Second Amendment to Deed and Cove[illegible]

FOR ~~ASSIGNMENT~~ APPLYING TO THIS ~~PLAT~~ plat

SEE ~~LEASE~~ DRAWER ~~DWR~~ CARD

04-25001 DATE 7/16/04

ATTEST: BETTY KNIGHT-SMITH, RVC

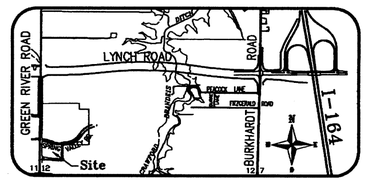
BY Deputy DRVC

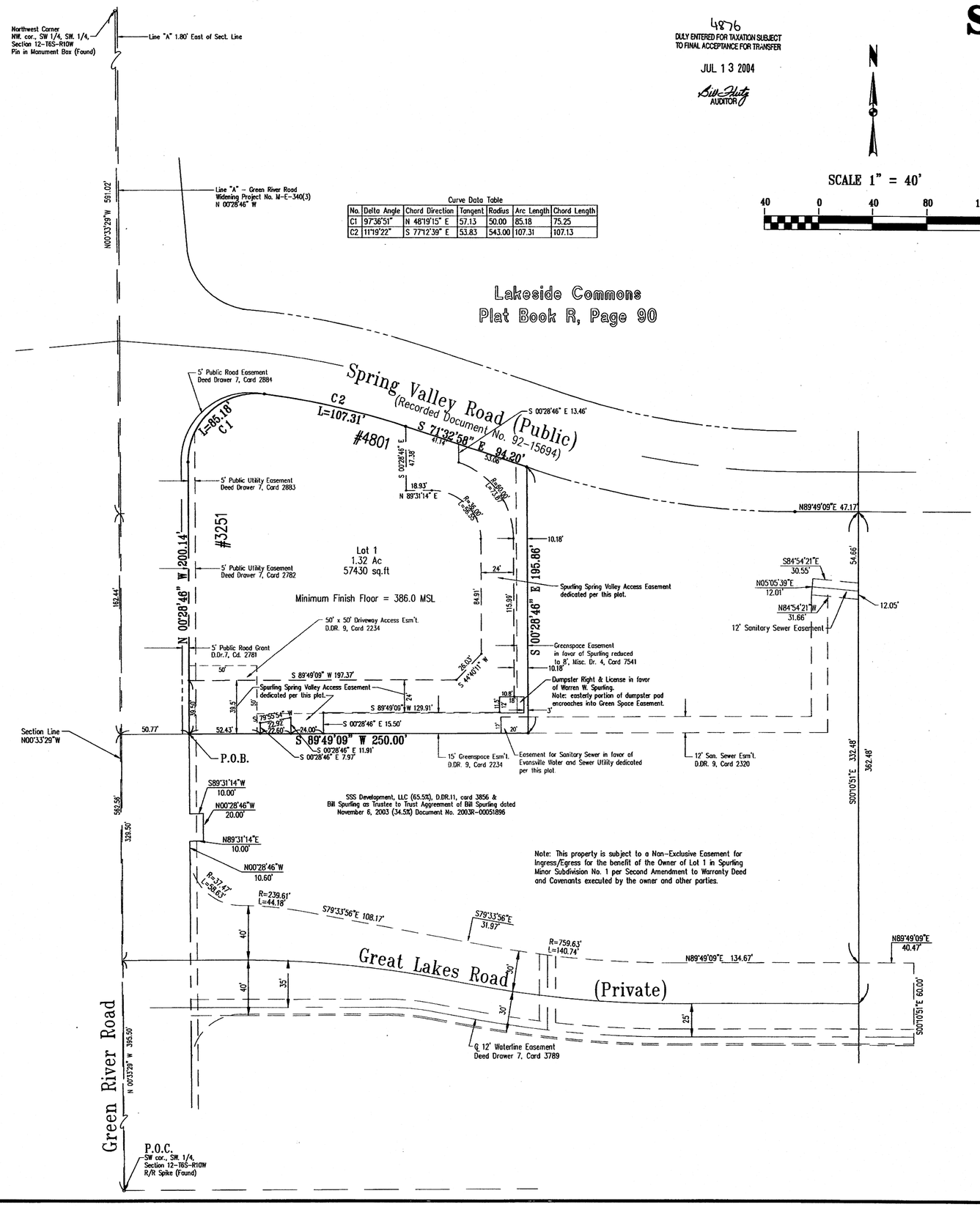
RECEIVED FOR RECORD
DATE 7-13-04 3:55 PM
PLAT BOOK R
PAGE 118
INSTR # 2004R00024651
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Spurling Minor Subdivision No. 1

