MILLER MANOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) SOUTH, RANGE EIGHT (8) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

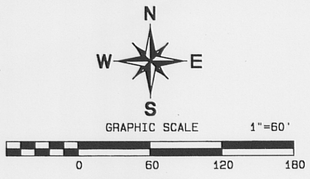
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2003

Bill Stutz AUDITOR

7490

RECEIVED FOR RECORD
DATE 10-13-03 2:18 P M
PLAT BOOK R-
PAGE 74
INSTR # 2003R00048275
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



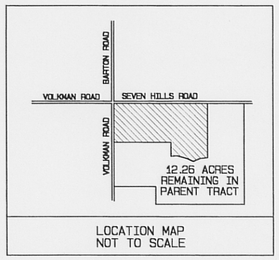
- BASIS OF BEARINGS: West line NW 1/4, Sec. 35, [north/south per Survey Drawer 1, Card 1932 (Doc # 2002R00050392)].
- LAST DATE OF FIELDWORK: October, 2003

LEGEND

⊙ - Monument as noted.

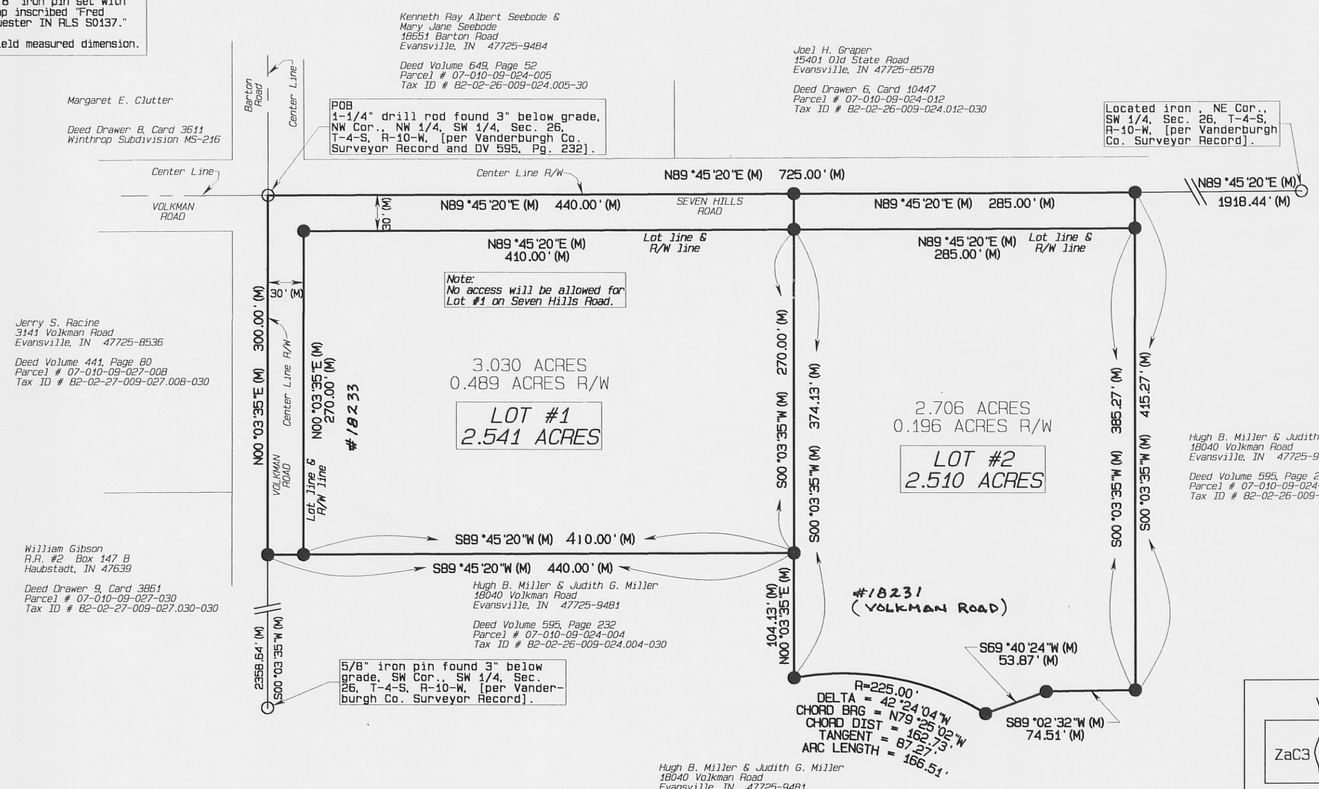
● - 5/8" iron pin set with cap inscribed "Fred Kuester IN RLS S0137."

(M) - Field measured dimension.



LOCATION MAP
NOT TO SCALE

DEED RECORD OF PARENT TRACT:
DEED VOLUME 595, PAGE 232
RECORD OWNERS: HUGH B. MILLER & JUDITH G. MILLER



OWNER'S CERTIFICATE:

HUGH B. MILLER AND JUDITH G. MILLER, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "MILLER MANOR" SUBDIVISION.

HUGH B. MILLER Hugh B Miller DATE 10-2-03

JUDITH G. MILLER Judith G Miller DATE 10-2-03

HUGH B. MILLER & JUDITH G. MILLER
18040 VOLKMAN ROAD
EVANSVILLE, INDIANA 47725-9481

NOTARY CERTIFICATE:

STATE OF INDIANA
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 2 DAY OF October 2003

MY COMMISSION EXPIRES: Jan. 15, 2009

NOTARY PUBLIC Julie M. Cates PRINTED Julie M. Cates

RESIDENT OF Warrick COUNTY, INDIANA

AREA PLAN COMMISSION 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 SEPT. 9, 2003. (AT Sub Review).

