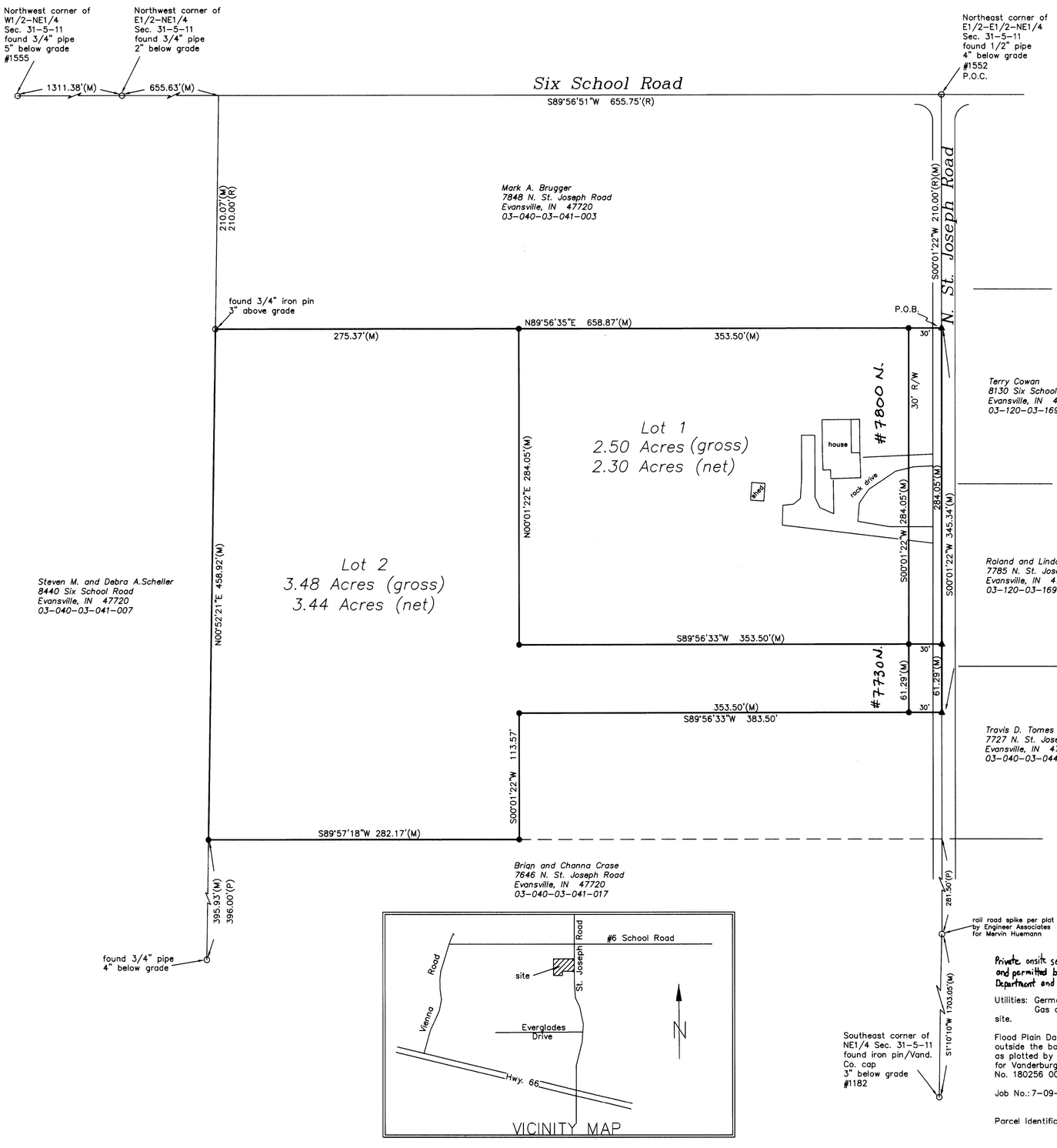
Sprawling Oak Minor Subdivision



0' 50' 100' 150'

