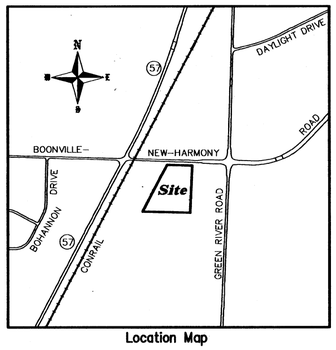
Snyder Minor Subdivision

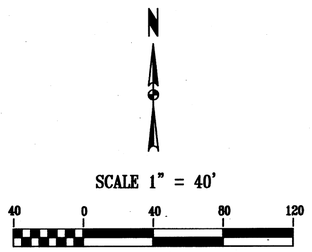
A Replat of part of Lot 1 in B.N.H. Minor Subdivision as per plat recorded in Plat Book "R", page 97

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 24 2006
AUDITOR
#446

RECEIVED FOR RECORD
DATE JAN. 24, 2006 12:19 PM
PLAT BOOK R
PAGE 194
INSTR # 2006R0004537
BETTYE KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



Location Map



LEGEND

SSMH	Sanitary Sewer Manhole
	Center Line
	Property Boundary Line
	Easement Line
	Right-of-way Line
POB	Point of Beginning
POC	Point of Commencement
FPG	Flood Protection Grade

General Notes

Utilities: Sewer, Water, Gas and Electric are available on site.

Access: Lot 2 shall access Boonville-New Harmony Road through the shared drive with Lot 2 in B.N.H. Minor Subdivision, only. Access to Lot 1 shall be from the existing drive to the west of Lot 1, only.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, 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.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG has been marked on both lots. Additional information may be obtained from the Vanderburgh County Building Commissioner.

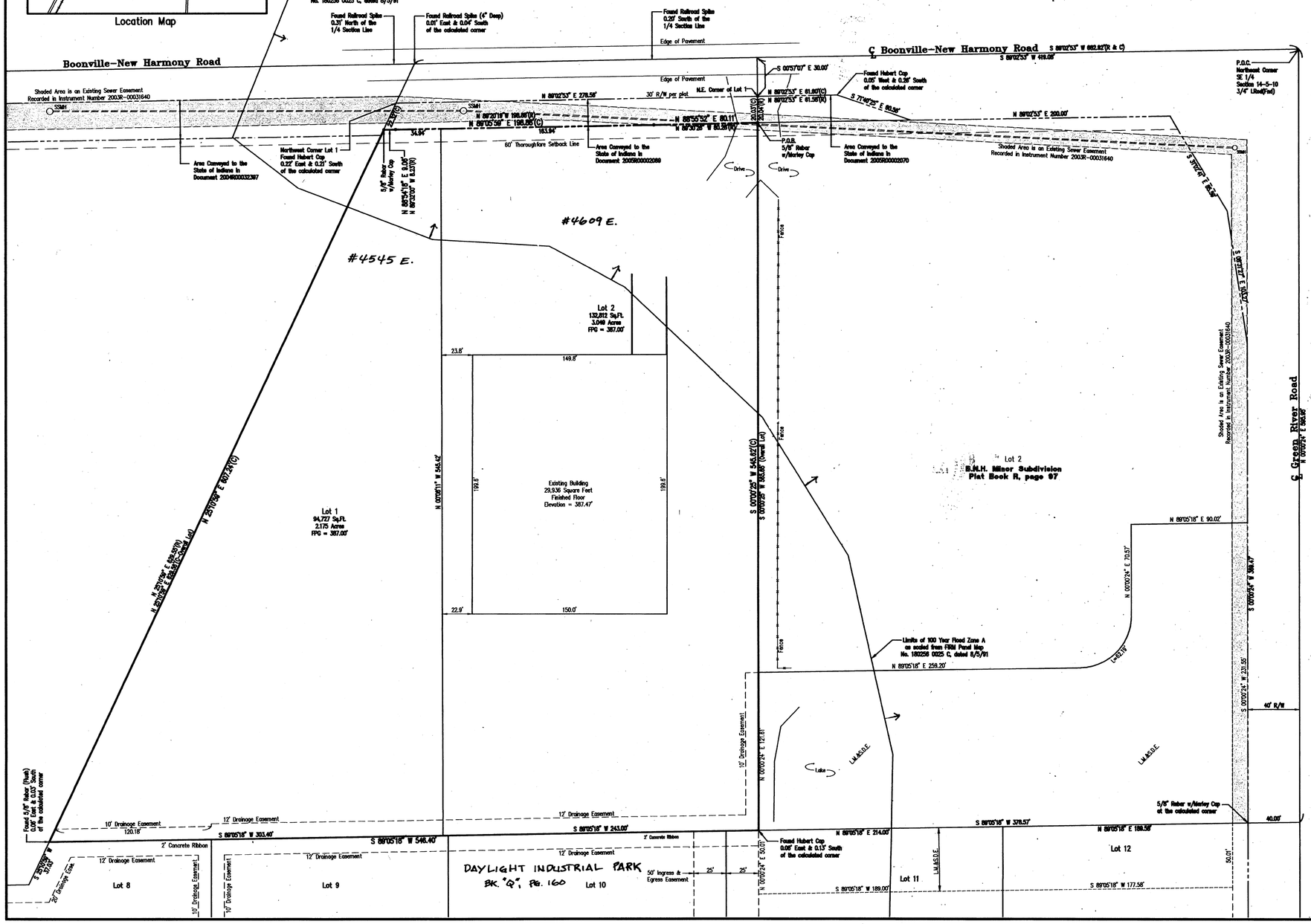
First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

