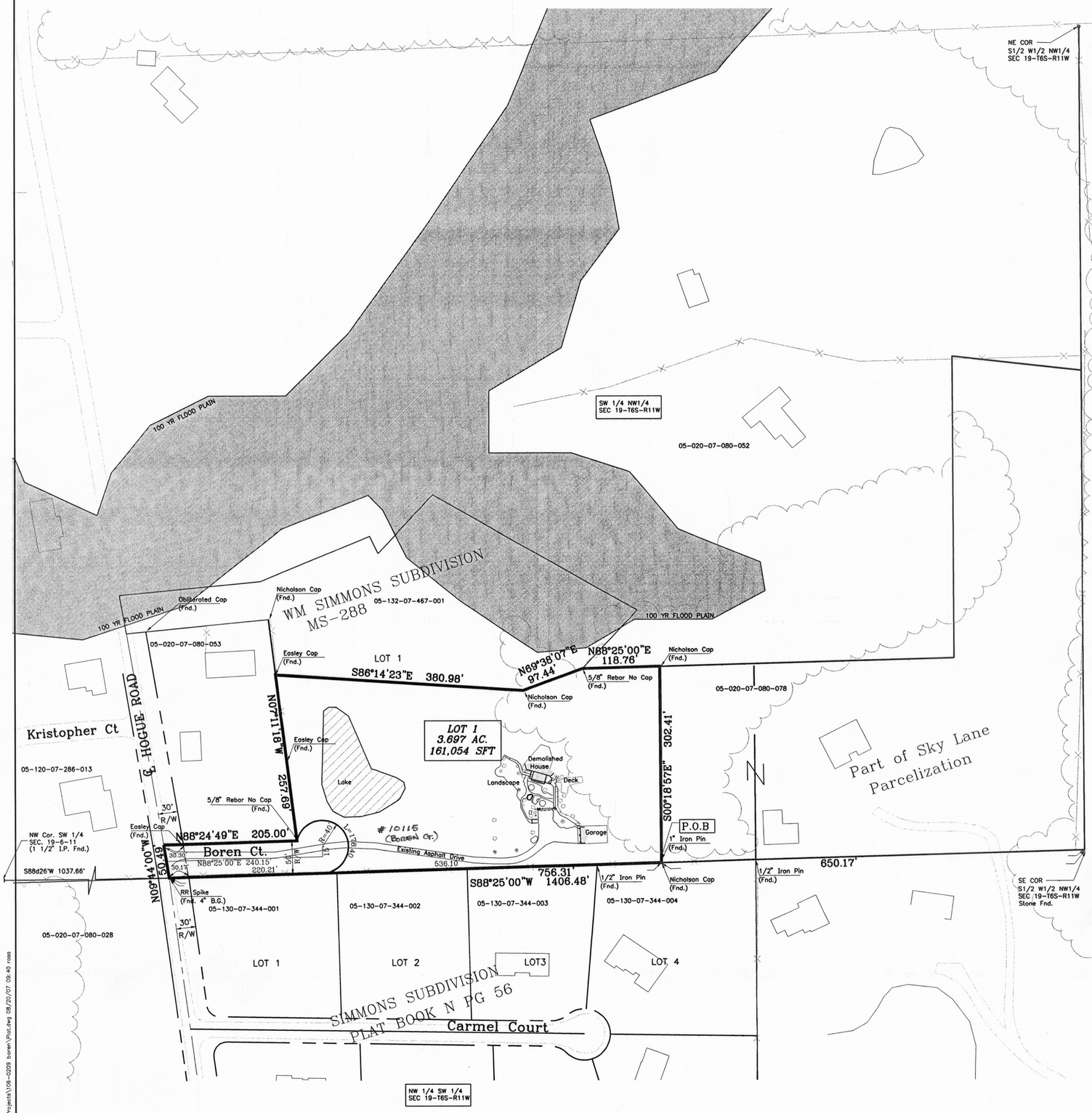
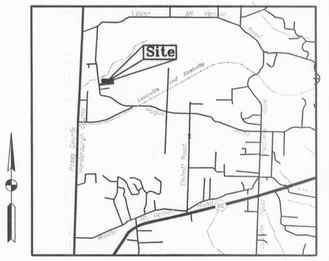
BOREN SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09·07·07 (DATE)
BILL FLUTY AUDITOR
5965 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09·07·07 2:06 PM
PLAT BOOK S-
PAGE 62
INSTR# 2007R00028183
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Scale: 1"=80'
80' 40' 0 80' 160'



Vicinity Map
Scale 1"=4000'

BOUNDARY DESCRIPTION

Part of the South Half of the West Half of the Northwest Quarter of Section Nineteen (19), Township Six (6) South, Range Eleven (11) West in Perry Township, Vanderburgh County, Indiana, described as follows:

Commencing at the southeast corner of the South Half of the West Half of the Northwest Quarter of Section 19, Township 6 South, Range 11 West; thence South 88 degrees 25 minutes West along the south line thereof 650.17 feet to the POINT OF BEGINNING; thence continue South 88 degrees 25 minutes West along the south line thereof 756.31 feet to the centerline of Hogue Road; thence North 09 degrees 44 minutes West along said centerline 50.49 feet; thence North 88 degrees 24 minutes 49 seconds East 205.00 feet; thence North 07 degrees 11 minutes 18 seconds West 257.69 feet; thence South 86 degrees 14 minutes 23 seconds East 380.98 feet; thence North 69 degrees 38 minutes 07 seconds East 97.44 feet; thence North 88 degrees 25 minutes 00 seconds East 118.76 feet, parallel with the south line of said quarter quarter section; thence South 00 degrees 18 minutes 57 seconds East 302.41 feet to the POINT OF BEGINNING, containing 4.050 acres (176,432 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 6/11/07 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 20th day of August, 2007.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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.

James A. Farny

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 180256 0100 B, dated March 19,1982, Vanderburgh County, Indiana, NO portion of the subject property lies within the designated 100 year flood zone.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: Septic Tank and Field Beds approved By Local Health Department Will be required. Water, gas, telephone and electric are on or will be extended to the site.

Road Grades: Existing Road. No Proposed Changes.

Access: Boren Court to Hogue Road.

Temporary Erosion Control: 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 control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site has a rolling terrain sloping in general from east to west toward a pond located on said property. The elevations throughout range from 490' to 467'.

Erosion Control for Ditches:
Slopes of 0% – 2% shall be mulched and seeded within 45 day of disturbance.
Slopes of 2% – 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap 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 and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Road Maintenance: Access road will be maintained by the owner of Lot 1.

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 Boren Subdivision. All rights of way shown and not previously dedicated are hereby dedicated to public use.

Terry L. Boren
Terry L. Boren
Trustee of the Terry L. Boren Trust
150 Woodword Drive
Evansville, IN 47712-7302

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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.

Witness my hand and seal the 21ST day of August, 2007.

My Commission Expires: 2/10/2009

Notary Resides in Vanderburgh County, Indiana

Notary Public Terry A. Campbell

Terry A Campbell (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 Aug. 9, 2007

President Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

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

Executive Director PLAT RELEASE DATE: SEPT. 7, 2007

S-62

APC# 8-3-2007

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