(Commercial Development)

4876
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 13 2004
Bill Hutz
AUDITOR





Curve Data Table

No.	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	97°36'51"	N 48°19'15" E	57.13	50.00	85.18	75.25
C2	11°19'22"	S 77°12'39" E	53.83	543.00	107.31	107.13

SCALE 1" = 40'

40 0 40 80 120

Note: This property is subject to a Non-Exclusive Easement for Ingress/Egress for the benefit of the Owner of Lot 1 in Spurling Minor Subdivision No. 1 per Second Amendment to Warranty Deed and Covenants executed by the owner and other parties.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Beginning at a railroad spike found marking the southwest corner of the Southwest Quarter of said Section 12-6-10; thence along the west line thereof north 00 degrees 33 minutes 29 seconds west 562.56 feet; thence north 89 degrees 49 minutes 09 seconds east 50.77 feet to the east right-of-way line of Green River Road, as per public road easement recorded in Deed Drawer 7, Card 2884 in the office of the Recorder of Vanderburgh County, Indiana being the true point of beginning; thence along said right-of-way line north 00 degrees 28 minutes 46 seconds west 200.14 feet to the point of curvature of a curve right, concave to the southeast, having a central angle of 97 degrees 36 minutes 50 seconds and a radius of 50.00 feet from which the chord bears north 48 degrees 19 minutes 15 seconds east 75.25 feet; thence along the arc of said curve 85.18 feet to the intersection with the south line of Spring Valley Road, said point being on a curve right, concave to the south, having a central angle of 11 degrees 19 minutes 22 seconds and a radius of 543.00 feet from which the chord bears south 77 degrees 12 minutes 39 seconds east 107.13 feet; thence along the arc of said curve 107.31 feet to the point of tangency; thence continue along said right-of-way south 71 degrees 32 minutes 58 seconds east 94.20 feet; thence south 00 degrees 28 minutes 46 seconds east 195.86 feet; thence south 89 degrees 49 minutes 09 seconds west 250.00 feet to the true point of beginning, containing 1.3184 acres.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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, as shown, exist at locations as noted.

Date 7-12 2004

Danny K. Leek, R.L.S.
Indiana Registration No. LS0480

DANNY K. LEEK REGISTERED No. 30480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Lake County Trust Company, the undersigned Owners of the real estate shown and described hereon do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as SPURLING MINOR SUBDIVISION NO. 1. Easements are dedicated as noted on the plat. Any additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

By: Elaine M. Sievers, Trust Officer

EFFECTIVE DATE: 6-8-04

Lake County Trust Company, as successor Trustee under Trust Aggreement dated February 26, 1982 and known as Trust No. 16381 (Trustee)

NOTARY CERTIFICATE

State of Indiana)
)SS:
County of LAKE)

Before me, the undersigned Notary Public for LAKE County, State of Indiana, personally appeared the above signed Owner of the real estate shown and described hereon and acknowledge the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 8th day of JULY 2004

My commission expires:

OCTOBER 11 2007

Notary Public
Printed Name HESTA DAY

Residence of LAKE County

STATE OF INDIANA NOTARY PUBLIC 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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, November 2, 1994 date

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

PLAT RELEASE DATE: July 13, 2004

GENERAL NOTES

Flood Plain Data: The within described tract of land does not lie within that Special Flood Zone A as said tract plots on Community Panel No. 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

Utilities: Water and sanitary sewers are available to the site.

Temporary Erosion Control:

* Slopes of 0% to 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 and 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 and must remain in place until final grading and seeding.

Easements: As shown on this plat.

The "Spurling Spring Valley Access Easement" is for the benefit of SSS Development, LLC and Bill Spurling; as Trustee of the Amendment to Trust Aggreement of Bill Spurling dated November 6, 2003 and their tenants, successors and assigns per the Second Amendment to Warranty Deed and Covenants.

The 50 foot Driveway Access Easement and the 8 foot Greenspace Easement are reserved by Warren W. Spurling per deed recorded in Deed Drawer 9, Card 2234.

Sanitary Sewers accepted for maintenance by the Evansville Water and Sewer Utility on October 31, 1996.

Reference Deed – Bank of Mount Carmel as Trustee Deed Drawer 9, Card 2234.

R-118

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No: 8863 Minordwg 7/1/04 JEllwood

R-118 APC# 28-MS-94