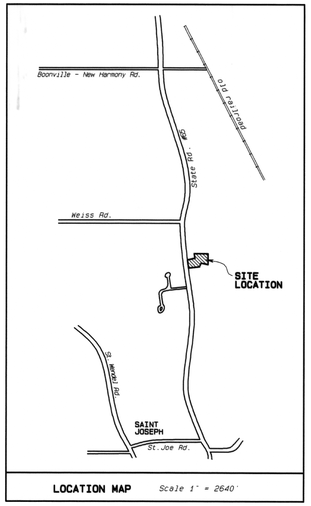
SEIBERT MINOR SUBDIVISION



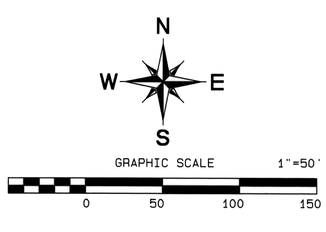
LOCATION MAP Scale 1" = 2640'

This instrument prepared by:

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E. 600 S.
FT. BRANCH, IN 47648
PHONE (812) 753-4843

File: 2008-03-seibert.smi

Client: Glen Seibert



BOUNDARY DESCRIPTION:

Part of the south half of the southeast quarter of Section 16, Township 5 South, Range 11 West, in Armstrong Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 3" X 5" stone found 6" below grade marking the northeast corner of said half quarter section; thence South 89 degrees 22 minutes 25 seconds West along the north line of said half quarter section eighteen hundred twenty-three and seventy-six hundredths (1823.76) feet to a 5/8" iron pin set flush (with cap LS #S0137) marking the initial point of beginning of the following described real estate; thence South 00 degrees 37 minutes 35 seconds East two hundred eighty-six and sixty-nine hundredths (286.69) feet to a 5/8" iron pin set flush (with cap LS #S0137); thence North 82 degrees 44 minutes 49 seconds West one hundred eighty-five and ninety-one hundredths (185.91) feet to a 5/8" iron pin set flush (with cap LS #S0137); thence South 15 degrees 48 minutes 29 seconds West ninety and sixty-six hundredths (90.66) feet to a 5/8" iron pin set flush (with cap LS #S0137); thence South 81 degrees 36 minutes 25 seconds West one hundred ninety-five and no hundredths (195.00) feet to a railroad spike set flush in the center of State Road #65; thence North 18 degrees 12 minutes 19 seconds West along said centerline two hundred twelve and eighty-one hundredths (212.81) feet to an iron found burried marking the southwest corner of a parcel described in deed drawer 4, card 7521; thence North 79 degrees 10 minutes 19 seconds East two hundred sixty-nine and nineteen hundredths (269.19) feet to a 1" iron pipe found 5" below grade marking the southeast corner of said parcel described in deed drawer 4, card 7521; thence North 18 degrees 09 minutes 30 seconds West along the east line of said parcel described in deed drawer 4, card 7521 one hundred thirty and no hundredths (130.00) feet to a 1" iron pipe found 3" below grade on the north line of said quarter section; thence North 89 degrees 22 minutes 25 seconds East along said north line two hundred forty-one and fifty-one hundredths (241.51) feet to the point of beginning.

Containing 2.500 acres, more or less.

Subject to all legal right of ways and or easements of record.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 1, 2008 (DATE)
BILL FLUTY AUDITOR
4580 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08-01-2008 1:58 P M
PLAT BOOK S-
PAGE 97
INSTR# 2008R00020712
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

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 ALL LOCATIONS NOTED.

