JOSEPH ELPERS SUBDIVISION II
LOT B

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 22 2002

Suzanne M. Crouch AUDITOR

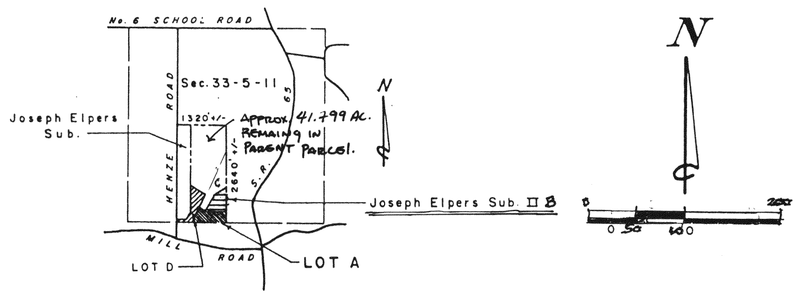
#3509

RECEIVED FOR RECORD
DATE 5-22-02 11:49A
PLAT BOOK Q-198
PAGE
INSTR # 2002R00019756
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Q-198

A minor subdivision of part of the East Half of the Southwest Quarter of Section 33, Township 5 South, Range 11 West German Township, Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of Lot A in the corrected plat of Joe Elpers Subdivision II Lot A as recorded in Plat Book Q, Page 85 in the office of the Recorder of Vanderburgh County, said point being North 0 degrees 08 minutes 43 seconds East a distance of 285.71 feet from the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33, thence South 86 degrees 47 minutes 40 seconds West along the North line of said lot a distance of 454.59 feet to a point on a curve having a radius of 50 feet, thence Westerly along said curve to the left an arc distance of 61.60 feet, chord length 57.77 feet and bearing of North 36 degrees 12 minutes 52 seconds West, thence North 18 degrees 29 minutes 47 seconds East a distance of 320.13 feet, thence North 65 degrees 04 minutes 18 seconds East a distance of 427.57 feet to a point on the East line of the East Half of the Southwest Quarter of said Section 33, thence South 0 degrees 08 minutes 43 seconds West along said East line a distance of 505.0 feet to the place of beginning and containing 4.21 acres more or less.



LOCATION MAP
1" = 2 '0'

OWNER'S CERTIFICATE

We, The undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as JOSEPH ELPERS SUBDIVISION II LOT B

Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.
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 obstruction. No structure other than such utility facility 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 easements 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.

Dolores F. Elpers
Dolores F. ELPERS, individually
1105 Cumberland Rd
Evansville, IN 47720

Dolores F. Elpers
Dolores F. ELPERS, Personal Rep. of ESTATE OF JOSEPH A. ELPERS deceased

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 owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 8th day of May, 2002

My commission expires 2/13/04 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

A.P.C. CERTIFICATE

Under the authority provided by 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 DECEMBER 11, 2001 AT SUB REVIEW.

Plat Release May 21, 2002

President Mark Foster

Executive Director Bradley Smith

Executive Director Bradley Smith

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 shown exist at locations as noted, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson Date 10/26/01
Rev. 12/12/2001

