BOEKE MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 14, 2010 (DATE)
BILL FLUTY AUDITOR
3742 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-14-10 8:57
PLAT BOOK S
PAGE 171
INSTR# 2010R00015842
Z TULEY RECORDER
VANDERBURGH COUNTY

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GRAPHIC SCALE 1"=50'
0 50 100 150

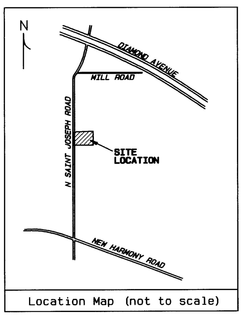
BOUNDARY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION (5), TOWNSHIP (6) SOUTH, RANGE (11) WEST, IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE FOUND 2" BELOW GRADE MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TWO HUNDRED FORTY-EIGHT AND NINETY-THREE HUNDREDTHS (248.93) FEET TO A RAILROAD SPIKE FOUND 2" BELOW GRADE; THENCE NORTH 87 DEGREES 08 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF A 1.77 ACRE PARCEL DESCRIBED IN DEED DRAWER 1 CARD 7091 (AND THE ELONGATION THEREOF) FOUR HUNDRED NINETEEN AND FORTY-EIGHT HUNDREDTHS (419.48) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137); THENCE SOUTH 00 DEGREES 22 MINUTES 30 SECONDS WEST TWO HUNDRED SEVENTY-ONE AND ELEVEN HUNDREDTHS (271.11) FEET TO A 5/8" IRON PIN SET FLUSH (WITH CAP LS #S0137) ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE FOUR HUNDRED EIGHTEEN AND EIGHTY-TWO HUNDREDTHS (418.82) FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5000 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS AND/OR EASEMENTS.



Location Map (not to scale)

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED 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 12th DAY OF July 2010

MY COMMISSION EXPIRES: Oct 14, 2016 Kathie S. Harvey NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY Kathie S. Harvey PRINTED

NOTARY PUBLIC SEAL INDIANA

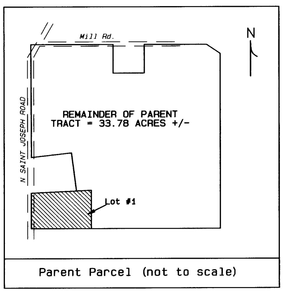
OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN, AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS BOEKE MINOR.

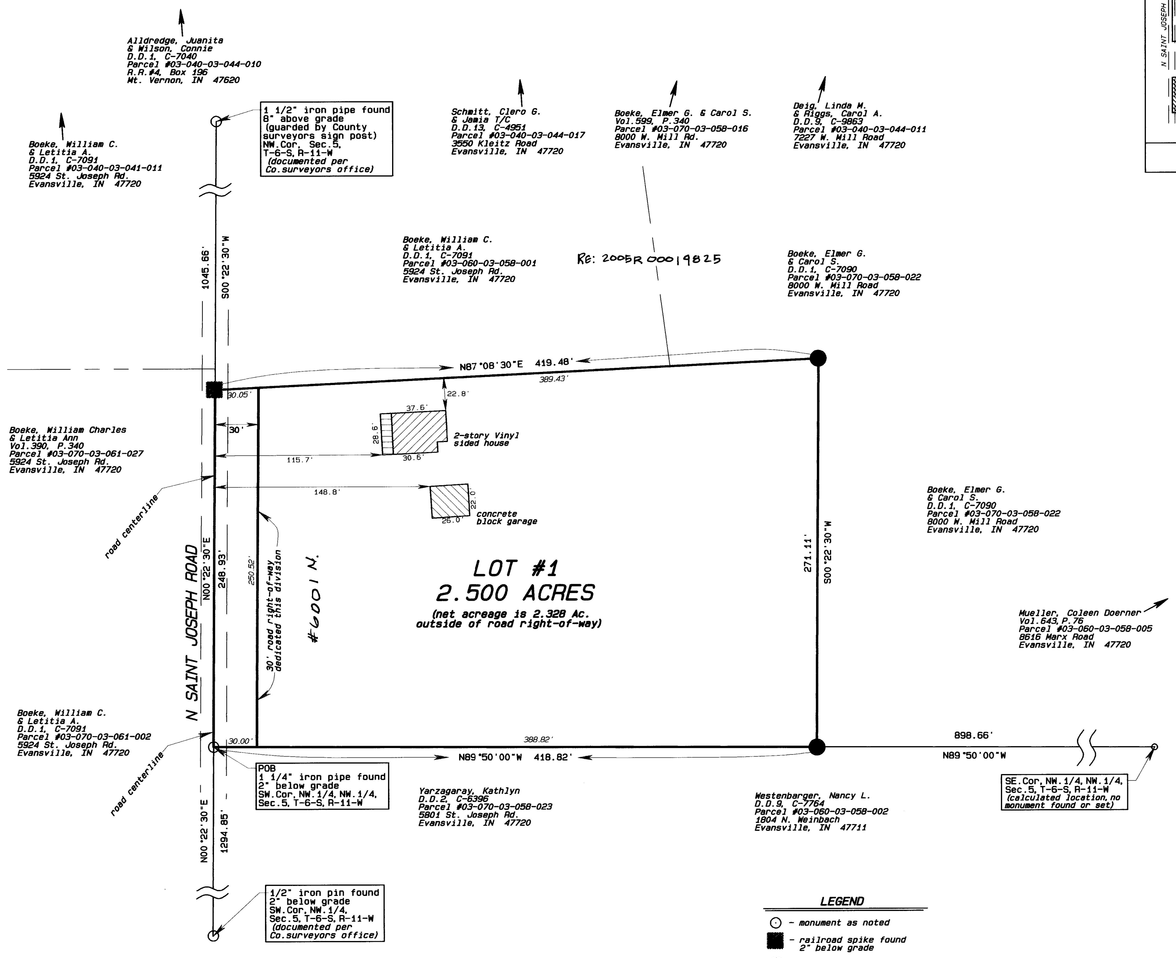
ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

ELMER G. BOEKE, JR. APRIL BOEKE

ELMER G. BOEKE, JR. & APRIL BOEKE
6001 N. SAINT JOSEPH ROAD
EVANSVILLE, INDIANA 47720



Parent Parcel (not to scale)



LEGEND

- ○ - monument as noted
- ■ - railroad spike found 2" below grade
- ● - 5/8" iron pin set flush with plastic cap inscribed Fred Kuester IN RLS S0137

POB - point of beginning

- Bearings are based on the west line of the northwest quarter of the northwest quarter of section 5, S00°22'30"W from deed record (D.D.I. C-7090)

- Last date of fieldwork: 10/20/2004

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 REQUIRED BY LAW.

Fred J. Kuester

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

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 7-9-10

FRED J. KUESTER LS #S0137 DATE

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1752 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

A.P.C. CERTIFICATE

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 ON July 11, 2005 per Sub Review.

PRESIDENT

EXECUTIVE DIRECTOR Blaine Oliver

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

S-171
APC# 4L-MS-2004

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

Blaine Oliver July 14, 2010

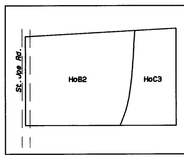
EXECUTIVE DIRECTOR PLAT RELEASE DATE

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 located outside the 100 year flood zone according to firm panel No. 75 of 100, No. 180256 0075 C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

3)



SOIL DATA:

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

HoC3 = Hosmer silt loam 6 to 12 percent slopes, severely eroded

4) ZONING: Subject property is zoned agriculture

5) UTILITIES: Vectren gas and electric service is available. Water service is a private well.

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

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