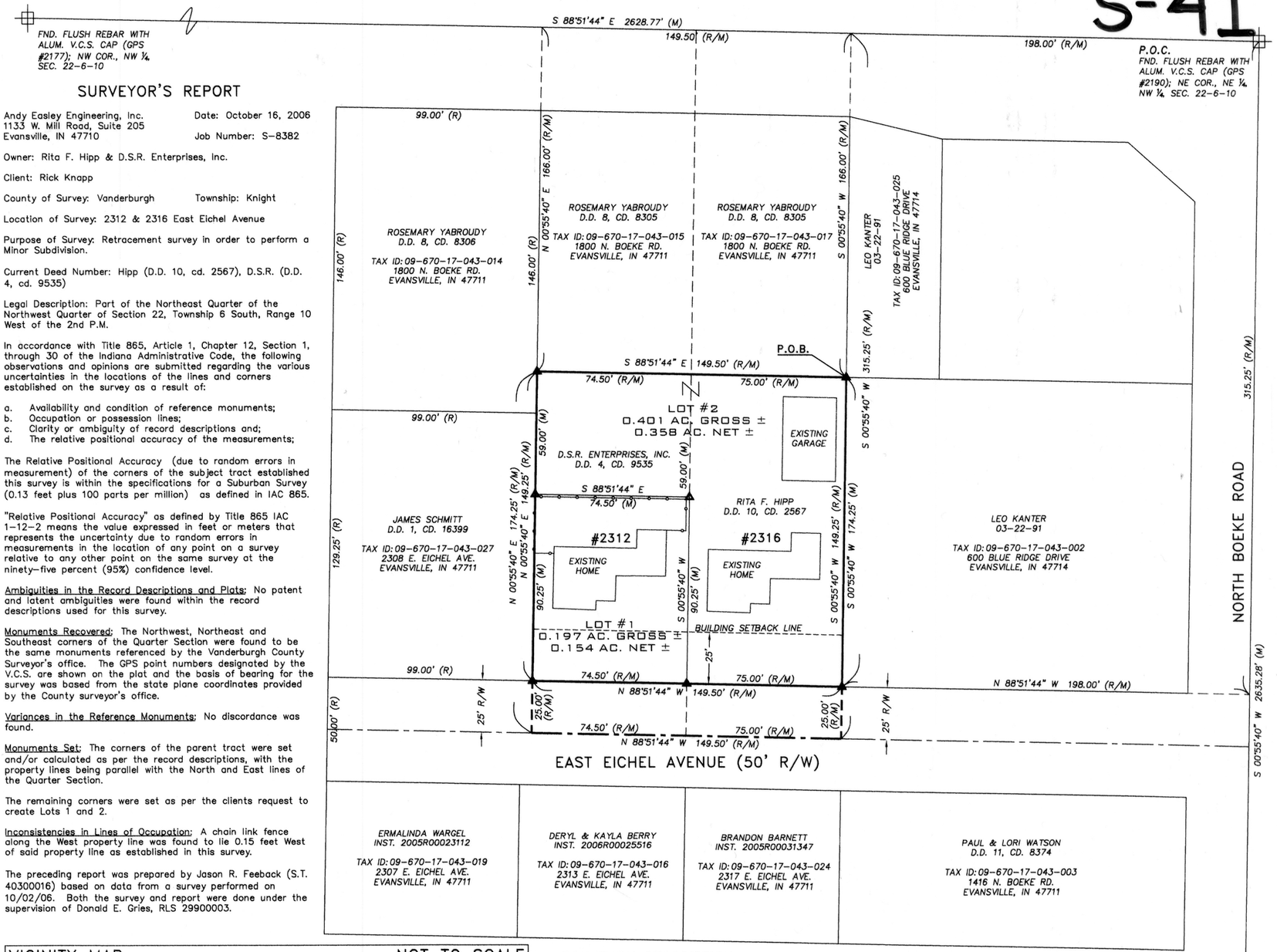
KNAPP ESTATES MINOR SUBDIVISION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 10 WEST OF THE 2ND P.M., LYING IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

S-41



SURVEYOR'S REPORT

Andy Easley Engineering, Inc.
1133 W. Mill Road, Suite 205
Evansville, IN 47710

Date: October 16, 2006

Job Number: S-8382

Owner: Rita F. Hipp & D.S.R. Enterprises, Inc.

Client: Rick Knapp

County of Survey: Vanderburgh Township: Knight

Location of Survey: 2312 & 2316 East Eichel Avenue

Purpose of Survey: Retracement survey in order to perform a Minor Subdivision.

Current Deed Number: Hipp (D.D. 10, cd. 2567), D.S.R. (D.D. 4, cd. 9535)

Legal Description: Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 10 West of the 2nd P.M.

In accordance with Title 865, Article 1, Chapter 12, Section 1, through 30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on the survey as a result of:

a. Availability and condition of reference monuments;
b. Occupation or possession lines;
c. Clarity or ambiguity of record descriptions and;
d. The relative positional accuracy of the measurements;

The Relative Positional Accuracy (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million) as defined in IAC 865.

"Relative Positional Accuracy" as defined by Title 865 IAC 1-12-2 means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level.

Ambiguities in the Record Descriptions and Plats: No patent and latent ambiguities were found within the record descriptions used for this survey.

Monuments Recovered: The Northwest, Northeast and Southeast corners of the Quarter Section were found to be the same monuments referenced by the Vanderburgh County Surveyor's office. The GPS point numbers designated by the V.C.S. are shown on the plat and the basis of bearing for the survey was based from the state plane coordinates provided by the County surveyor's office.

