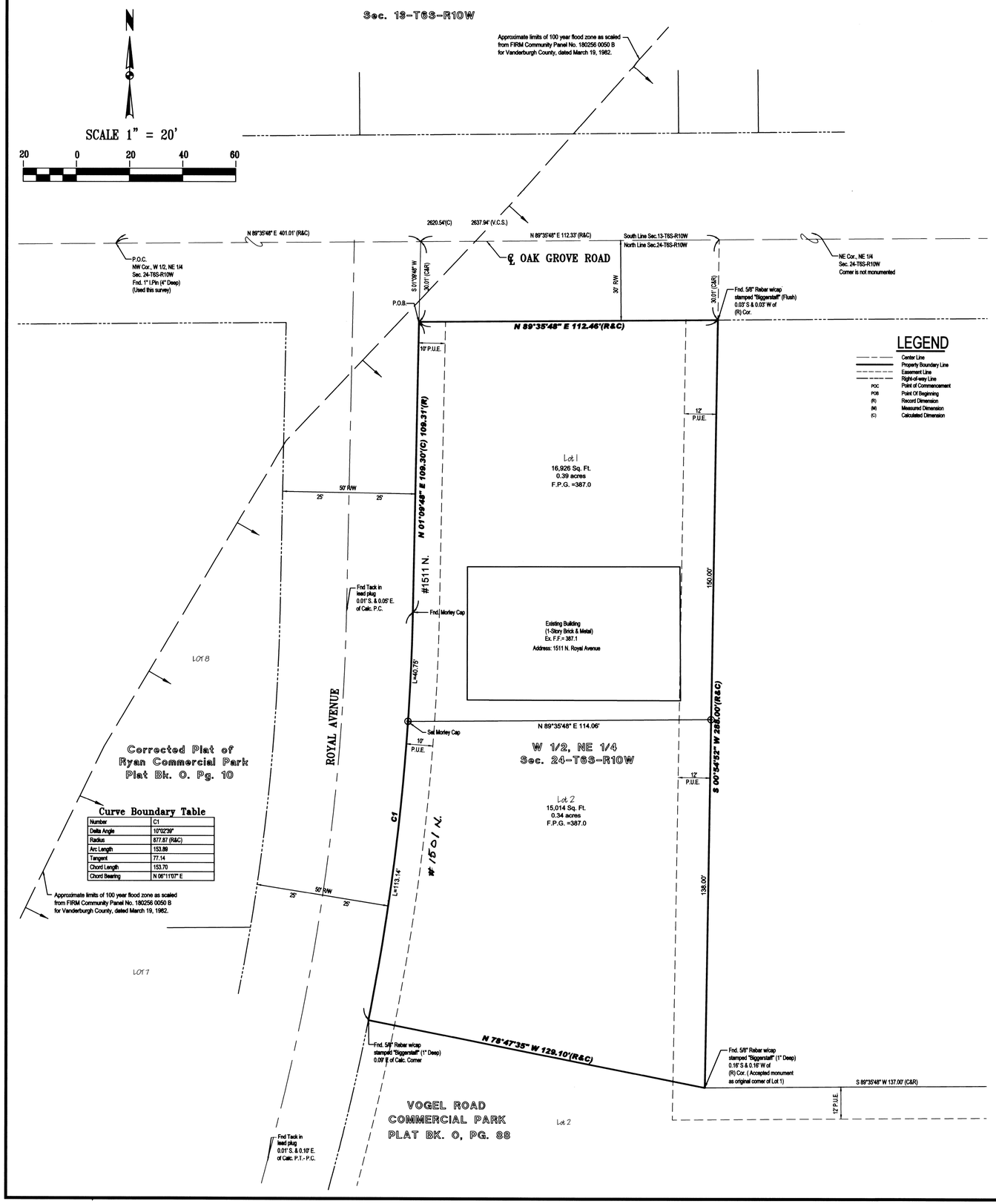


Royal Castle
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 17, 2009 (DATE)
BILL FLUTY AUDITOR
5982 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11-17-09 4:05 PM
PLAT BOOK "S"
PAGE 148
INSTR# 2009 R000 30536
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

Flood Plain Data: ALL of the within described tract of land lies within that special Flood Zone "A9" as said parcel plots by scale on Community Panel Numbers 180256 0050 B 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: Water and sanitary sewer are existing and on site by the Evansville Water and Sewer Department.

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: Inst. #2004R00035024- Said survey shows a 1" pin at the NE corner, NE 1/4 Sec. 24-5S-R10W. However, this is not the section corner and appears to be a PI point. This plat uses the location of the monument that previously marked the section corner before Burkhardt Road improvements.

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 Royal Castle Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated 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 areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

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/Developer:
Castle Properties, Inc.
P.O.Box 5065
Evansville, IN 47716-5056

By: _____
Karen Mortensen, President

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, Castle Properties, Inc., with Karen Mortenson as their President, 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.

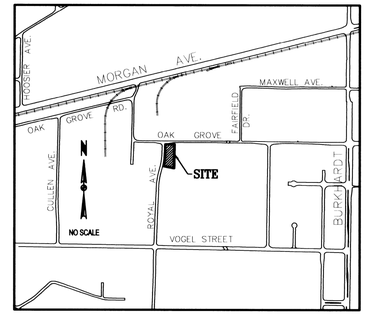
Witness my hand and seal this 5th day of November, 2009.

My Commission Expires: August 31, 2017

Evansville _____ Mary T. Shepard _____
Notary Resides in Notary Public

Vanderburgh _____ Mary T. Shepard _____
County, Indiana (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA



Location Map

Boundary Description

Lot 1 in Vogel Road Commercial Park as per plat thereof, recorded in Plat Book O, Page 88 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the West Half of the Northeast quarter of Section 24, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Northwest corner of said west half quarter section; thence along the north line thereof, North 89 degrees 35 minutes 48 seconds East 401.01 feet; thence South 01 degrees 09 minutes 48 seconds West 30.01 feet to the northwest corner of said Lot 1, said point being the point of beginning; thence the remaining calls along the boundary of said Lot 1, North 89 degrees 35 minutes 48 seconds East 112.46 feet; thence South 00 degrees 54 minutes 52 seconds West 288.00 feet; thence North 78 degrees 47 minutes 35 seconds West 129.10 feet to the point of curvature of a non-tangent curve, concave to the West, having a central angle of 10 degrees 02 minutes 39 seconds and a radius of 877.87 feet from which the chord bears North 06 degrees 11 minutes 07 seconds East 153.70 feet; thence along the arc of said curve 153.89 feet; thence North 01 degrees 09 minutes 48 seconds East 109.30 feet to the Point of Beginning containing 31,940 square feet (0.73 acres).

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 30th day of October, 2009.

Bret Alan Sermersheim _____
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS 20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630-9351

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

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, October 13, 2009 (Subdivision Review).

_____
President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Nov. 17, 2009

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-148
APC # 22-MS-2009

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: Bret Sermersh

Secondary Plat

Designed By:	Job Number:
BAS	7715.4.001A
Drawn By:	Date:
BAS	10-30-09
Filename:	
7715minor.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990