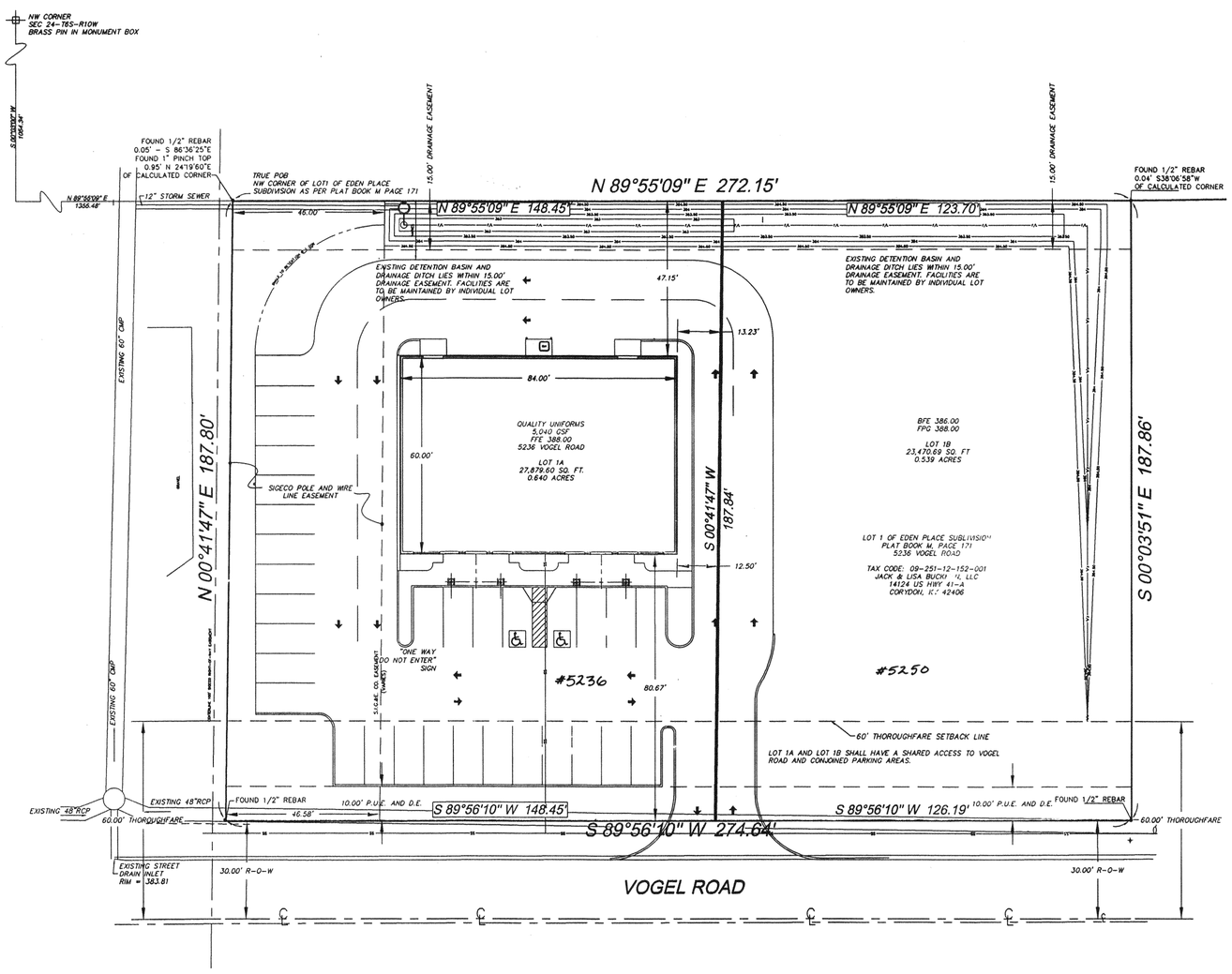
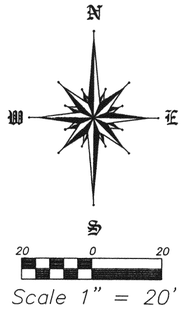
REPLAT OF LOT 1 OF EDEN PLACE SUBDIVISION
AS RECORDED IN PLAT BOOK M PAGE 171





RECEIVED FOR RECORD
AT 10:25 A M
INS Q-147
PAGE
BERT KNUE RECORDER
VANDERBURGH COUNTY
AUG 13 2001
2001R00027579

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
AUG 13 2001
AUDITOR
#5039

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS THE REPLAT OF LOT 1 OF EDEN PLACE SUBDIVISION ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 THE UTILITY FACILITIES, WHETHER ABOVE 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 "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

Jack Buckman — Lisa Buckman

JACK BUCKMAN
14124 US HWY 41-A
CORYDON, KY 42406

LISA BUCKMAN
14124 US HWY 41-A
CORYDON, KY 42406

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 30th DAY OF July 2001.