General Notes Continued

Temporary Erosion Control of Disturbed Areas: 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, 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."



Boundary Description

Part of Lot 1 in B.N.H. Minor Subdivision, as per plat thereof, recorded in Plat Book R, page 97 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of Section 14, Township 5 South, Range 10 West in Vanderburgh County, Indiana; thence along the north line of said Quarter Section, South 89 degrees 02 minutes 53 seconds West 419.08 feet; thence South 00 degrees 57 minutes 07 seconds East 30.00 feet to the northeast corner of Lot 1 in said B.N.H. Minor Subdivision; thence along the east line of said Lot, South 00 degrees 00 minutes 25 seconds West 20.03 feet to the southeast corner of a tract of land conveyed to the State of Indiana in Document Number 2005R0002069 in the office of said Recorder and being the point of beginning; thence continue along the east line of said Lot, South 00 degrees 00 minutes 25 seconds West 545.62 feet to the southeast corner of said Lot; thence along the south line of said Lot, South 89 degrees 05 minutes 18 seconds West 546.40 feet to the southwest corner of said Lot; thence along the west line of said Lot, North 25 degrees 10 minutes 59 seconds East 607.24 feet to the southwest corner of said tract of land conveyed to the State of Indiana; thence along the south line of said State tract, North 86 degrees 54 minutes 18 seconds East 9.06 feet; thence continue along the south line of said State tract, North 89 degrees 05 minutes 59 seconds East 198.88 feet; thence continue along the south line of said State tract, North 88 degrees 55 minutes 52 seconds East 80.11 feet to the point of beginning and containing a gross area of 5.224 Acres

Subject to all easements, rights-of-ways, and building and use restrictions of record.

Surveyor's Certificate

I, Scott D. Buedel, do 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.

1-18-06

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, Inc.
4900 Rosebud Lane
Newburgh, IN 47630

SCOTT D. BUEDEL REGISTERED No. 00091 STATE OF INDIANA LAND SURVEYOR

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 December 13, 2005.

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: JAN. 24, 2006

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 Snyder Minor Subdivision .

Snyder Investments, LLC
Zach Snyder, Member
4505 E. Boonville-New Harmony Road
Evansville, IN 47725

Notary Certificate

I, Kristy M. Sawyer a Notary Public in and for Warrick County, Indiana, do hereby certify that Zach Snyder, known to me to be a Member of Snyder Investments, LLC, appeared before me this day in person and acknowledged that he signed and sealed this plat as his own free and voluntary act of said company pursuant to the authority vested in said Managing Member for the uses and purposes therein set forth.

Witness my hand and seal this 18th day of January 2006.

Kristy M. Sawyer
Notary Public

My Commission Expires: 9-21-09

NOTARY PUBLIC SEAL INDIANA

R-194

R-194 APC # 1-MS-2006

Secondary Plat		Morley and Associates Inc.
Checked By: Buedel	Job Number: 6468-4-B	Engineering Surveying Architecture Construction Management
Drawn By: Buedel	Date: 1/17/2006	Evansville, In (812) 464-9585
Filename: 6468/minor-replat-lot-1.dwg		Henderson, Ky (270) 830-0300 Jasper, In (812) 634-9980
		www.morleyandassociates.com