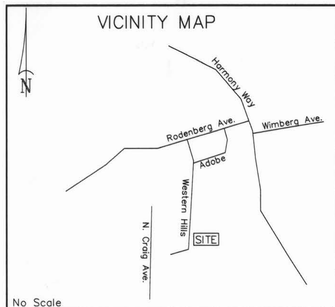
MARK WILSON MINOR SUBDIVISION

NE 1/4, 22-T6S-R11W, PERRY CIVIL TWP, VANDERBURGH, CO. INDIANA

A minor subdivision of Lots 44 & Lots 45, Western Hills Subdivision

VICINITY MAP



No Scale

Site is located in Western Hills subdivision on the West side of Evansville, just west of Harmony Way, and Mater Dei HS.

NOTES:

1) OWNER/DEVELOPER: Mark & Theresa Wilson, 1227 Western Hills, Evansville, IN. 47720

2) UTILITIES: City of Evansville Water & Sewer available, Vectren electric and gas services are available

3) FLOOD PLAIN DATA: The property is not located in any special flood hazard area as scaled from Community Panel 180257 003 B for Evansville, Indiana, 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 seeded and shall have silt fence, straw bales, and/or erosion blankets in place within 5 days of disturbance of soil, which must remain in place until final grading and seeding.

5) No brick or breakaway mailbox structures can be placed in county R-O-W.

AFFIRMATION STATEMENT

I, DOUGLAS MCDONALD, AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS IT IS REQUIRED BY LAW

Douglas J McDonald

Surveyor's Statement

I, Douglas J. McDonald, being a Registered Land Surveyor in the State of Indiana, state that I completed this survey by Indiana Statute 865 of the Indiana State Board of Registration for Professional Land Surveyors. I further state that the plat correctly represents a survey completed by me on May 18, 2003, and that all monuments shown exist at the locations noted.

Douglas J McDonald 5-31-03

Douglas J. McDonald P.E., L.S.
Indiana LS Registration NO. S0543

DOUGLAS J. McDONALD REGISTERED NO. S-0543 STATE OF INDIANA LAND SURVEYOR

Notes

Class B Survey
Field Survey completed on 05-18-03
All monuments set are #4 & #5 rebar with orange cap
Field survey done by Total Station Radial methods & GPS Static Methods from Harn Pt # "N325"
Indiana West Zone state plane coordinates

LEGEND

STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING

- IRON PIN & CAP (SET)
- FOUND MONUMENT
- TELEPHONE POLE
- MANHOLE
- T POWER POLE
- TELEPHONE PEDESTAL
- POWER LINE
- TELEPHONE LINE
- PROPERTY LINE
- FENCE LINE
- ℄ DITCH
- EASEMENT
- ℄ OF EXISTING ROAD
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- EXISTING BUILDING
- PAVED AREA

30 0 30 60 90
GRAPHIC SCALE - FEET

Sheet 1 of 1

Land Description

Part of Lot 44, and part of Lot 45 in Western Hills Subdivision, Plat Book J. page 173, Northeast Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Civil Township, Vanderburgh County, Indiana, more particularly described as follows;

Commencing at the Northeast corner of said Section 22, marked by a found stone,
THENCE North 88 degrees 32 minutes 06 seconds West for a distance of 319.71 feet along the North line of said Subdivision to a point,
THENCE South 00 degrees 28 minutes 02 seconds West for a distance of 464.81 feet along the Eastern line of said Subdivision to a point,
THENCE South 13 degrees 50 minutes 59 seconds West for a distance of 723.31 feet along the Eastern line of said Subdivision to the Northeast corner of Lot 43 in said Subdivision marked by a found #4 rebar,
THENCE South 13 degrees 45 minutes 32 seconds West for a distance of 130.02 feet along the Eastern line of said Subdivision to the POINT OF BEGINNING marked by a found .5 inch rebar,
THENCE South 13 degrees 29 minutes 10 seconds West along the Eastern line of said Subdivision for a distance of 99.97 feet to a found .5 inch rebar, BEING NORTHEAST CORNER OF RIORDAN MINOR SUB,
THENCE North 76 degrees 25 minutes 46 seconds West for a distance of 130.89 feet to a found .5 inch rebar, BEING NORTHWEST CORNER OF RIORDAN MINOR SUB,
THENCE North 13 degrees 50 minutes 44 seconds East for a distance of 99.66 feet along the Eastern line of said Subdivision to a found .5 inch rebar,
THENCE South 76 degrees 33 minutes 53 seconds East for a distance of 130.26 feet to the POINT OF BEGINNING.

