JOHNS CORNER SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 27, 2007 (DATE)
BILL FLUTY AUDITOR
8275 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12-27-2007 2:46 PM
PLAT BOOK S-
PAGE 76
INSTR# 2007R000 38640
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

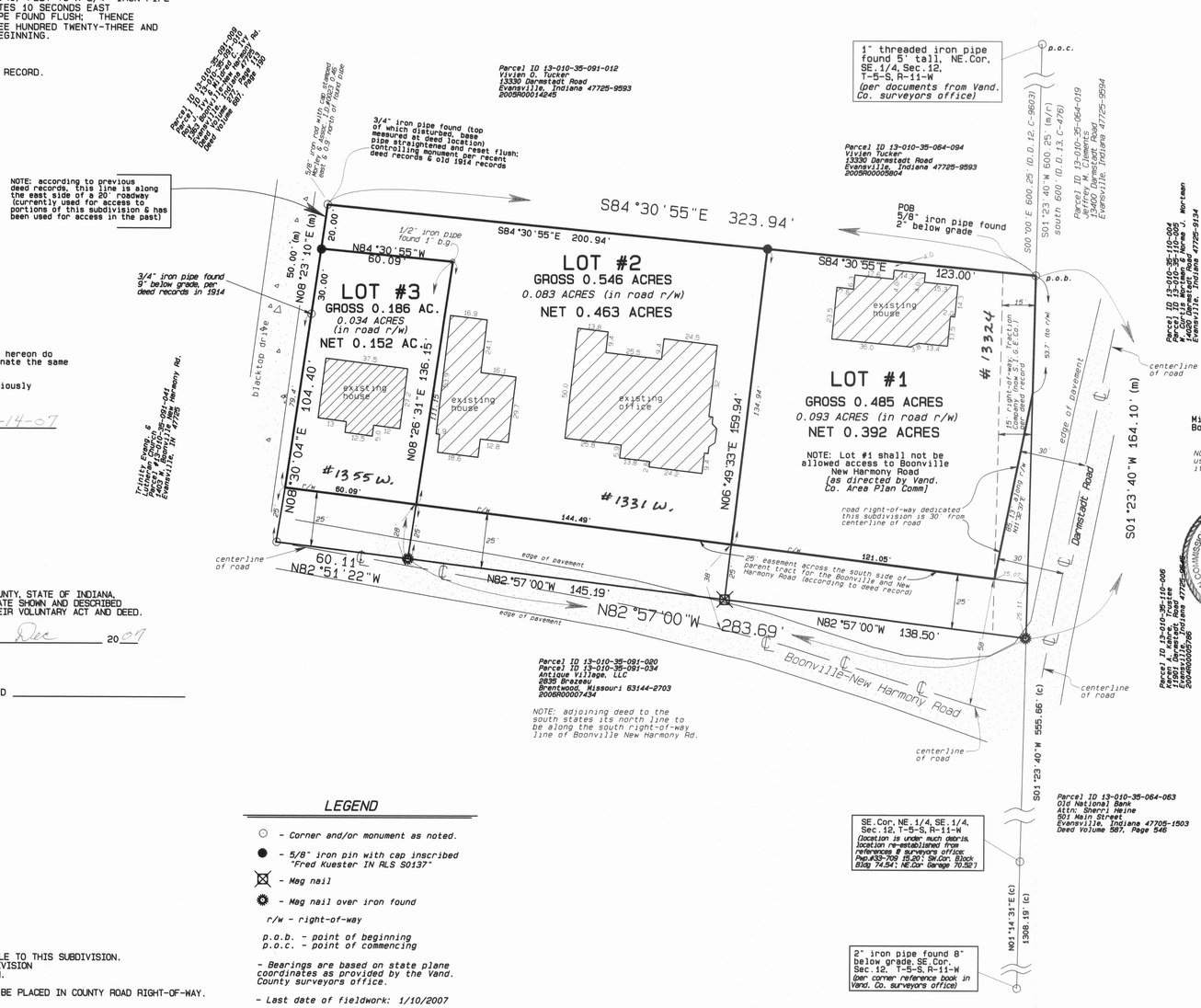
BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWELVE (12), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE FOUND 5 FEET TALL MARKING THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION SOUTH 01 DEGREES 23 MINUTES 40 SECONDS WEST SIX HUNDRED AND TWENTY-FIVE HUNDREDTHS (600.25) FEET TO A 5/8 INCH IRON PIN FOUND 2 INCHES BELOW GRADE MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED SUBDIVISION; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01 DEGREES 23 MINUTES 40 SECONDS WEST ONE HUNDRED SIXTY-FOUR AND TEN HUNDREDTHS (164.10) FEET TO AN IRON FOUND; THENCE ALONG THE SOUTH LINE OF A PARCEL CONVEYED TO GEORGE AND EMMA SCHILLINGER AS DESCRIBED IN DEED RECORD 229, PAGE 380 NORTH 82 DEGREES 57 MINUTES 00 SECONDS WEST TWO HUNDRED EIGHTY-THREE AND SIXTY-NINE HUNDREDTHS (283.69) FEET TO AN IRON FOUND; THENCE NORTH 82 DEGREES 51 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF A PARCEL DESCRIBED IN DOCUMENT #2003R00008511 SIXTY AND ELEVEN HUNDREDTHS (60.11) FEET TO A POINT; THENCE NORTH 08 DEGREES 30 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL ONE HUNDRED FOUR AND FORTY HUNDREDTHS (104.40) FEET TO A 3/4" IRON PIPE FOUND 9" BELOW GRADE; THENCE NORTH 08 DEGREES 23 MINUTES 10 SECONDS EAST FIFTY AND NO HUNDREDTHS (50.00) FEET TO A 3/4" IRON PIPE FOUND FLUSH; THENCE SOUTH 84 DEGREES 30 MINUTES 55 SECONDS EAST THREE HUNDRED TWENTY-THREE AND NINETY-FOUR HUNDREDTHS (323.94) FEET TO THE POINT OF BEGINNING.