MY COMMISSION EXPIRES: 11/22/06

RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

NOTARY PUBLIC SEAL INDIANA

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; AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

Ralph A. Easley Jr.

RALPH A. EASLEY, JR.
INDIANA REG. NO. 50006

RALPH A. EASLEY JR. REGISTERED No. 8 0005 STATE OF LAND SURVEYOR

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 OF EVANSVILLE AND VANDERBURGH COUNTY ON June 14, 2001.

SECRETARY RELEASE Aug. 13, 2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

Q-147

GENERAL NOTES:

1. OWNER/DEVELOPER: JACK AND LISA BUCKMAN; 14124 US HWY 41-A; CORYDON, KY 42406. (270) 533-6752

2. UTILITIES: EWSU SANITARY SEWER AND WATER UTILITIES AND SIGECO GAS AND ELECTRIC UTILITIES ARE AVAILABLE AND IN PLACE AT THE SITE.

3. FLOOD PLAIN DATA: ALL OF THE PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FIRM PANEL 180256 0050 B FOR VANDERBURGH COUNTY, EFFECTIVE MAP DATE OF MARCH 19, 1982.

4. FINISH FLOOR ELEVATION: THE FINISH FLOOR ELEVATION FOR ALL STRUCTURES ON THE LOT SHALL BE AT AN ELEVATION OF 388.00 AS PER THE RECORDED PLAT, PLAT BOOK M PAGE 171

5. DETENTION FACILITIES: INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR ALL STORMWATER DETENTION FACILITIES LYING WITHIN THE 15.00' DRAINAGE EASEMENT.

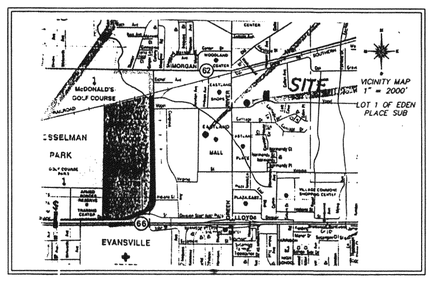
6. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE. RYE, RED TOP, OR WHEAT, WITHIN 45 DAYS OF DISTURBANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE, STRAW BALES, AND/OR EROSION BLANKETS IN PLACE WITHIN FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

LEGAL DESCRIPTION:

LOT 1 OF EDEN PLACE SUBDIVISION, RECORDED IN PLAT BOOK M PAGE 171 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 WEST; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION SOUTH 00°03'00" WEST 1054.34'; THENCE NORTH 89°55'09" EAST 1355.48' TO THE NORTHWEST CORNER OF LOT 1 OF EDEN PLACE SUBDIVISION AND BEING THE TRUE POINT OF BEGINNING; THENCE

1. NORTH 89°55'09" EAST 272.15 FEET; THENCE
2. SOUTH 00°03'51" EAST 187.86 FEET; THENCE
3. SOUTH 89°56'10" WEST 274.64 FEET; THENCE
4. NORTH 00°41'47" EAST 187.80 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.179 ACRES, MORE OR LESS.



APC # 15-MS-2001
Q-147

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

REPLAT OF LOT 1 - EDEN PLACE
QUALITY UNIFORMS, INC.
5236 VOGEL ROAD
EVANSVILLE, IN

DATE: 04-16-01
PROJECT NO.: 7083
REVISIONS

DRAWN BY: JKS
CHECKED BY: ANE
SCALE: 1" = 20'

SHEET NO.: 1 OF 1

J:\PROJECT\7098\7098-SUB.DWG Tue Jul 24 14:57:38 2001
D:\PROJECT\7098\7098-SUB.DWG Fri Aug 03 15:39:29 2001
ANDY EASLEY ENGINEERING, INC. COPYRIGHTED