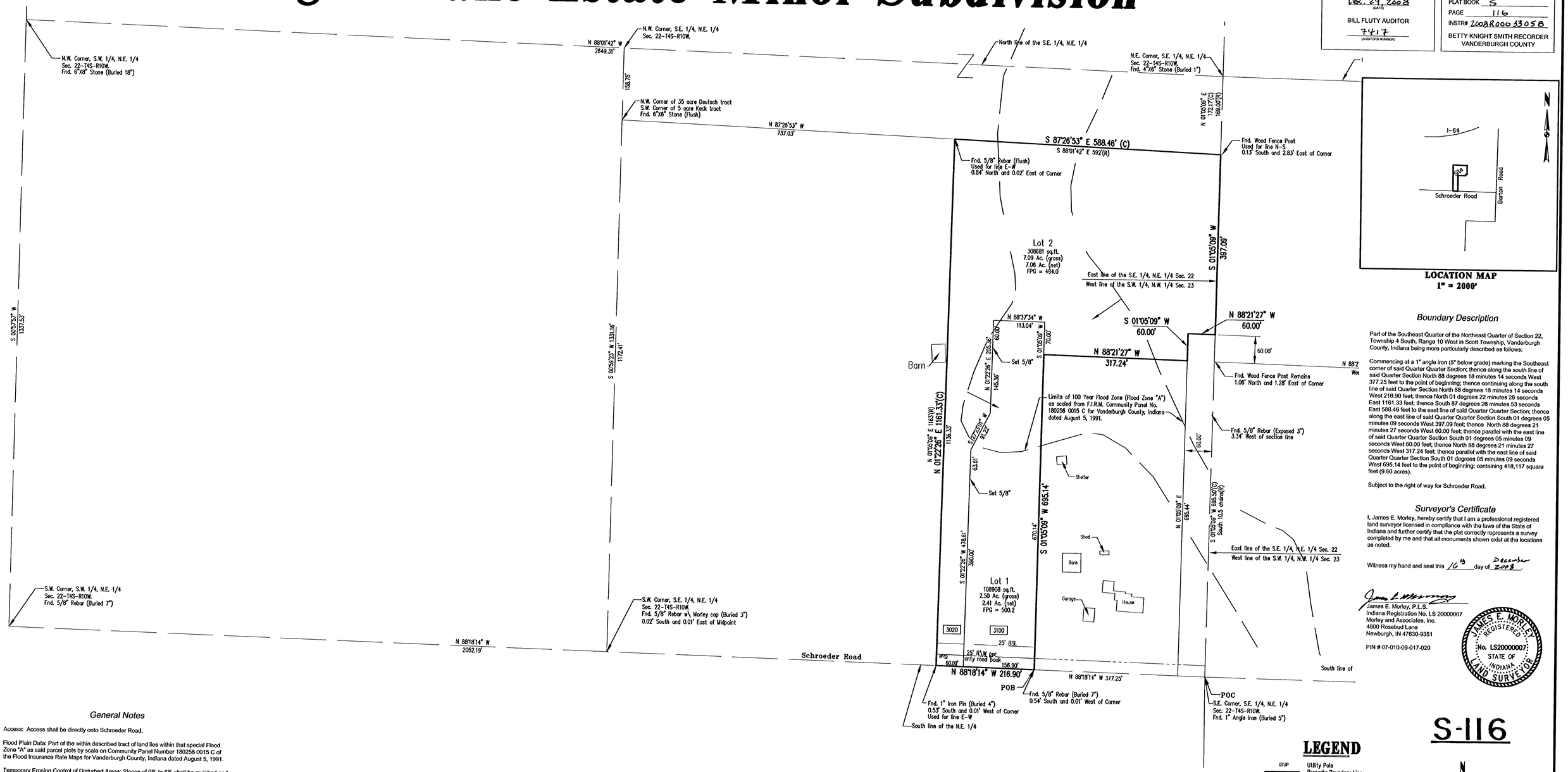
Rogers Lake Estate Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 29 2008 (DATE)
BILL FLUTY AUDITOR
7417 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12-29-2008 3:36 P M
PLAT BOOK 5
PAGE 116
INSTR# 2008R00033058
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



LOCATION MAP
1" = 2000'

Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 22, Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at a 1" angle iron (5" below grade) marking the Southeast corner of said Quarter Quarter Section; thence along the south line of said Quarter Section North 88 degrees 18 minutes 14 seconds West 377.25 feet to the point of beginning; thence continuing along the south line of said Quarter Section North 88 degrees 18 minutes 14 seconds West 216.90 feet; thence North 01 degrees 22 minutes 26 seconds East 1161.33 feet; thence South 87 degrees 28 minutes 53 seconds East 588.46 feet to the east line of said Quarter Quarter Section; thence along the east line of said Quarter Quarter Section South 01 degrees 05 minutes 09 seconds West 397.09 feet; thence North 88 degrees 21 minutes 27 seconds West 60.00 feet; thence parallel with the east line of said Quarter Quarter Section South 01 degrees 05 minutes 09 seconds West 60.00 feet; thence North 88 degrees 21 minutes 27 seconds West 317.24 feet; thence parallel with the east line of said Quarter Quarter Section South 01 degrees 05 minutes 09 seconds West 695.14 feet to the point of beginning; containing 418,117 square feet (9.60 acres).

Subject to the right of way for Schroeder Road.

Surveyor's Certificate

I, James E. Morley, 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 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 16th day of December 2008.

James E. Morley, P.L.S.
Indiana Registration No. LS 20000007
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630-9351

PIN # 07-010-09-017-020

JAMES E. MORLEY REGISTERED No. LS20000007 STATE OF INDIANA LAND SURVEYOR

General Notes

Access: Access shall be directly onto Schroeder Road.

Flood Plain Data: Part of the within described tract of land lies within that special Flood Zone "A" as said parcel plots by scale on Community Panel Number 180256 0015 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana dated August 5, 1991.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Electric is available. Potable water will be from a cistern.

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 8-8.1.

Property Corner Markers: All Lot and Boundary corners not previously marked will be marked by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023", unless otherwise noted.

Reference Survey: Instrument No. 2008R00030755 and 2008R00031077. There have been no change of matters from said survey that would affect the property.

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, 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,December 9, 2008 (at Subdivision Review).

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: Dec 29, 2008

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 Rogers Lake Estate Minor Subdivision. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner: James E. Morley and Jill A. Morley

By:

Jill A. Morley

James E. Morley
Jill A. Morley
11000 Eagle Crossing Drive
Evansville, IN 47725

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 the said Owners and Subdividers, James E. Morley and Jill A. Morley, 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 16TH day of DECEMBER, 2008

My Commission Expires: MAY 21, 2010

Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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.

Signature:

Secondary Plat

Designed By: J.E.M.	Job Number: 7493.0.001-A
Drawn By: J.E.M.	Date: 12-16-08
Filename: 7493 minor sub.dwg	

S-116

LEGEND

⌀UP	Utility Pole
———	Property Boundary Line
— — —	Easement Line
———	Right-of-way Line
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
POC	Point Of Commencement
[###]	Address
Set 5/8"	Set 5/8" Steel Rebar w/Plastic Cap Stamped "Morley & Assoc. ID#0023"
BFE	Base Flood Elevation
FPG	Flood Protection Grade

N

SCALE 1" = 100'

100 0 100 200

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