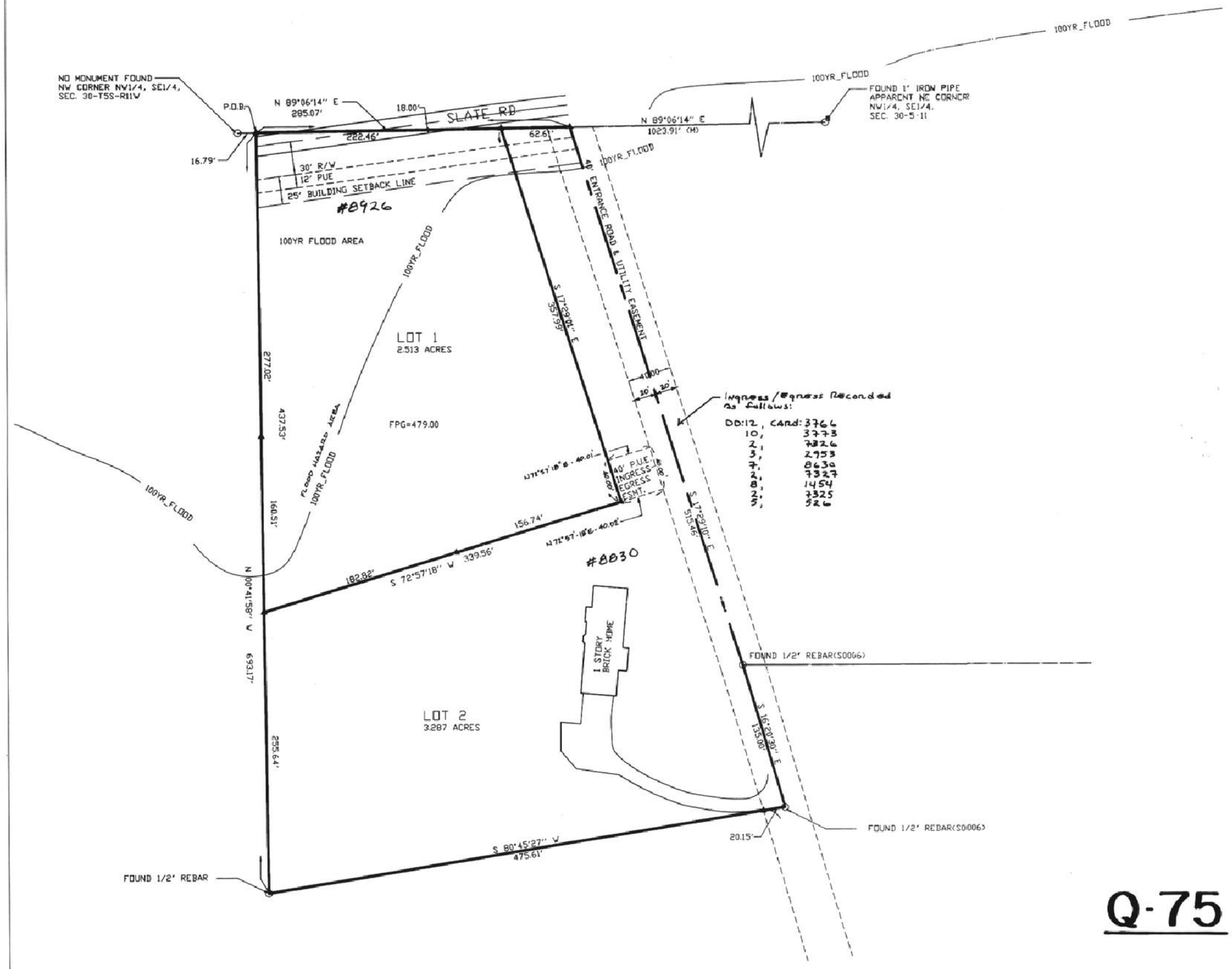
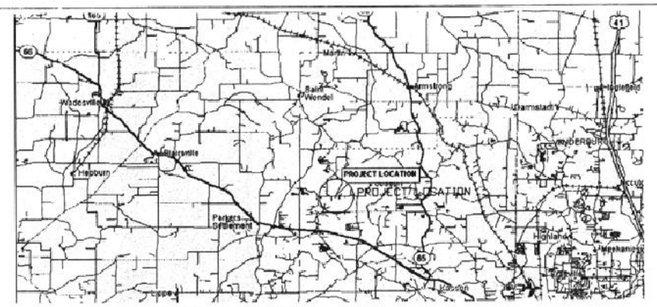


