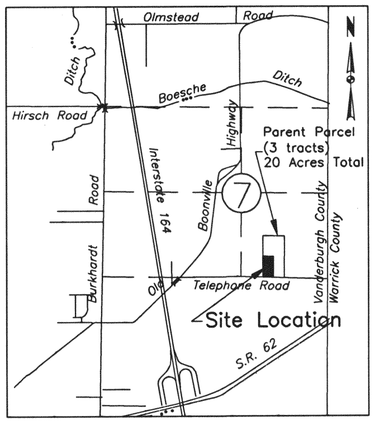
Telephone Road Minor Subdivision

LOCATION MAP



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 Telephone Road Minor Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

By: Max V. Mosbey
Max V. Mosbey Owner

Donna M. Mosbey Owner

7900 Telephone Road
Address

Evansville In 47715
City State Zip

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 Owner(s) and Subdivider(s), 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 the 22nd day of May, 2001.

My Commission Expires: 2-10-09

Terry A. Campbell
Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL VANDERBURGH CO. IND.

AREA PLAN COMMISSION CERTIFICATE

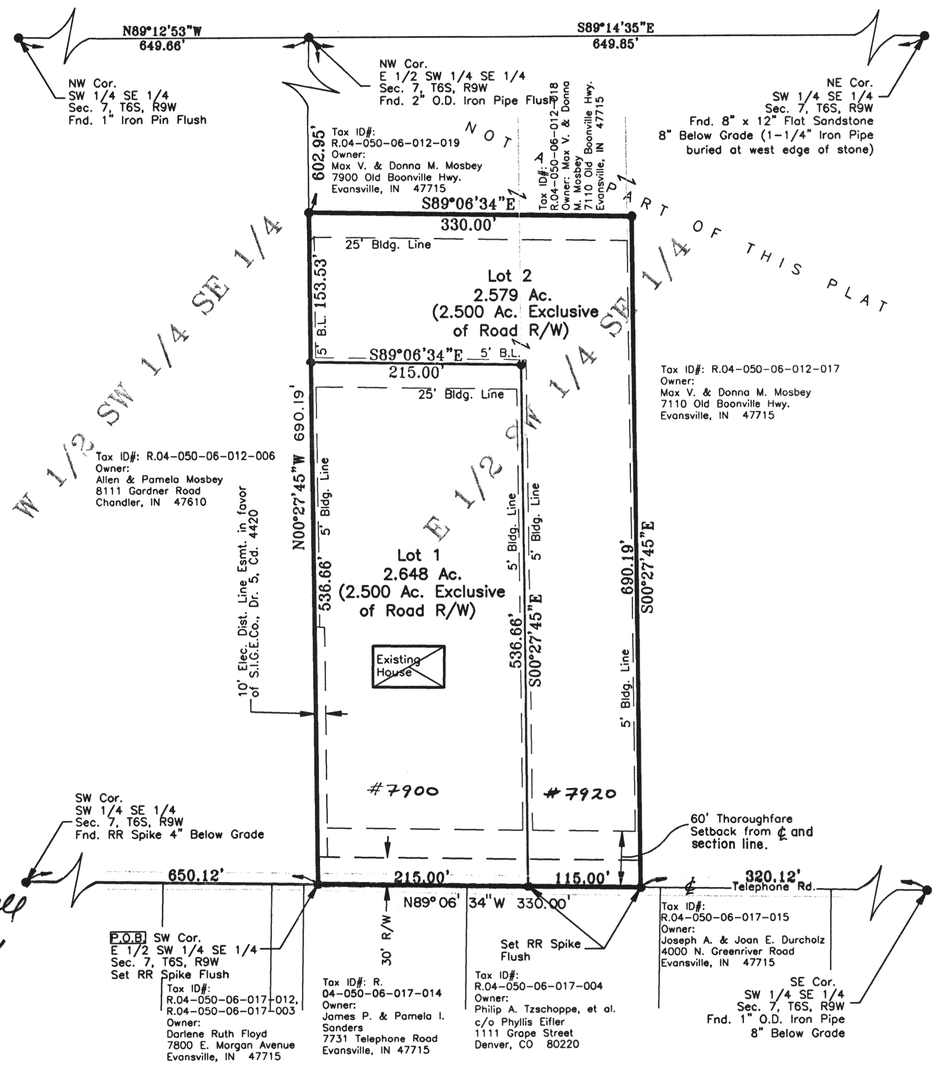
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given SUBDIVISION REVIEW APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on May 8, 2001. (AT SUB REVIEW).

Mark Fritz
President

Barbara L. Cummings
Executive Director

Barbara L. Cummings
(Executive Director

PLAT RELEASE DATE: JUNE 4, 2001



BOUNDARY DESCRIPTION

A part of the East Half of the Southwest Quarter of the Southeast Quarter of Section 7, Township 6 South, Range 9 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, described as follows:

Beginning at the southwest corner of said half-quarter-quarter section; thence North 0°27'45" West 690.19 feet along the west line of said half-quarter-quarter section to a 3/4 inch rebar with cap stamped "BLA FIRM 0030"; thence South 89°06'34" East 330.00 feet to a 3/4 inch rebar with cap stamped "BLA FIRM 0030"; thence South 0°27'45" East 690.19 feet to a railroad spike on the south line of said section; thence North 89°06'34" West 330.00 feet along the south line of said section to the point of beginning, and containing 5.227 acres, more or less.

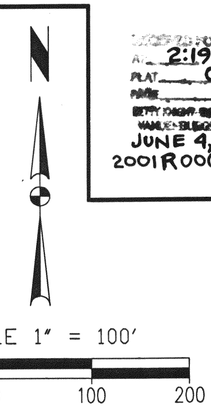
Subject to all easements and right of ways of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUDITOR

#3343

RECEIVED FOR RECORD
AT 2:19 P
PLAT Q-137
PAGE
BETTY KNIGHT RECORDER
VANDERBURGH COUNTY, IN
JUNE 4, 2001
2001R00018416



GENERAL NOTES

Flood Plain Data: Lots 1 and 2 lie entirely within Flood Hazard Zone "C" (areas of minimal flooding) as scaled from F.I.R.M. Panel 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana.

Utilities: Gas, telephone, electric, and Evansville City water lines currently service Lot 1, and are accessible from Lot 2 along Telephone Road. Public sewers are not currently available to the site. An existing private septic system services Lot 1.

Access: Legal access to the property is off Telephone Road along the south side of Lots 1 and 2.

Temporary Erosion Control: Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, 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.

Site Topography: Site contours and spot elevations shown were scaled from 1"=200' planimetric maps provided by the Vanderburgh County Surveyor's Office.

Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.

Mailboxes: No brick or other non-breakaway mailbox structures shall be placed in County right of way.

Q-137

SURVEYOR'S CERTIFICATE

I, Perry E. Jones, do hereby certify that I am a registered 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 shown exist at locations as noted.

PERRY E. JONES REGISTERED NO. 9600016 STATE OF INDIANA LAND SURVEYOR

Perry E. Jones 5/22/01
Perry E. Jones, R.L.S.
Indiana Registration No. 9600016

APC# 14-MS-2001

S:\SurvProj\101-0051\ep99\Tel_Rd_Minor_Sub_Final_Plat.dwg 05/22/01 07:51 Perry