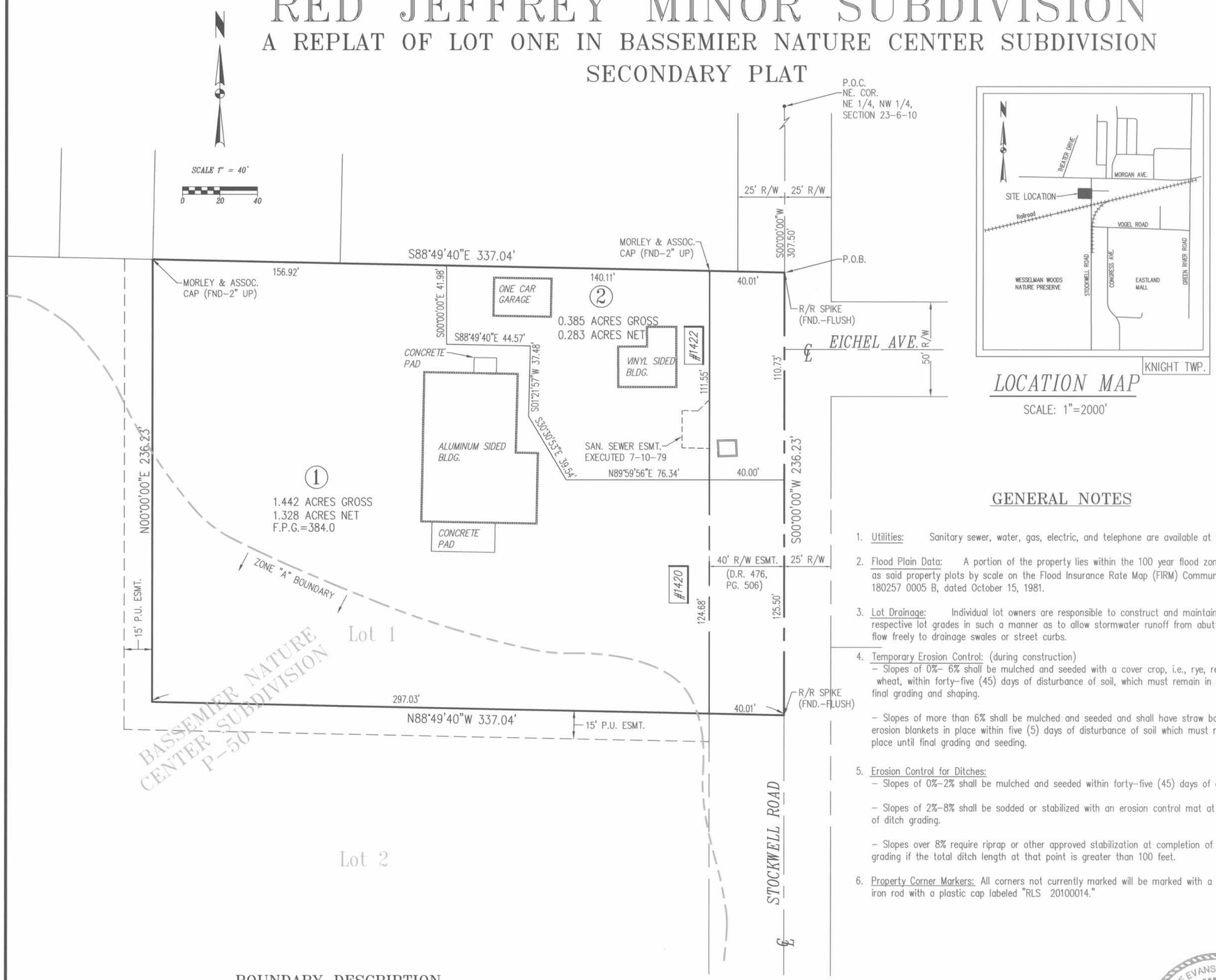
RED JEFFREY MINOR SUBDIVISION

A REPLAT OF LOT ONE IN BASSEMIER NATURE CENTER SUBDIVISION

SECONDARY PLAT



LOCATION MAP

SCALE: 1"=2000'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-19-2006 (DATE)
BILL FLUTY AUDITOR
4022 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-19-06 4:16 P M
PLAT BOOK S-11
PAGE S-11
INSTR# 2006 R 008 21465
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as "Red Jeffrey Minor Subdivision."

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility Easement (PUE)", are hereby dedicated 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 obstructions. No structures other than such utility facilities shall be erected within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Stockwell Mobile Homes, Inc.

Barbara K. Russell, Sec.

Barbara K. Russell, SEC.
1420 N. Stockwell Road
Evansville, IN 47715

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone are available at the site.
2. Flood Plain Data: A portion of the property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257 0005 B, dated October 15, 1981.
3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
4. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
6. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 20100014."

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 9th day of June, 2006

My Commission Expires:
Oct. 25, 2006

Notary Resides in
Vanderburgh
County, Indiana

Donna M. Holderfield
Notary Public
Donna M. Holderfield
(typed or printed name)

S-11

BOUNDARY DESCRIPTION

Lot 1 in Bassemier Nature Center Subdivision, as per plat thereof, recorded in Plat Book P, Page 50 in the office of the Recorder of Vanderburgh County, Indiana, said subdivision lying in the Northeast Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 10 West of the Second Principal Meridian, Knight Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 23; thence along the East line thereof, South 00 degrees 00 minutes 00 seconds West (assumed bearing) a distance of 307.50 feet to the Northeast corner of said Lot 1, said point also being the POINT Of BEGINNING; thence along the East line of said Lot 1, South 00 degrees 00 minutes 00 seconds West a distance of 236.23 feet; thence along the South line of said Lot 1, North 88 degrees 49 minutes 40 seconds West a distance of 337.04 feet; thence along the West line of said Lot 1, North 00 degrees 00 minutes 00 seconds East a distance of 236.23 feet; thence along the North line of said Lot 1, South 88 degrees 49 minutes 40 seconds East a distance of 337.04 feet to the Point of Beginning, containing 1.827 acres, more or less.

Also, subject to all other easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on AUG. 3, 2004 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of JUNE, 2006.

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. S-900007 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on September 14, 2004.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

President _____ Attest Executive Director _____

Secondary Plat complies with the Ordinance and is released for recording.

PLAT RELEASE DATE: JUNE 19, 2006 Executive Director _____

DATE: 06-09-06; PROJECT: 531-04-1; FILE: base.dwg

APC# 34, MS-2004