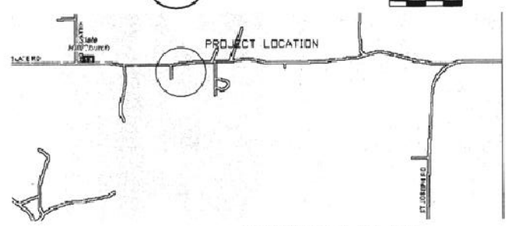
SITE MAP

Scale: 1" = 50'



AREA MAP

Scale: 1" = 10,000'



VICINITY MAP

Scale: 1" = 1,000'

Q-75

LAND DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, North 89°06'14" East 16.79 feet to a 5/8" iron rod with LS cap S0006 at the true point of beginning; thence continuing along said North line

1st: North 89°06'14" East 285.07 feet to a 5/8" iron rod with LS cap S0005 at the point of beginning of the centerline of a 40' easement for entrance road and utilities; thence along said centerline for the following 2 courses

2nd: South 17°29'10" East 515.46 feet to a ½" Rebar with LS cap S0006; thence

3rd: South 16°20'30" East 135.00 feet to a ½" Rebar with LS cap S0006; thence

4th: South 80°45'27" West 475.61 feet to a ½" Rebar; thence

5th: North 00°41'58" West 693.17 feet to the true point of beginning, containing 5.80 acres more or less.

SUBJECT TO: The right-of-way for Slate Road, being 60 feet in width and lying 30 feet on each side of the center of pavement.

3083
FULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 16 2000
AUDITOR

RECEIVED FOR RECORD
1:26 P.M.
May 16 2000
Q
73
SUSAN E. HEIMANN RECORDER
VANDERBURGH COUNTY
2000 R0001394

GENERAL NOTES:

1. GAS, ELECTRIC, AND GERMAN TOWNSHIP WATER ARE AVAILABLE TO THE SITE. SANITARY SEWER IS NOT AVAILABLE TO THE SITE. HEALTH DEPARTMENT HAS APPROVED USE OF A PRIVATE SEPTIC SYSTEM ON 2-22-00.
2. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN FPG=479.00 AS PER FIRM PANEL 180256 0075 C FOR VANDERBURGH COUNTY INDIANA DATED AUGUST 5, 1991
3. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.
5. Owner: Anna Will POA Valerie Coffman; 8830 Slate Rd. Evansville, IN 47720 – PH: 812-963-5560
6. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

SURVEYORS CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS EXIST AS ALL LOCATIONS NOTED.

DATE: APRIL 17, 2000 Ralph A. Easley Jr.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL EASTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS WILL ACRES

Anna E. Will Valerie Coffman POA

OWNER: Anna Will POA Valerie Coffman; 8830 Slate Rd. Evansville, IN 47720 – PH: 812-963-5560

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. NO 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 TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.
INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 25 DAY OF APRIL 2000

MY COMMISSION EXPIRES: 4-19-04 Judith Woodall

RESIDENT OF VANDERBURGH COUNTY JUDITH WOODALL

APC CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON APRIL 5, 2000.

PLAT RELEASE May 16, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

apc # 8-MS-2000

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
WILL ACRES
8830 SLATE ROAD
EVANSVILLE, IN 47720

SHEET NO.: 1 OF 1
DATE: 2-08-00
PROJECT NO.: 6780
REVISIONS
CPL
SCALE: 1"=50'