Said property contains 0.299 acres more or less.

Subject to all legal highways, right of ways, easements, and restrictions of record. DJM

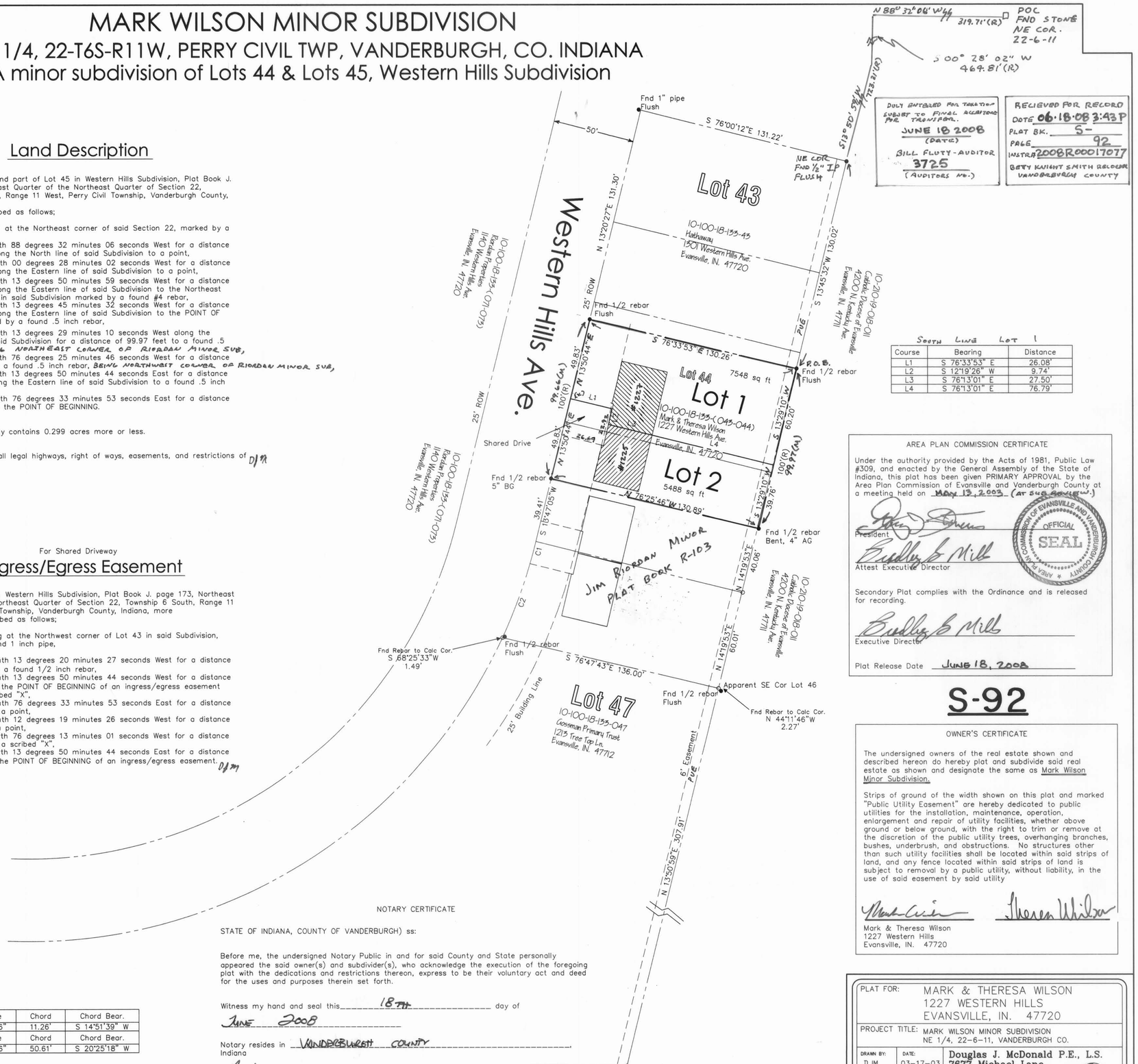
For Shared Driveway

Ingress/Egress Easement

Part of Lot 44 in Western Hills Subdivision, Plat Book J. page 173, Northeast Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Civil Township, Vanderburgh County, Indiana, more particularly described as follows;

Commencing at the Northwest corner of Lot 43 in said Subdivision, marked by a found 1 inch pipe,

THENCE South 13 degrees 20 minutes 27 seconds West for a distance of 131.30 feet to a found 1/2 inch rebar,
THENCE South 13 degrees 50 minutes 44 seconds West for a distance of 49.83 feet to the POINT OF BEGINNING of an ingress/egress easement marked by a scribed "X",
THENCE South 76 degrees 33 minutes 53 seconds East for a distance of 26.08 feet to a point,
THENCE South 12 degrees 19 minutes 26 seconds West for a distance of 22.92 feet to a point,
THENCE North 76 degrees 13 minutes 01 seconds West for a distance of 26.69 feet to a scribed "X",
THENCE North 13 degrees 50 minutes 44 seconds East for a distance of 22.75 feet to the POINT OF BEGINNING of an ingress/egress easement. DJM



SOUTH LINE LOT 1

Course	Bearing	Distance
L1	S 76°33'53" E	26.08'
L2	S 12°19'26" W	9.74'
L3	S 76°13'01" E	27.50'
L4	S 76°13'01" E	76.79'

CURVE DATA

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	319.02'	5.63'	11.26'	2°01'19"	17°57'36"	11.26'	S 14°51'39" W
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C2	319.02'	25.39'	50.67'	9°05'59"	17°57'36"	50.61'	S 20°25'18" W

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 this 18TH day of JUNE 2008