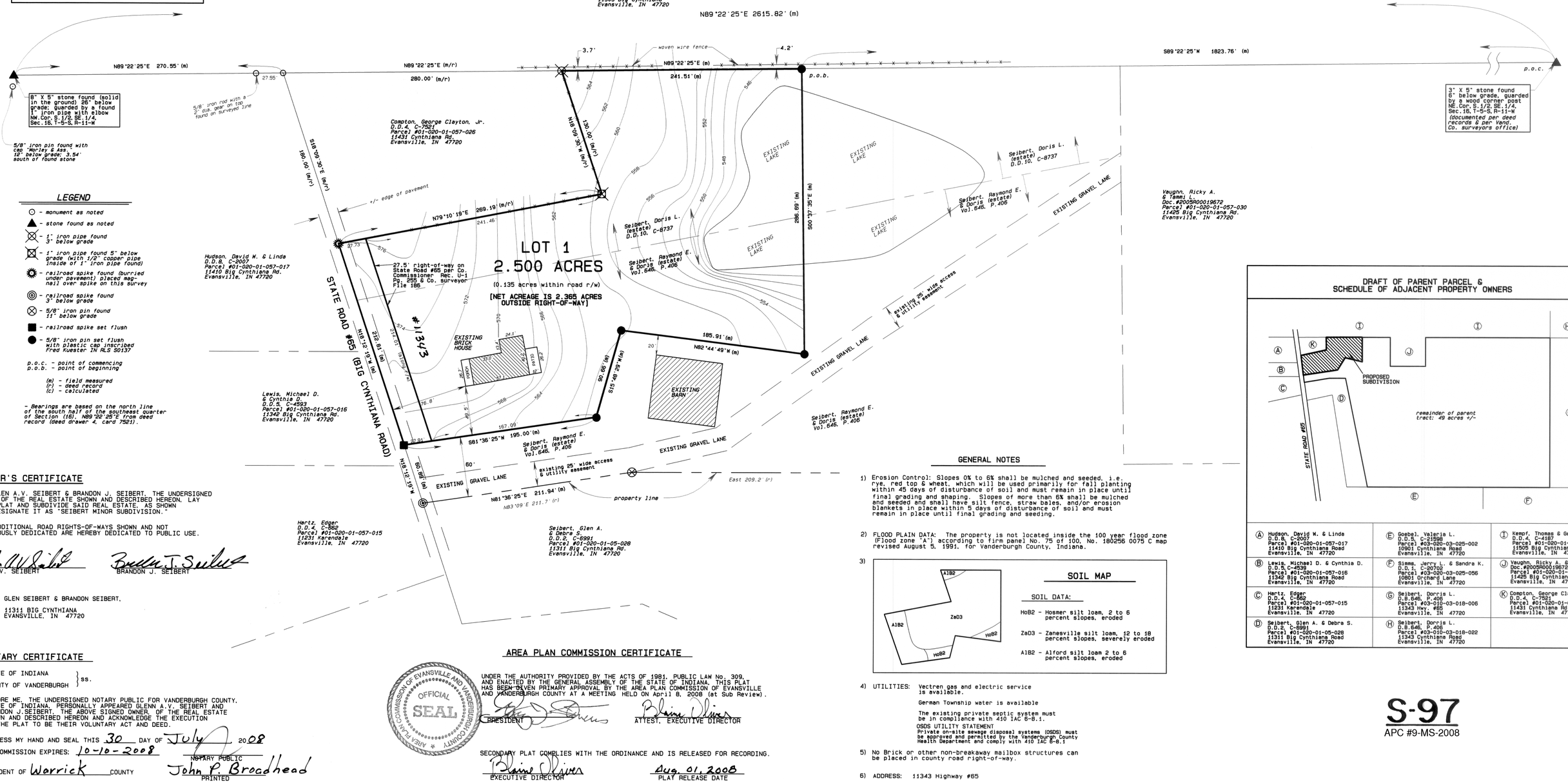
FRED J. KUESTER LS #S0137 — 7-23-08 DATE

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

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.

Fred J. Kuester IN RLS S0137



LEGEND

- ○ - monument as noted
- ▲ - stone found as noted
- ⊗ - 1" iron pipe found 3" below grade
- ⊠ - 1" iron pipe found 5" below grade (with 1/2" copper pipe inside of 1" iron pipe found)
- ✹ - railroad spike found (burried under pavement) placed mag-nail over spike on this survey
- ◎ - railroad spike found 3" below grade
- ⊗ - 5/8" iron pin found 11" below grade
- ■ - railroad spike set flush
- ● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

p.o.c. - point of commencing
p.o.b. - point of beginning

(m) - field measured
(r) - deed record
(c) - calculated

- Bearings are based on the north line of the south half of the southeast quarter of Section (16), N89°22'25"E from deed record (deed drawer 4, card 7521).

