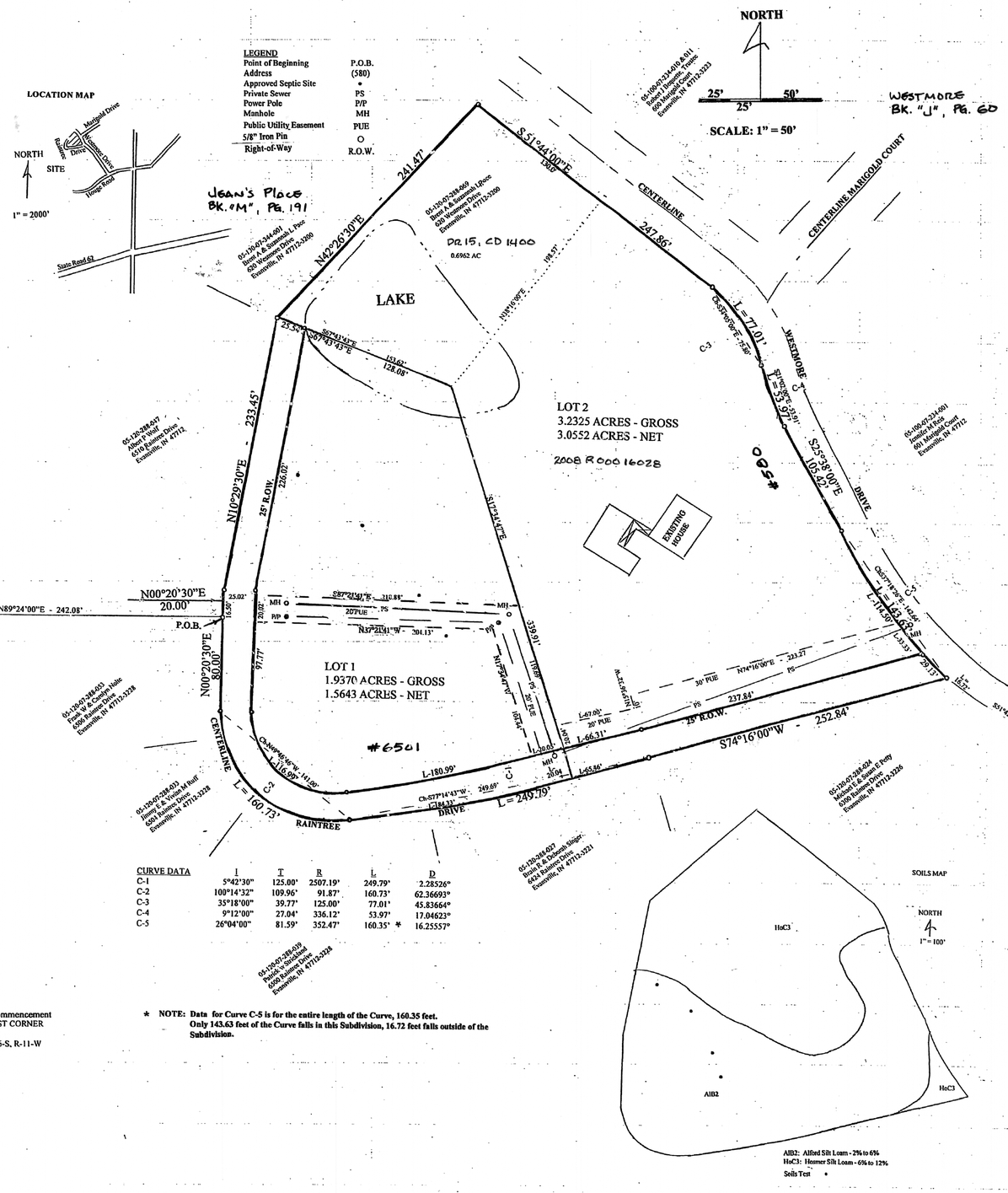
GILLEAN PLACE MINOR SUBDIVISION



* NOTE: Data for Curve C-5 is for the entire length of the Curve, 160.35 feet. Only 143.63 feet of the Curve falls in this Subdivision, 16.72 feet falls outside of the Subdivision.

BOUDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 6 South, Range 11, West., Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

COMMENCING at the Southwest Corner of said Quarter Quarter Section; thence North 00° 17' 00" East - 376.0 feet; thence North 89° 24' 00" East - 242.08 feet to the centerline of Raintree Drive and the POINT OF BEGINNING; thence North 00° 20' 30" East, along said centerline, 20.0 feet; thence North 10° 29' 30" East, along said centerline, 233.45 feet; thence North 42° 26' 30"East - 241.47 feet to the Southern Right-of-Way of Westmore Drive; thence South 51° 44' 00" East, along said Right-of-Way, 247.86 feet; thence along said Right-of-Way with a curve concave to the Southwest having a radius of 125.00 feet and an arc length of 77.01 feet and subtended by a chord bearing South 34° 05' 00" East a distance of 75.80 feet; thence along said Right-of-Way with a curve concave to the Northeast having a radius of 336.12 feet and an arc distance of 53.97 and subtended by a chord bearing South 21° 02' 00" East a distance of 53.91 feet; thence South 25° 38' 00" East, along said Right-of-Way, 105.42 feet; thence along said Right-of-Way with a curve concave to the Northeast having a radius of 352.47 feet and an arc length of 143.63 feet and subtended by a chord bearing South 37° 18' 26" East a distance of 142.64 feet to the centerline of Raintree Drive; thence South 74° 16' 00" West, along said centerline, 252.84 feet; thence along said centerline with a curve concave to the Northwest having a radius of 2507.19 feet and an arc length of 249.37 feet and subtended by a chord bearing South 77° 14' 43" West a distance of 249.69 feet; thence along said centerline to a curve concave to the Northeast having a radius of 91.87 feet and an arc length of 160.73 feet and subtended by a chord bearing North 49° 46' 46" West a distance of 141.00 feet; thence North 00° 20' 30" East, along said centerline 80.00 feet to the POINT OF BEGINNING and containing 5.17 acres, more or less.

SUBJECT TO a 25 foot Right-of-Way for Raintree Drive and all recorded Easements and Rights-of-Way.

SUBJECT To a 20 foot Public Utility Easement, in Lot 1 of this minor subdivision, described as follows: COMMENCING at the POINT OF BEGINNING of the above described real estate; thence North 00° 20' 30" East, along the West line of this minor subdivision, 16.50 feet; thence South 87° 21' 41" East - 25.02 feet to a point of the East Right-of-Way of Raintree Drive and the POINT OF BEGINNING of this Public Utility Easement; thence South 87° 21' 41" East - 218.88 feet to a point on the East line of Lot 1, common with the West line of Lot 2, of this minor subdivision; thence South 17° 34' 47" East, along the common line thereof, 119.69 feet to the Northern Right-of-Way of Raintree Drive; thence, along said Right-of-Way, with the a curve concave to the North having a radius of 2482.19 feet, an arc length of 20.05 feet and subtended by a chord bearing South 76° 09' 11" West - 20.04 feet; thence North 17° 34' 47" West - 104.44 feet; thence North 87° 21' 41" West - 204.13 feet to the East Right-of-Way of Raintree Drive; thence North 00° 20' 30" East, along said Right-of-Way, 20.02 feet to the POINT OF BEGINNING.