PLAT RELEASE OCT. 13, 2003

PRESIDENT

EXECUTIVE DIRECTOR

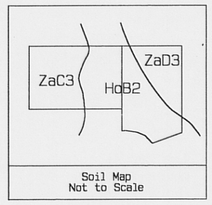
SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 NOTED.

FRED J. KUESTER, LS #S0137 Fred J Kuester DATE Oct 2, 03

FRED J. KUESTER
R.R. #2 BOX 72A
FORT BRANCH, INDIANA 47648-9616

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR



Soil Map
Not to Scale

GENERAL NOTES:

R-74

1) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL 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 BE MULCHED AND SEEDED AND HAVE A SILT FENCE, 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.

2) FLOOD PLAIN DATA:

THE PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM PANEL NO. 15 OF 100, NO. 180256 0015 C, DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA. MINIMUM FINISHED FLOOR ELEVATION TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY THE VANDERBURGH COUNTY BUILDING COMMISSIONERS.

4) SOIL DATA:

ZaC3 - ZANESVILLE SILT LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED.
HoB2 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED.
ZaD3 - ZANESVILLE SILT LOAM, 12 TO 18 PERCENT SLOPES, SEVERELY ERODED.

5) ZONING - SUBJECT PROPERTY IS ZONED AGRICULTURE.

6) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE. CISTERNS WILL PROVIDE WATER. THE PROPOSED PRIVATE SEPTIC SYSTEM MUST BE IN COMPLIANCE WITH 410 IAC 6-8.1.

7) NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

8) NO ACCESS WILL BE ALLOWED FOR LOT #1 ON SEVEN HILLS ROAD.

SURVEYOR'S REPORT

In accordance with the Indiana Survey Standards as defined in Indiana administrative code 865, this document is created in order to report opinions and observations regarding the amount of uncertainty in the location of lines and corners found or established this survey because of the following: 1) availability and condition of reference monuments, 2) occupation or possession lines, 3) clarity or ambiguity of the record description used and/or adjoiner's descriptions, 4) the theoretical uncertainty of the measurements.

-This survey was requested to assist in creating new tax parcels.
-The deed record of the parent tract is found in DEED VOLUME 595, PAGE 232.

REFERENCE CORNERS: (Section 26, Township 4 South, Range 10 West)
- The northwest corner, the northeast corner, and the southwest corner of the southwest quarter of section (26) are found monuments documented in the Vanderburgh County Surveyor Record. The variance of said northeast corner is unknown.

LINES OF POSSESSION:
- Seven Hills Road is along the north side of the parent tract and Volkman Road is along the west side of the parent tract. Lines within the parent tract are new lines and previously not lines of possession.

RECORD DESCRIPTIONS:
- The parent tract is a metes and bounds description with north and west lines that coincide with the appropriate quarter quarter lines and is limited to the northwest quarter of the southwest quarter of section (26).
- The adjoining tracts west and northwest of the parent tract are limited to section (27).
- The adjoining tract north of the parent tract are limited to the southwest quarter of the northwest quarter of section (26).

CORNER SUMMARY OF THE SURVEYED TRACT:
- The corners of the subivision were set on or with in the bounds of the parent tract at locations desired by the client.

THEORETICAL UNCERTAINTY:
- This survey is within the requirements for a class "C" survey (0.50 feet theoretical uncertainty) for the measurements to locate the position of the lines and corners established on this survey.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP FOUR (4) SOUTH, RANGE TEN (10) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 45 MINUTES 20 SECONDS EAST SEVEN HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (725.00) FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST FOUR HUNDRED FIFTEEN AND TWENTY-SEVEN HUNDREDTHS (415.27) FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 32 SECONDS WEST SEVENTY FOUR AND FIFTY-ONE HUNDREDTHS (74.51) FEET; THENCE SOUTH 69 DEGREES 40 MINUTES 24 SECONDS WEST FIFTY-THREE AND EIGHTY-SEVEN HUNDREDTHS (53.87) FEET; THENCE ONE HUNDRED SIXTY-SIX AND FIFTY-ONE HUNDREDTHS (166.51) FEET ALONG A CURVE CONCAVE SOUTH WITH A RADIUS OF TWO HUNDRED TWENTY-FIVE AND NO HUNDREDTHS (225.00) FEET AND SUBTENDED BY A CHORD NORTH 79 DEGREES 25 MINUTES 02 SECONDS WEST ONE HUNDRED SIXTY-TWO AND SEVENTY-THREE HUNDREDTHS (162.73) FEET; THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST ONE HUNDRED FOUR AND THIRTEEN HUNDREDTHS (104.13) FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 20 SECONDS WEST FOUR HUNDRED FORTY AND NO HUNDREDTHS (440.00) FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST THREE HUNDRED AND NO HUNDREDTHS (300.00) FEET TO THE POINT OF BEGINNING.

CONTAINING 5.74 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS.

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
R.R. #2 BOX 72A
FORT BRANCH, INDIANA 47648
PHONE # (812) 753-4843

MILLER MANOR SUBDIVISION
Client: Hugh B. Miller

SCALE: 1" = 60'	APPROVED BY: FJK	DRAWN BY: CAK
DATE: October 2, 2003		REVISED:

Part of the Northwest Quarter of the Southwest Quarter of Section Twenty-six (26), Township Four (4) South, Range Ten (10) West, Scott Township, Vanderburgh County, Indiana.

File: 2003- -millersb.smi

DRAWING NUMBER 1 of 1

Apct 21-MS-2003