OWNER'S CERTIFICATE

WE, GLEN A.V. SEIBERT & BRANDON J. SEIBERT, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DESIGNATE IT AS "SEIBERT MINOR SUBDIVISION."

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

GLEN A.V. SEIBERT — BRANDON J. SEIBERT

OWNER: GLEN SEIBERT & BRANDON SEIBERT.
11311 BIG CYNTHIANA
EVANSVILLE, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA } ss.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED GLENN A.V. SEIBERT AND BRANDON J.SEIBERT, THE ABOVE SIGNED OWNER, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 30 DAY OF July 2008

MY COMMISSION EXPIRES: 10-10-2008 — NOTARY PUBLIC

RESIDENT OF Warrick COUNTY — John P. Broadhead PRINTED

AREA PLAN COMMISSION CERTIFICATE

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 April 8, 2008 (at Sub Review).

PRESIDENT — ATTEST, EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR — Aug. 01, 2008 PLAT RELEASE DATE

GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which will 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 shall have 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.

2) FLOOD PLAIN DATA: The property is not located inside the 100 year flood zone (Flood zone "A") according to firm panel No. 75 of 100, No. 180256 0075 C map revised August 5, 1991, for Vanderburgh County, Indiana.

3)

SOIL MAP

SOIL DATA:

HoB2 - Hosmer silt loam, 2 to 6 percent slopes, eroded

ZaD3 - Zanesville silt loam, 12 to 18 percent slopes, severely eroded

A1B2 - Alford silt loam 2 to 6 percent slopes, eroded

4) UTILITIES: Vectren gas and electric service is available.

German Township water is available

The existing private septic system must be in compliance with 410 IAC 6-8.1.

OSDS UTILITY STATEMENT
Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1

5) No Brick or other non-breakaway mailbox structures can be placed in county road right-of-way.

6) ADDRESS: 11343 Highway #65

DRAFT OF PARENT PARCEL & SCHEDULE OF ADJACENT PROPERTY OWNERS

(A) Hudson, David W. & Linda D.D.8, C-2007 Parcel #01-020-01-057-017 11410 Big Cynthiana Road Evansville, IN 47720	(E) Goebel, Valerie L. D.D.5, C-21598 Parcel #03-020-03-025-002 10901 Cynthiana Road Evansville, IN 47720	(I) Kempf, Thomas & Geraldine D.D.4, C-4187 Parcel #01-020-01-057-010 11505 Big Cynthiana Rd. Evansville, IN 47720
(B) Lewis, Michael D. & Cynthia D. D.D.5,C-4539 Parcel #01-020-01-057-016 11342 Big Cynthiana Road Evansville, IN 47720	(F) Simms, Jerry L. & Sandra K. D.D.1, C-20702 Parcel #03-020-03-025-056 10801 Orchard Lane Evansville, IN 47720	(J) Vaughn, Ricky A. & Tammi L. Doc.#2005R00019672 Parcel #01-020-01-057-030 11425 Big Cynthiana Rd. Evansville, IN 47720
(C) Hertz, Edger D.D.4, C-862 Parcel #01-020-01-057-015 11231 Karendale Evansville, IN 47720	(G) Seibert, Dorris L. D.B.646, P.406 Parcel #03-010-03-018-006 11343 Hwy. #65 Evansville, IN 47720	(K) Compton, George Clayton, Jr. D.D.4, C-7521 Parcel #01-020-01-057-026 11431 Cynthiana Rd. Evansville, IN 47720
(D) Seibert, Glen A. & Debra S. D.D.2, C-6891 Parcel #01-020-01-05-028 11311 Big Cynthiana Road Evansville, IN 47720	(H) Seibert, Dorris L. D.B.646, P.406 Parcel #03-010-03-018-022 11343 Cynthiana Road Evansville, IN 47720	

S-97
APC #9-MS-2008