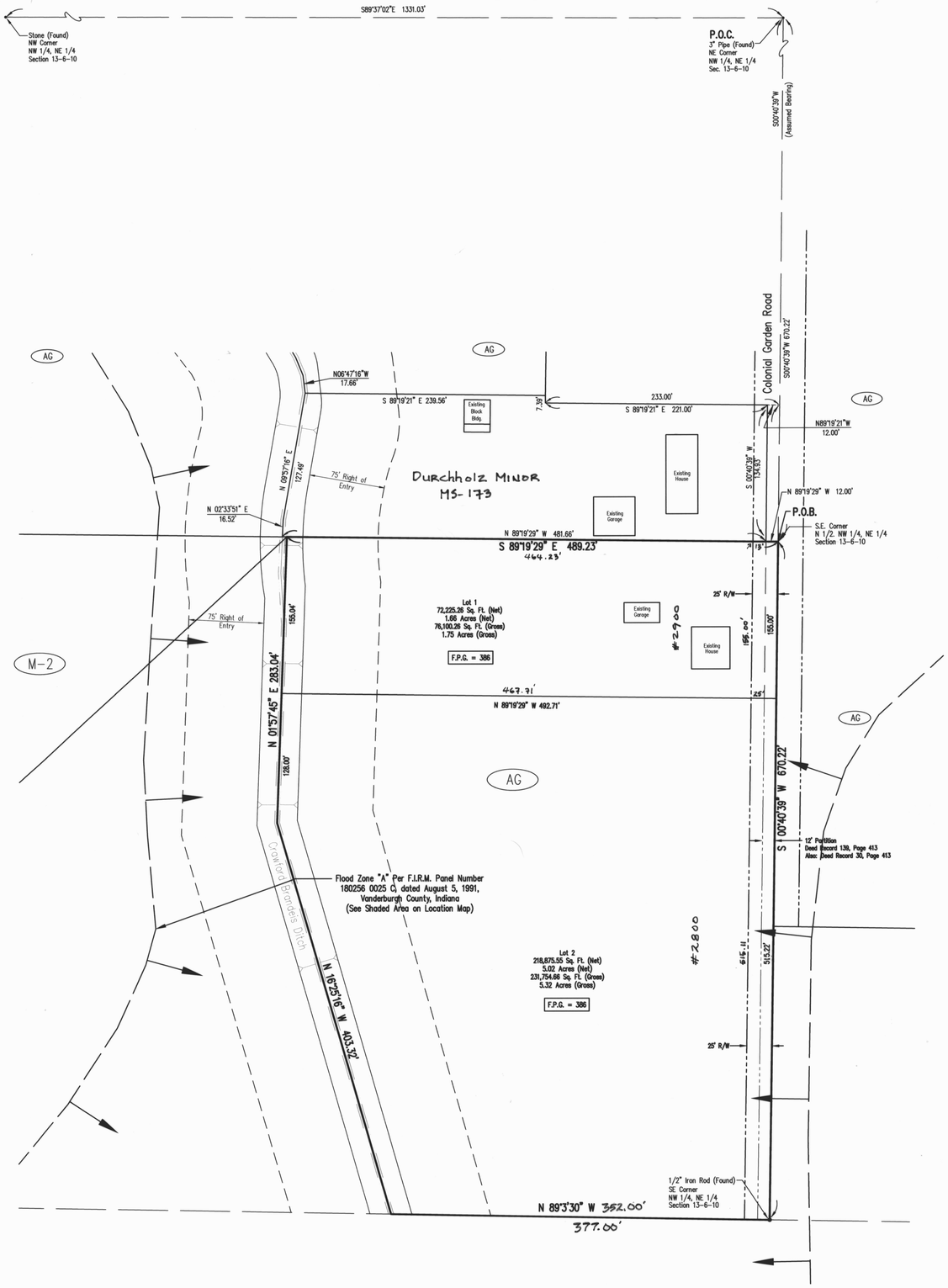
Colonial Garden Minor Subdivision



Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as COLONIAL GARDEN SUBDIVISION. All shown and not previously dedicated are hereby dedicated to public use. (additional Road Rights-of-way)

Owners

Robert W. Durchholz
Robert W. Durchholz
2900 Colonial Garden Road
Evansville, IN 47715

Julianne Durchholz
Julianne Durchholz
2900 Colonial Garden Road
Evansville, IN 47715

Catherine Russell
Catherine Russell, Trustee
Durchholz Family Trust
R.R. 1, Steward Road
Patoka, In. 47666

Joseph G. Durchholz
Joseph G. Durchholz, Trustee
Durchholz Family Trust
4000 N. Green River Road
Evansville, IN 47715

James M. Durchholz
James M. Durchholz, Trustee
Durchholz Family Trust
4425 N. Burkhardt Road
Evansville, In. 47715

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 Robert W. Durchholz, Owners/Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed the uses and purposes therein set forth.

Witness my hand and seal this 20TH day of NOVEMBER, 20 06

My Commission Expires: MAY 21, 2010 — Gerald M. Withrow, Notary Public

Notary Resides in VANDERBURGH County, Indiana — GERALD M. WITHROW (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 Julianne Durchholz, Owners/Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed the uses and purposes therein set forth.