CONTAINING 1.217 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

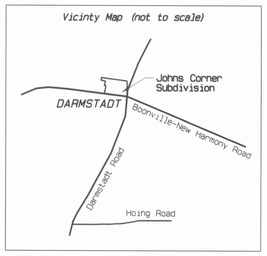


N
W E
S

GRAPHIC SCALE 1"=30'
0 30 60 90

FOR RECORDED SURVEY WITH SURVEYOR'S REPORT BY FRED J. KUESTER ASSOCIATED WITH THIS AREA SEE DOC. #2002R00050334

Vicinty Map (not to scale)



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 JOHNS CORNER SUBDIVISION.

The additional right-of-way width shown (if any) and not previously dedicated is hereby dedicated to public use.

Paulette L. Johns
PAULETTE S. JOHNS DATE 12-14-07

PAULETTE S. JOHNS
11051 KAHRE CT
EVANSVILLE, INDIANA 47710

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 14 DAY OF Dec 2007

MY COMMISSION EXPIRES:

NOTARY PUBLIC Norma A. Petitjean PRINTED

RESIDENT OF COUNTY, INDIANA

NORMA A PETITJEAN
Resident of Gibson County, IN
Commission Expires: May 3, 2009

GENERAL NOTES:

1) OWNER - PAULETTE S. JOHNS
1601 FLEENER ROAD
EVANSVILLE, INDIANA 47725-9528

2) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE TO THIS SUBDIVISION.
EVANSVILLE CITY WATER IS AVAILABLE TO THIS SUBDIVISION
DARMSTADT SEWER IS AVAILABLE TO THIS SUBDIVISION.

3) NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

4) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL BE USED PRIMARILY FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND HAVE A SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

5) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE C AS INDICATED ON FIRM PANEL NO. 55 OF 100, NO. 180256 0055 C, DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA.

6) SOIL DATA:

HoB2 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED. THE WHOLE SUBDIVISON IS HoB2

LEGEND

- ○ - Corner and/or monument as noted.
- ● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137"
- ⊠ - Mag nail
- ⊛ - Mag nail over iron found
- r/w - right-of-way
- p.o.b. - point of beginning
- p.o.c. - point of commencing
- Bearings are based on state plane coordinates as provided by the Vand. County surveyors office.
- Last date of fieldwork: 1/10/2007

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 MARCH 6, 2007

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR Blaine Oliver

PLAT RELEASE DATE Dec. 27, 2007

SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 NOTED.

FRED J. KUESTER, LS #S0137 DATE Dec. 3rd, 2007

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

S-76

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.

FRED J. KUESTER

APC # 3-5-2007

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
PHONE # (812) 753-4843

JOHNS CORNER SUBDIVISION		
SCALE: 1"= 40	APPROVED BY: FJK	DRAWN BY: GK
DATE: January, 2007		REVISED: 0
Part of the NE 1/4, SE 1/4, Sec. 12, T-5-S, R-11-W, Scott Township, Vanderburgh County, Indiana.		
file: 2006-12-johns2.smi client: Dr. Patrick Johns & Paulette S. Johns		SHEET 1 OF 1

Vanderburgh Co., Scott Twp., 12-5s-11w