Billy T. Nicholson IN No. 7964
Evansville, IN

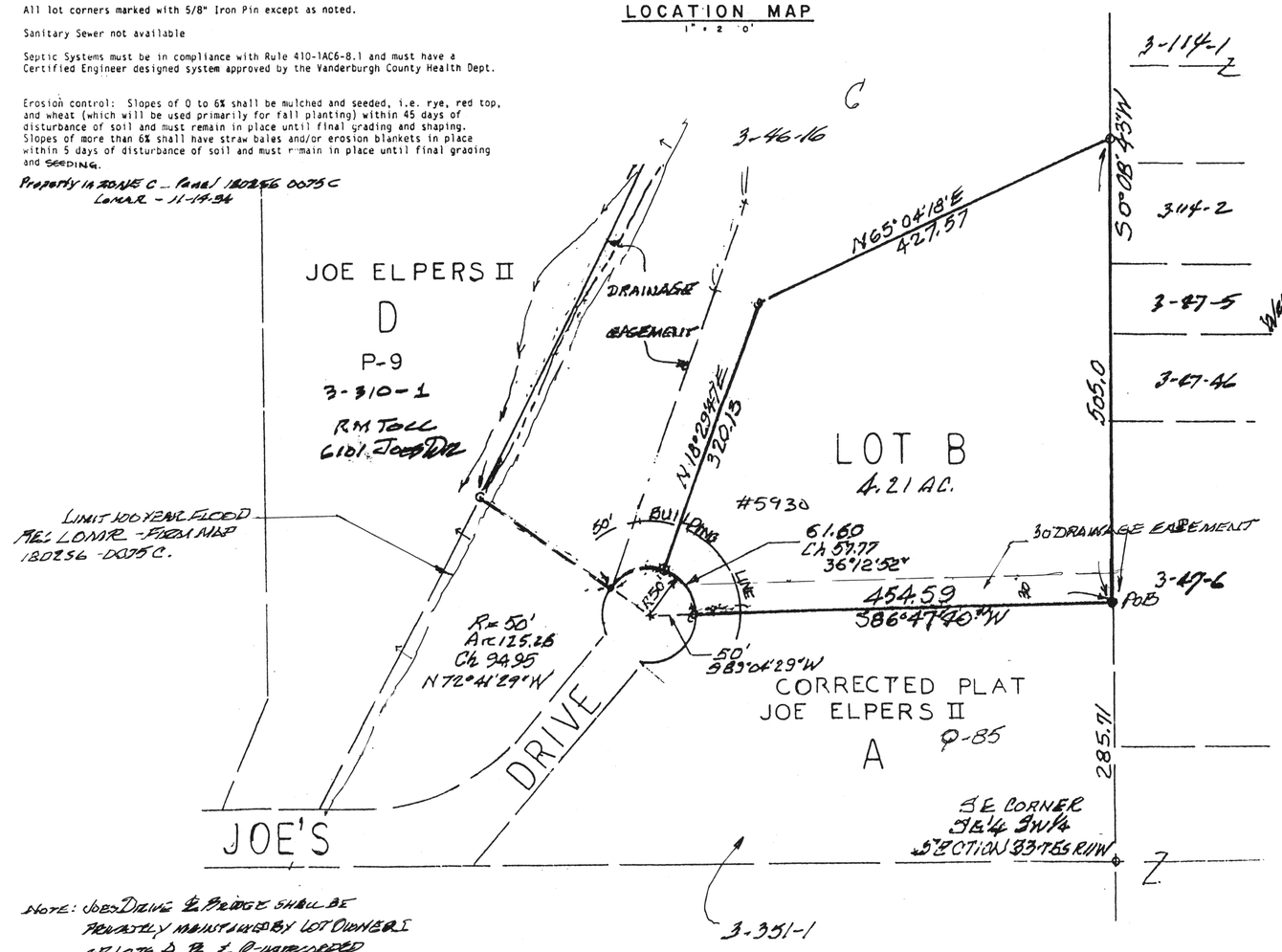
All lot corners marked with 5/8" Iron Pin except as noted.

Sanitary Sewer not available

Septic Systems must be in compliance with Rule 410-1AC6-8.1 and must have a Certified Engineer designed system approved by the Vanderburgh County Health Dept.

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and SEEDING.

Property in ZONE C - Panel 180256 0075C Lomar - 11-14-96



NOTE: JOES DRIVE & BRIDGE SHALL BE PRIVATELY MAINTAINED BY LOT OWNERS OF LOTS A, B, & C-HEREDEED USING JOES DRIVE.
- GERMAN TWP WATER AVAILABLE AT SITE
- BRIDGE MAINTENANCE COVENANT: MISC. RECORDS DR 4 - C6893.

APC# 1-MS-2002
1-99-5B