1 inch = 50 feet

LEGEND

- ● – set 5/8" rebar with a plastic cap inscribed "NOELLE 29800013"
- ○ – found monument as noted
- ▲ – set MAG nail
- (M) – measured dimension
- (R) – record dimension
- (P) – plat dimension from survey for Mervin Hueman Survey by Engineer Associates, Inc. dated Mar. 5, 1954
- P.O.B. – point of beginning
- P.O.C. – point of commencing

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 21, 2010 (DATE)
BILL FLUTY AUDITOR
2563 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-21-10 4:04 P
PLAT BOOK S
PAGE 164
INSTR# 2010R00011465
Z TULLEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the East Half of the East Half of the Northeast Quarter of Section 31, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana, described as follows:

Commencing at a 1/2" pipe (found) marking the Northeast corner of said East Half of the East Half of the Northeast Quarter; thence South 00 degrees 01 minutes 22 seconds West along the East line of said East Half of the East Half of the Northeast Quarter 210.00 feet to a MAG nail set, marking the Southeast corner of a tract of land deeded to Mark A. Brugger as described in Deed Drawer 3, Card 42051 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning of this description; thence continuing South 00 degrees 01 minutes 22 seconds West along said East line 345.34 feet to a MAG nail (set); thence South 89 degrees 56 minutes 33 seconds West 383.50 feet to a 5/8" rebar with a plastic cap inscribed "NOELLE 29800013" and hereafter referred to as a "monument set"; thence South 00 degrees 01 minutes 22 seconds West 113.57 feet to a monument set on the North line of a tract of land deeded to Brian and Channa Crase as described in Deed Drawer 3, Card 52472 in said Office of the Recorder; thence South 89 degrees 57 minutes 18 seconds West along said North line 282.17 feet to a monument set marking the Northwest corner of said Crase tract; thence North 00 degrees 52 minutes 21 seconds East 458.92 feet to a 3/4" iron pin (found) marking the Southwest corner of said Brugger tract; thence North 89 degrees 56 minutes 35 seconds East along the South line of said Brugger tract 656.87 feet to the point of beginning, containing 5.98 acres more or less.

Subject to the right of way of North St. Joseph Road and any other easements of record.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Sprawling Oak Minor Subdivision.

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

Anthony J. Scheller
Anthony J. Scheller
8610 Six School Road
Evansville, IN 47720

Alma D. Scheller
Alma D. Scheller
8610 Six School Road
Evansville, IN 47720

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 above signed 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 4/30/2010 day of April, 2010

My commission expires 5/24/2012 Notary Public Margaret Anne Nicholson

Resident of Pesca County Printed MARGARET ANNE NICHOLSON

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 March 9, 2010. (AT Sub Review)

President

Attest Executive Director

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

Executive Director

May 21, 2010
Plat Release Date

S-164
Apc # 4-MS-2010

OFFICIAL SEAL – Area Plan Commission of Evansville and Vanderburgh County

GENERAL NOTES

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

Utilities: German Township water
Gas and Electric Service are available to the site.

Flood Plain Data: the proposed subdivision lies outside the boundaries of the 100 year Flood Zone A as plotted by scale on the Flood Rate Insurance Map for Vanderburgh County, Indiana, Community Panel No. 180256 0075 C, dated August 5, 1991.

Job No.: 7-09-2

Parcel Identification Number: 03-040-03-041-004

SURVEYOR'S CERTIFICATE

I, Stephen C. Noelle, hereby certify that I am a land surveyor, licensed in compliance with laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on April 1, 2010 and that all monuments shown exist at locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 19th day of April, 2010.

Stephen C. Noelle
Stephen C. Noelle
Indiana Registration Number LS 29800013

STEPHEN C. NOELLE REGISTERED No. 29800013 STATE OF INDIANA LAND SURVEYOR

STEPHEN C. NOELLE
5700 BLACKFORD ROAD EAST
MT. VERNON, INDIANA 47620
812-838-3740