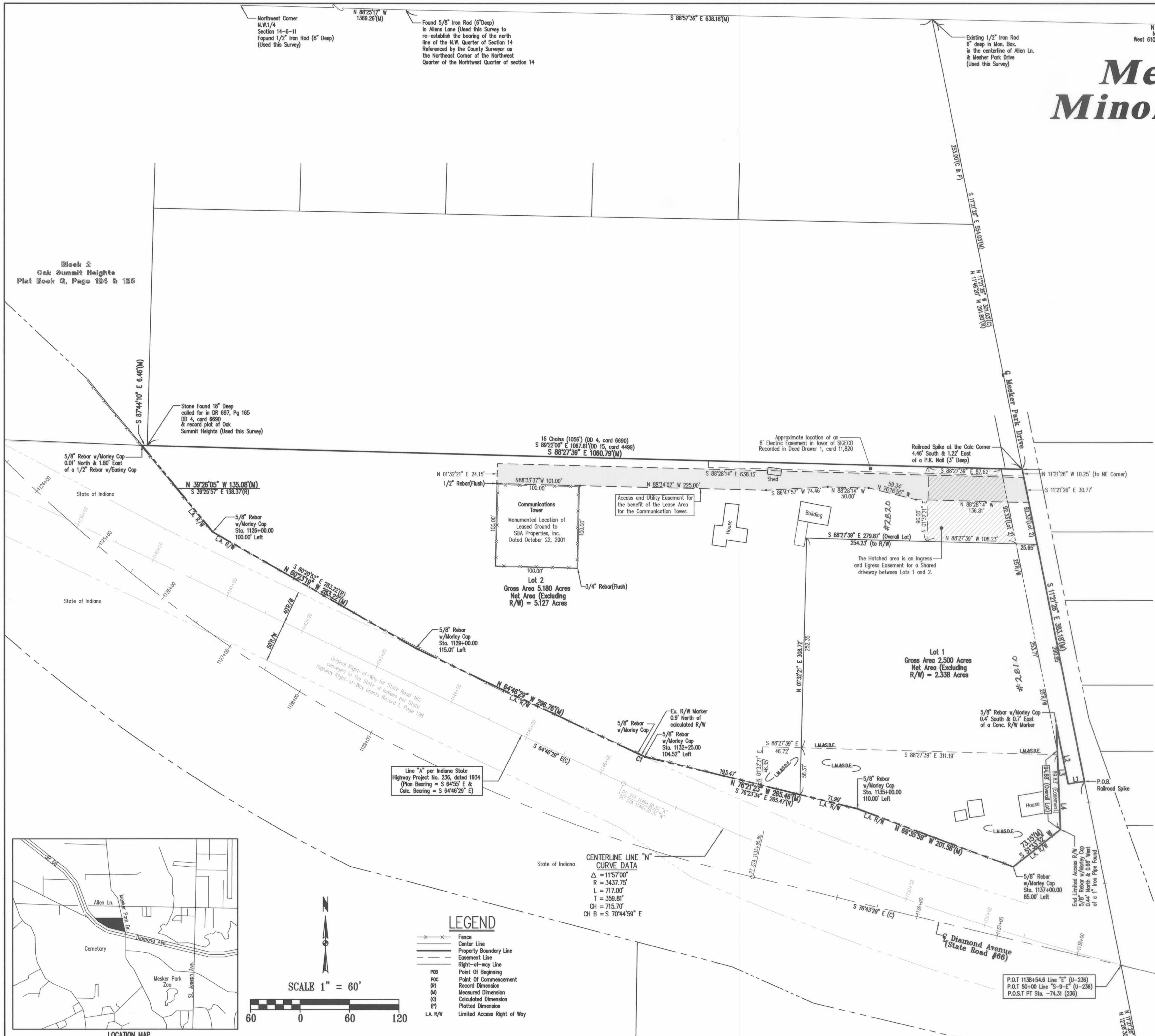
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10.17.06
(DATE)
BILL FLUTY AUDITOR
7086
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.17.06 2:17 PM
PLAT BOOK S-
PAGE 30
INSTR# 2006R00035466
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Mesker Park Minor Subdivision



General Notes

Utilities: Water is available along Mesker Park Drive. Sewers will provided by private on-site sewage disposal systems (OSDS)

OSDS Utility Statement: Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8-1.

Access: The access for Lot 1 and 2 to Mesker Park Drive is limited to one shared driveway as far north as practical.

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

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

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."

A Retracement Boundary survey of the subject property and the remainder area was completed by Morley and Associates on January 16, 2006. This survey is recorded in Document Number 2006R00027788.

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 **Mesker Park Minor Subdivision**
Any additional road right-of-way shown and not previously dedicated is hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked **"L.M.&S.D.E."** (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

Owner and Subdivider

Jeffrey L. Kittle (signature)

Jeffrey L. Kittle, Manager
Evansville Self-Storage, LLC
500 E. 96th Street, Suite 300
Indianapolis, IN 46240

Notary Certificate

STATE OF Indiana, COUNTY OF Hamilton) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, Jeffrey L. Kittle, who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 16 day of October, 2006.

