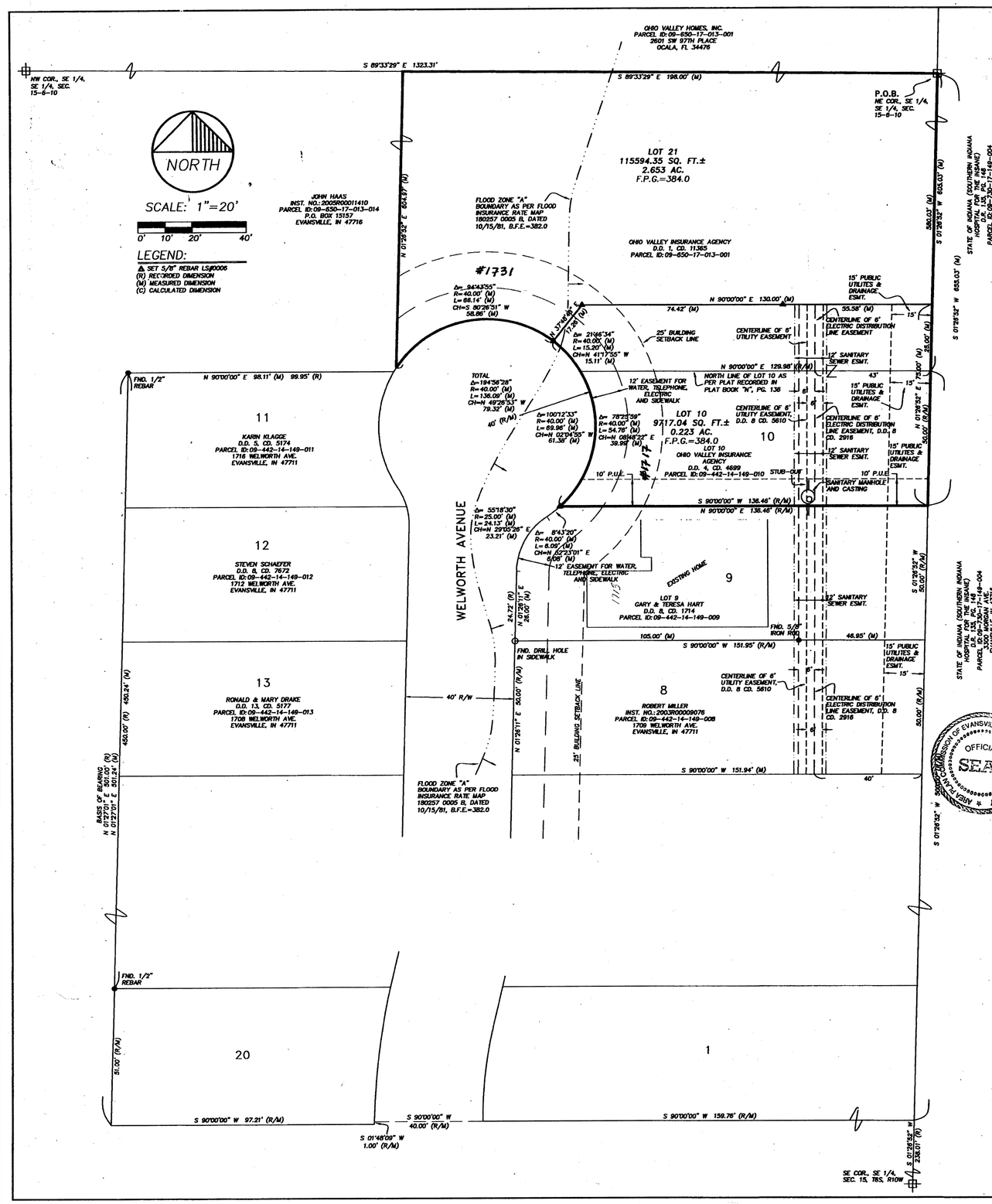

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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 24 2006
AUDITOR
#447
Jan. 24, 2006 12:42 PM
PLAT BOOK R
PAGE 195
INSTR # 2006R00004530
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