THE GENERAL NOTES:

1. OWNERS: Lot 1 and Part Lot 2 - Gary Paul Wagoner and Nancy Lee Wagoner

   Part Lot 2 - Brent A. Pace and Suzannah L. Pace

2. UTILITIES: Evansville Water is available along Westmore Drive and Raintree Drive. Lot 2 is served by a Private Sewage Disposal System. Private Sewerage Disposal System for Lot 1 must be approved by the Vanderburgh County Health Department and must be in compliance with 410 IAC 6-8-1. Electricity: Vectren

3. FLOOD PLAIN DATA: This property is in Flood Zone C per FIRM Map 180256 0100B Dated March, 19, 1982.

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. MAIL BOXES: No brick or other non-breakaway mailbox structures can be placed in County Right-of-Way (R.O.W.).

6. BASEMENTS: Any basement must be approved by the Vanderburgh County Building Commissioner.

SURVEYOR'S CERTIFICATE

I, WILLIAM Y.BIVINS, HEREBY CERTIFY THAT I AM A PROFFESSIONAL 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 MOUNUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 12th DAY OF May, 2008

WILLIAM Y. BIVINS, PLS
Indiana Registration No. LS910003
ACCU LAND SURVEYING & ENGINEERING
10579 OAK GROVE ROAD
NEWBURGH, IN 47630

DATE OF SURVEY WAS July 7, 2006

THIS INSTRUMENT WAS PREPARED BY WILLIAM Y. BIVINS, LS910003

AFFIRMANT STATEMENT:

I AFFIRM UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER FROM THIS DOCUMENT, UNLESS REQUIRED BY LAW.

WILLIAM Y. BIVINS, PE-LS
10579 OAK GROVE ROAD
NEWBURGH, IN 47630

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 22 2008
Bill Stutz AUDITOR
#4380

RECEIVED FOR RECORD
DATE 07-22-08 4:29 P M
PLAT BOOK S
PAGE 94
INSTR # 2008 R 000 19909
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, lay-off, plat and subdivide said real estate and designate it as **GILLEAN PLACE MINOR SUBDIVISION**.

A 25 foot Right-of-Way for Raintree Drive, as shown on the Plat of Survey, is hereby dedicated to the Public.

Strips of land shown on this plat and marked "Public Utilities Easement" are reserved for the installation, maintenance, and repair of the various utility services, and are subject to all times to the property authorities and to the easements hereon reserved. A "Private Sanitary Sewer" falls within this "Public Utilities Easement". No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public and private utilities in these strips of land.

Previous Owners of Lot 1 and Part of Lot 2

Gary Paul Wagoner and Nancy Lee Wagoner
580 Westmore Drive
Evansville, IN 47712

Owners of Part of Lot 2 DR 15, CD 1400

Brent A. Pace and Suzannah L. Pace
620 Westmore Drive
Evansville, IN

NOTARY CERTIFICATE

State of Indiana)
) SS
County of Vander burgh)

Before me, the Undersigned, a Notary Public in and for said County and State, personally appeared the herein named Gary Paul Wagoner, Nancy Lee Wagoner, Brent A. Pace and Suzannah L. Pace, owners of the realestate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS MY HAND AND SEAL: Sharon E. Keller 07-02-2008 - Notary Public

MY COMMISSION EXPIRES: 09-27-09

MY COUNTY OF RESIDENCE IS: Posey

Sharon D. Keller Notary Public State of Indiana Seal 580 Westmore Mt. Vernon, IN 47620 My commiss. exp. 09/27/09

AREA PLAN COMMISSIN CERTIFICATE

Under 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, September 12, 2006 AT SUB BOARD.

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

SECONDARY PLAT COMPLIES WITH THE ORIDNANCE AND IS RELEASED BY RECORDING

Executive Director

PLAT RELEASE DATE: July 22, 2008

S-94

OWNER'S CERTIFICATE

Current Owners of Part of Lot 2 (2008R 000 16028)

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Gillean Place** Subdivision.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

Jason L. Spain and Andrea L. Spain
580 Westmore Dr
Evansville, IN 47712

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 Jason L. & Andrea L. Spain, owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 22ND day of July, 2008

My commission expires October 25, 2014

Donna M. Holderfield

Donna M. Holderfield
Notary resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

APC# 17-MS-2006