My Commission Expires:
September 27, 2014

Notary Public

Notary Resides in
Marion
County, Indiana

Deddeh F. Jones
(typed or printed name)

DEDDEH F. JONES
Resident of Marion County, IN
Commission Expires: September 27, 2014

Boundary Description

Part of the North Half of the Northwest Quarter of Section Fourteen (14), Township Six (6) South, Range Eleven (11) West, in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast Corner of the North Half of the Northwest Quarter of said section; thence along the south line of said Half Quarter Section, North 87 degrees 59 minutes 32 seconds West 321.13 feet to the original centerline of Mesker Park Drive; thence along said centerline, North 11 degrees 21 minutes 26 seconds West 431.00 feet to the point of beginning; thence South 81 degrees 09 minutes 34 seconds West 20.02 feet to a point on the southwest 20-foot right-of-way line of Mesker Park Drive and being a corner of a tract of land conveyed to the State of Indiana in Cause Number 1945 with a Judgment date of 8/26/1970; thence along said state tract, North 11 degrees 21 minutes 26 seconds West 73.29 feet; thence continue along said state tract, South 02 degrees 16 minutes 59 seconds East 73.70 feet to the northeast corner of a tract of land conveyed to Angel in Deed Drawer 11, card 7826 in the office of the recorder of Vanderburgh County, Indiana; thence along the east side of said Angel tract, South 02 degrees 16 minutes 59 seconds East 52.88 feet; thence along the southeast side of said Angel tract, South 51 degrees 33 minutes 32 seconds West 73.15 feet; thence along the south side of said Angel tract and along the north line of a tract of land conveyed to the State of Indiana in Cause Number 1945 with a Judgment date of 8/26/1970, North 69 degrees 35 minutes 59 seconds West 201.56 feet; thence continue along the north line said state tract, North 76 degrees 21 minutes 23 seconds West 265.46 feet to a point on the north 40-foot-right-of-way line of State Road 460 as conveyed to the State of Indiana in Deed Book 1, page 198 in the office of said Recorder and being the beginning of a curve to the right, having a central angle of 00 degrees 09 minutes 29 seconds and a radius of 3397.75 feet, from which the chord bears North 64 degrees 51 minutes 13 seconds West 9.37 feet; thence along said 40-foot right-of-way line and along the arc of said curve 9.37 feet; thence continue along said 40-foot right-of-way line, North 64 degrees 46 minutes 29 seconds West 296.76 feet to a corner of a tract of land conveyed to the State of Indiana in Cause Number 1945 with a Judgment date of 8/26/1970; thence along said state tract, North 60 degrees 23 minutes 19 seconds West 283.22 feet; thence continue along said state tract, North 39 degrees 26 minutes 05 seconds West 135.08 feet to a point on the south line of Block 2 in Oak Summit Heights as recorded in Plat Book G, page 124 and 125 in the office of the Recorder of Vanderburgh County, Indiana; thence along said south line, South 87 degrees 44 minutes 10 seconds East 6.46 feet to a stone; thence South 88 degrees 27 minutes 39 seconds East 1060.79 feet to a point in the center of Mesker Park Drive; thence along the center of said road, South 11 degrees 21 minutes 26 seconds East 383.18 feet to the point of beginning and containing a gross area of 7.680 Acres.

Subject to the right-of-way for Mesker Park Drive off the east side of the subject property.

Subject to the Limited Access Rights for State Road 66 off the south side of the subject property which are described in Cause Number 1945 with a Judgment date of 8/26/1970.

Subject to an 8-foot easement for right-of-way in favor of Southern Indiana Gas and Electric Company as described in Deed Drawer 1, card 11,820 in the office of the Recorder of Vanderburgh Coutny, Indiana.

Subject to all other easements and rights-of-ways 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.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

10-13-06

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, inc.
4800 Rosebud Lane
Newburgh, IN 47630

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, May 9, 2006 at Subdivision Review

President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE DATE: 10-17-06

S-30

Curve Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	00°09'29"	3397.75	9.37	4.69	9.37	N 64°51'13" W

Line Table

Number	Bearing	Distance
L1	S 81°09'34" W	20.02'
L2	N 11°21'26" W	73.29'
L3	S 02°16'59" E	73.70'
L4	S 02°16'59" E	52.88'

APC# 10-MS-2006

Secondary Plat

Designed By:	Job Number:
Buedel	6719-4-A
Drawn By:	Date:
Buedel	10/13/06

Filename: J:/6719/Surveying/Subdivision Plat/Minor Subdivision.dwg

Morley and Associates Inc.
Engineering
Surveying
Architecture
Construction Management
Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990
www.morleyandassociates.com

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: ______

Printed: Scott Buedel