Variances in the Reference Monuments: No discordance was found.

Monuments Set: The corners of the parent tract were set and/or calculated as per the record descriptions, with the property lines being parallel with the North and East lines of the Quarter Section.

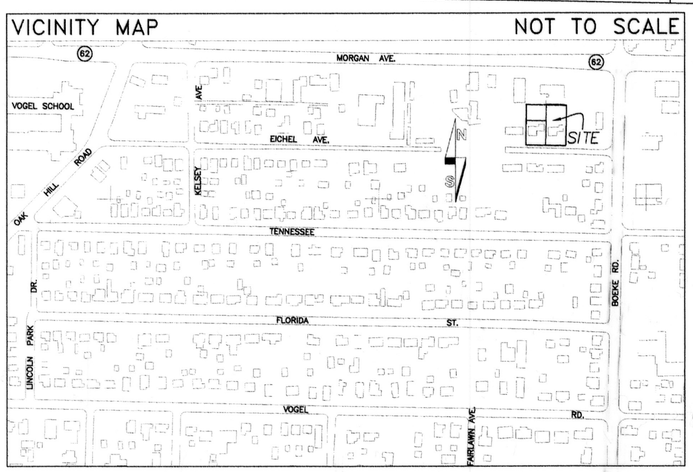
The remaining corners were set as per the clients request to create Lots 1 and 2.

Inconsistencies in Lines of Occupation: A chain link fence along the West property line was found to lie 0.15 feet West of said property line as established in this survey.

The preceding report was prepared by Jason R. Feeback (S.T. 40300016) based on data from a survey performed on 10/02/06. Both the survey and report were done under the supervision of Donald E. Gries, RLS 29900003.

VICINITY MAP

NOT TO SCALE



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 10 West of the 2nd P. M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a rebar with a Vanderburgh County Surveyor cap at the Northeast corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, North 88°51'44" West 198.00 feet; thence parallel with the East line of said Quarter, Quarter Section, South 00°55'40" West 166.00 feet to a 5/8" rebar with LS cap S0006 at the point of beginning; thence continuing along said line

1st: South 00°55'40" West 174.25 feet to the centerline of Eichel Avenue; thence along said centerline and parallel with the North line of said Quarter, Quarter Section

2nd: North 88°51'44" West 149.50 feet to a 5/8" rebar with LS cap S0006; thence parallel with the East line of said Quarter, Quarter Section

3rd: North 00°55'40" East 174.25 feet to a 5/8" rebar with LS cap S0006; thence parallel with the North line of said Quarter, Quarter Section

4th: South 88°51'44" East 149.50 feet to the point of beginning, containing 0.598 acres more or less.

NORTH

SCALE: 1"=40'

0' 20' 40' 80'

LEGEND:

▲ SET 5/8" REBAR LS0006
(R) RECORD DEED DIMENSION
(M) MEASURED DIMENSION
(C) CALCULATED DIMENSION

FND. 1" BRASS PIN IN MON. BOX, 3" BELOW GRADE (GPS #7456); SE COR., NW ¼ SEC. 22-6-10

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-15-2007 (DATE)
BILL FLUTY AUDITOR
947 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02-15-2007 3:50P
PLAT BOOK S-
PAGE 41
INSTR# 2007R00004615
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

THE GENERAL NOTES:

1. CLIENT: RICK KNAPP
2312 EAST EICHEL AVE.
EVANSVILLE, IN 47711

OWNERS: RITA F. HIPP, TRUSTEE OF "THE RITA F. HIPP TRUST"
11628 OAK MEADOW ROAD
EVANSVILLE, IN 47725

D.S.R. ENTERPRISES, INC.
RR #2 BOX 109-H
HAUBSTADT, IN 47639

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

3. FLOOD PLAIN DATA: THE PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180257 0004 B, DATED OCTOBER 15, 1981.

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. PROPERTY IS ZONED R-2 & C-4.

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
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: 04/26/06

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

THIS INSTRUMENT WAS PREPARED BY DONALD E. GRIES, PLS 29900003.

AFFIRMATION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

x
DONALD E. GRIES, PLS
INDIANA REGISTRATION NO. LS29900003

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

KNAPP ESTATES MINOR SUBDIVISION

x
RITA F. HIPP, OR HER SUCCESSOR
11628 OAK MEADOW RD.
EVANSVILLE, IN 47725

x
RICK KNAPP, PRESIDENT
D.S.R. ENTERPRISES, INC.
RR #2 BOX 109-H
HAUBSTADT, IN 47639

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 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 x Patricia E. Kuttb

THIS 3rd DAY OF January 2007

MY COMMISSION EXPIRES: 11/22/2014

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 DEC. 12, 2006 AT SUB REVIEW

x
PRESIDENT
DIRECTOR

x
ATTEST: EXECUTIVE

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

x
EXECUTIVE DIRECTOR

x FEB. 15, 2007
PLAT RELEASE DATE

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

KNAPP ESTATES MINOR SUBDIVISION
2312-2316 E. EICHEL AVE.
CLIENT: RICK KNAPP
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 10/16/06
PROJECT NO.: S-8382
REVISIONS

SHEET NO.: 1 OF 1

C:\projects\DWG\8382 Knapp\8382minor.dwg, 12/28/2006 4:45:43 PM, \\SLAVE\HP 500