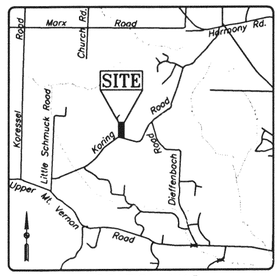
KORING MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 10 2001
AUDITOR
#4212

8:47 A
Q-141
JULY 10 2001
2001R00023467

Q-141

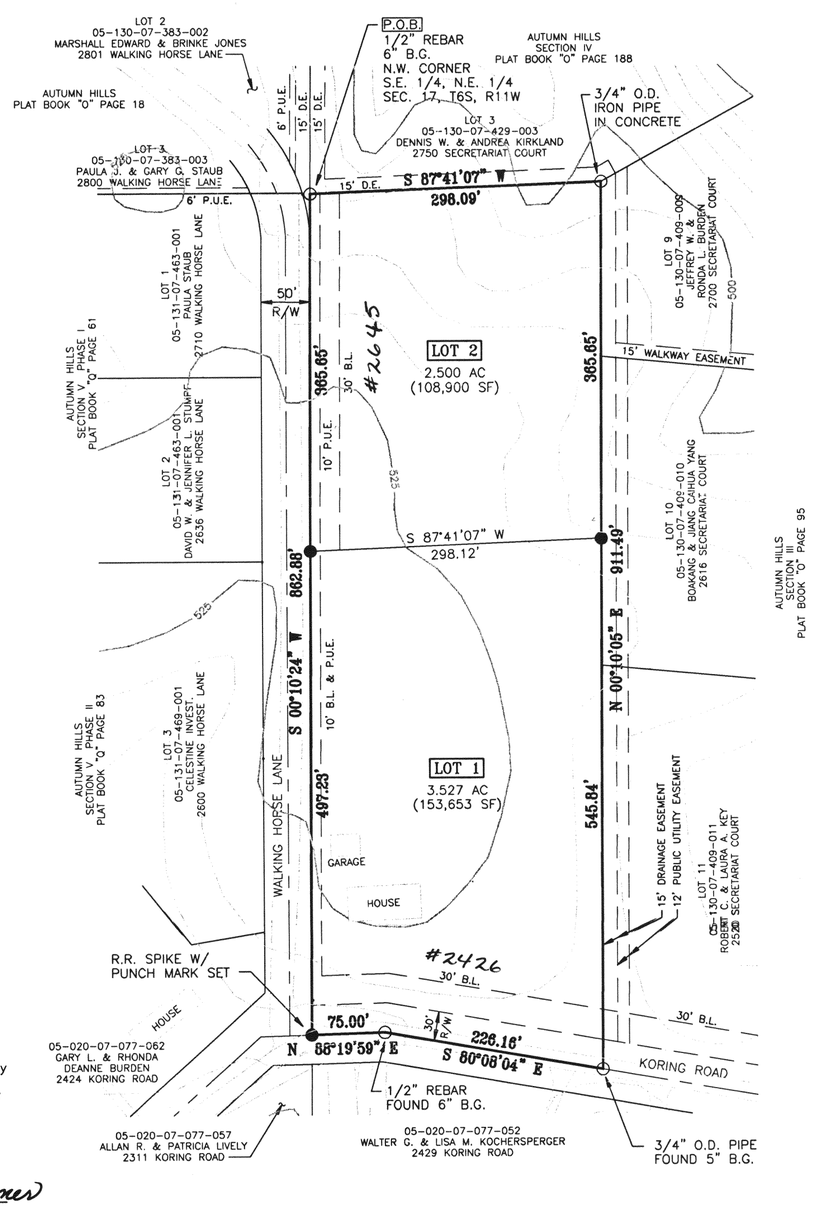
0 50 100 200
SCALE : 1" = 100'



LOCATION MAP
SCALE: 1" = 4000'

LEGEND

- ○ – FOUND MONUMENT
- ● – 3/4" X 30" REBAR W/ CAP STAMPED "BLA FIRM 0030" UNLESS OTHERWISE SPECIFIED
- B.G. – BELOW GRADE
- B.L. – BUILDING SETBACK LINE
- D.E. – EXISTING DRAINAGE EASEMENT
- P.U.E. – PUBLIC UTILITY EASEMENT



OWNER'S CERTIFICATE

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

By: Jack G. Williams
Jack G. Wiliams Owner/Developer

2426 Koring Rd
Address

Evansville In 47720
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 6th day of July, 2001.

My Commission Expires:
April 27, 2008
Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Rebecca L. Zimmer
REBECCA L. ZIMMER
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL

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 April 5, 2000.

Mark Foster
President

PLAT RELEASE DATE: July 10, 2001

Blaine Oliver
Executive Director (ASSISTANT)

Blaine Oliver
Executive Director (ASSISTANT)

GENERAL NOTES

Flood Plain Data: No portion of this subdivision lies within Flood Hazard Zone "A" as plotted by scale from the document entitled "Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 180256 0075 C, Map Revised August 5, 1991";

Utilities: The existing structure on Lot 1 already has water, gas, telephone and electric service to it. Water, gas, telephone, and electric are available along Walking Horse Lane for Lot 2. An approved septic system will be required for Lot 2, Lot 1 is presently on septic.

Access: Legal access to Lot 1 is off of Koring Road along the south line of Lot 1, and legal access to Lot 2 is off of Walking Horse Lane along the west line of Lot 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 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.

Monuments: Monuments exist 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 can be placed in County right of way.

P.U.E.: Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of the Northeast Quarter of Section 17,Township 6 South, Range 11 West of the Second Principal Meridian, Perry Township, Vanderburgh County, Indiana, described as follows:

Beginning at the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 17; thence along the west line of said quarter quarter section South 00 degree 10 minutes 24 seconds West 862.88 feet to a point in the center of Koring Road; thence along said center line North 88 degrees 19 minutes 59 seconds East 75.00 feet to a 1/2 inch rebar; thence continuing along said center line South 80 degrees 08 minutes 04 seconds East 226.16 feet to a 3/4 inch pipe; thence North 00 degree 10 minutes 05 seconds East 911.49 feet to a 3/4 inch iron pipe in the north line of said quarter quarter section; thence along said north line South 87 degrees 41 minutes 07 seconds West 298.09 feet to the point of beginning and containing 6.027 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, 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.

MATTHEW E. WANNEMUEHLER REGISTERED NO.8800054 STATE OF INDIANA LAND SURVEYOR

Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

APC# 16-MS-2001 Q-141
S:\SurvProj\101-0072\EP2000\Plat\Plat.dwg 06/12/01 11:10 Barton

FOR AFFIDAVIT APPLYING TO THIS PLAT
SEE MISC DRAWER 6 CARD 7325
#2001R00023467 DATE 8-31-2001
ATTEST: BETTY KNIGHT-SMITH, RVC
BY _____ DRWC