Notary resides in VANDERBURGH COUNTY Indiana

Matthew B Spannuth
Notary Public Signature

MATTHEW B. SPANNUTH
Notary Public Print

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER. JUNE 18 2008 (DATE) BILL FLUTTY - AUDITOR 3725 (AUDITORS NO.)

RECIEVED FOR RECORD DATE 06-18-08 3:43P PLAT BK. S-92 PAGE 92 INSTR 2008R00017077 BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

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 May 13, 2003 (AT SUB COMM'TE W.)

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY * OFFICIAL SEAL *

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

Executive Director

Plat Release Date JUNE 18, 2008

S-92

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 Mark Wilson Minor Subdivision.

Strips of ground of the width shown on this plat and marked "Public Utility Easement" are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion of the public utility trees, overhanging branches, bushes, underbrush, and obstructions. No structures other than such utility facilities shall be located within said strips of land, and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easement by said utility

Mark & Theresa Wilson
1227 Western Hills
Evansville, IN. 47720

PLAT FOR:	MARK & THERESA WILSON 1227 WESTERN HILLS EVANSVILLE, IN. 47720		
PROJECT TITLE:	MARK WILSON MINOR SUBDIVISION NE 1/4, 22-6-11, VANDERBURGH CO.		
DRAWN BY: DJM	DATE: 03-17-03	Douglas J. McDonald P.E., L.S. 7677 Michael Lane Newburgh, IN. 47630 PH. (812) 853-7458	
APPROVED BY: DJM	DATE: 05-28-03		
SCALE: 1"=30'	CONTOUR INTERVAL: NA	PROJECT NO. 2003-06	Dwg. File: c:\survey\MARKWILSON.dwg
			Coord. File:c:\cgsurvey\data\RIORDAN.crd