MORGAN ESTATE "2", A REPLAT OF LOT 10
AS PER PLAT RECORDED IN PLAT BOOK "N" , PAGE 136 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

THE GENERAL NOTES:

1. CLIENT: TERRY HANNA
1330 DIVISION ST.
EVANSVILLE, INDIANA 47711
(812) 422-4237

OWNERS: WILLIAM H. MILLER
OHIO VALLEY INSURANCE AGENCY (LOT 10)
711 S. ALVORD BLVD.
EVANSVILLE, INDIANA 47714

2. UTILITIES: EVANSVILLE WATER AND SEWER UTILITIES ARE AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ZONE "AE" AS PER FLOOD INSURANCE RATE MAP 180257 0005 B, DATED OCTOBER, 15 1981 AND THE BASE FLOOD ELEVATION IS 382.0.

4. 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.

5. ZONED: ZONING CLASS "R-3"

6. COMPACTION CERTIFICATION: WITHIN FLOOD ZONE "A", A SOILS ENGINEER SHALL CERTIFY THE COMPACTION, METHODS, AND SUITABILITY OF FILL IN THE AREA OF BUILDING PADS, AND SHALL DELINEATE LOT NUMBERS FOR THOSE BUILDING LOTS BEING CERTIFIED ON THE SITE GRADING PLAN. FURTHER, THE SOILS ENGINEER WILL PROVIDE SPECIAL FOOTING AND FOUNDATION REQUIREMENTS, IF ANY, BASED ON THE SOIL CONDITIONS.

SURVEYOR'S CERTIFICATE:

I, DONALD E. GRIES, 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.

SIGNATURE _____ SEAL.
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED:

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS

MORGAN ESTATE "2", A REPLAT OF LOT 10

WILLIAM H. MILLER, PRESIDENT
OHIO VALLEY INSURANCE AGENCY
711 S. ALVORD BLVD.
EVANSVILLE, INDIANA 47714

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

WITNESS MY HAND AND SEAL X _____ HENRY Layman
THIS 9 DAY OF December 2005
MY COMMISSION EXPIRES: 5/27/07
RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL 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 AT A MEETING HELD ON Sept. 8, 2005

PRESIDENT _____ ATTEST EXECUTIVE DIRECTOR _____

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR _____ JAN. 24, 2006 PLAT RELEASE DATE

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Lot 10 in Morgan Estates as per plat thereof recorded in Plat Book "N",page 136 in the office of the Recorder of Vanderburgh County and part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 6 South, Range 10 West, lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section,

1st: South 01°26'52" West 655.03 feet to the Southeast corner of Lot 10 in said Subdivision; thence along the South line of said Lot 10

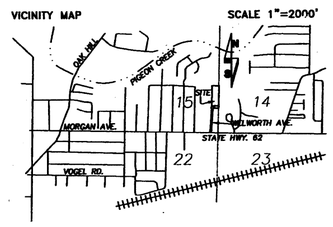
2nd: South 90°00'00" West 136.46 feet to the Southwest corner of said Lot 10; thence along the Westerly lot line of said Lot 10, also being the Easterly right-of-way line of Welworth Avenue

3rd: Northerly 136.09 feet along a curve concave to the Southwest, through a central angle of 194°56'28", having a radius of 40.00 feet and a chord bearing and distance of North 49°26'53" West 79.32 feet; thence parallel with the East line of said Quarter, Quarter Section

4th: North 01°26'52" East 604.97 feet to the North line of said Quarter, Quarter Section; thence along said North line

5th: South 89°33'29" East 198.00 feet to the point of beginning and containing 2.877 acres (125,311 square feet) more or less.

VICINITY MAP SCALE 1"=2000'



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
(812) 424-2461
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710

MORGAN ESTATE "2",
A Replat of Lot 10
MORGAN ESTATE "P.B. N-136"
CLIENT: TERRY HANNA
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED BY: D.E.G.
SCALE: 1"=20'
DATE: 08/14/05
PROJECT NO.: 5-2005
REVISIONS

SHEET NO.: 1 OF 1

R-195

R-195 APC# 16-5-2005

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