Witness my hand and seal this 5TH day of FEBRUARY, 20 07

My Commission Expires: MAY 21, 2010 — Gerald M. Withrow, Notary Public

Notary Resides in VANDERBURGH County, Indiana — GERALD M. WITHROW (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 James M. Durchholz, Owners/Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed the uses and purposes therein set forth.

Witness my hand and seal this 2ND day of FEBRUARY, 20 07

My Commission Expires: MAY 21, 2010 — Gerald M. Withrow, Notary Public

Notary Resides in VANDERBURGH County, Indiana — GERALD M. WITHROW (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 Catherine Russell, Owners/Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed the uses and purposes therein set forth.

Witness my hand and seal this 20 day of November, 20 06

My Commission Expires: 5-3-2009 — Joan M. Morley, Notary Public

Notary Resides in Vanderburgh County, Indiana — Joan M. Morley (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 Joseph Durchholz, Owners/Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed the uses and purposes therein set forth.

Witness my hand and seal this 2ND day of FEBRUARY, 20 07

My Commission Expires: MAY 21, 2010 — Gerald M. Withrow, Notary Public

Notary Resides in VANDERBURGH County, Indiana — GERALD M. WITHROW (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

General Notes

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, the subdivision lies within the designated 100 year flood zone.

Minimum First Floor Elevations: The lowest floor elevation of any enclosed space (including garages) must be at or above the Flood Protection Grade (FPG) which is 2' above the 100 year flood zone. The Vanderburgh County Commissioner has designated the FPG for this area to be elevation 386.00 as shown hereon.

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

Utilities: Sanitary sewer, water, gas, telephone, and electric are available to Lots 1&2.

Access: All Lots access Colonial Garden Road.

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: (during construction) 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.

Site Topography: The site is very flat with less than a 1% slope from East to West toward the Crawford-Brandeis Ditch. The elevations throughout range from 382.5 to 380.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% 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.

Monuments
Monuments have been set at all boundary & lot corners, except at those falling within the Crawford Brandeis Ditch. Lot lines have been monumented at their intersection with the top of bank of the Crawford Brandeis Ditch 15' east of the west property line. Monuments set as a part of this plat are: 5/8" x 30" Rebars w/Morley & Assoc. i.d. No. 0023 cap.

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, July 11, 2006, at Sub Review.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

PLAT RELEASE DATE: May 16, 2007

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-48

Surveyor's Certificate

I, Danny K. Leek, 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.

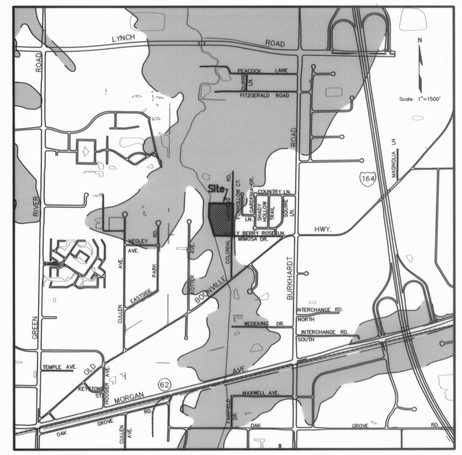
Witnessed my hand and seal this 20th day of November 2006.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek PLS
Indiana Registration No. S0480
Morley and Associates Inc.
4800 Rosebud Lane
Newburgh In 47630
(812) 464-9585

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05-17-07 (DATE)
BILL FLUTY AUDITOR
3155 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-17-07 9:10 AM
PLAT BOOK 5-
PAGE 48
INSTR# 2007R00019740
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Location Map

Legend

- Fence
- Center Line
- Property Boundary Line
- Easement Line
- Right-of-way Line
- POB Point Of Beginning
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- X-X Zoning

SCALE 1" = 60'

60 0 60 120

Boundary Description

Part of the Northwest Quarter of the Northeast Quarter of Section 13-Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 13-T6S, R10W; thence along the east line thereof, South 00 degrees 40 minutes 39 seconds West a distance of 670.22 feet to the true point of beginning; thence continue South 00 degrees 40 minutes 39 seconds West along said west line a distance of 670.22 feet to southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 13-T6S-R10W ; thence along the south line thereof, North 89 degrees 03 minutes 30 seconds West a distance of 377.00 feet to the center of Crawford Brandeis Ditch; thence along the center of said ditch North 16 degrees 25 minutes 16 seconds West a distance of 403.32 feet; thence continue along said center of ditch, North 01 degrees 57 minutes 45 seconds East a distance of 283.04 feet; thence South 89 degrees 19 minutes 29 seconds East a distance of 489.23 feet to the point of beginning containing 7.07 acres more or less.

Subject to the 12' right-of-way for Colonial Garden Road along the east side thereof.

Subject to the 75' foot regulated drain right of entry.

AFFIRMATION STATEMENT

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: _____

Secondary Plat
APC: 16-MS-2006

Designed By: D.K.L.	Job Number: 2624
Drawn By: J.E.V.	Date: 9/7/2006
Filename: Secondary Plat.dwg	

APC# 16-MS-2006

Morley and Associates Inc.
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Surveying
Architecture
Construction Management
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