SHANKS PLACE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 12, 2010 (DATE)
BILL FLUTY AUDITOR
5949 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11-12-2010 10:28 AM
PLAT BOOK "S"
PAGE 179
INSTR# 2010 R 0002756
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 16, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 3/4" I.D. iron pipe at the Northwest corner of said Half, Quarter, Quarter Section; thence along the North line of said Half, Quarter, Quarter Section, South 88°50'00" East 60.00 feet to a mag spike at the true point of beginning; thence continue along said North line

1st: South 88°50'00" East 390.00 feet to a mag spike; thence parallel with the West line of said Half, Quarter, Quarter Section

2nd: South 01°44'20" West 280.00 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the North line of said Half, Quarter, Quarter Section

3rd: North 88°50'00" West 390.00 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the West line of said Half, Quarter, Quarter Section

4th: North 01°44'20" East 280.00 feet to the true point of beginning and containing 2.507 acres more or less.

Subject To: The right-of-way for Booker Road, being 30 feet in width and lying Southerly of and coincident with the first course of the above described parcel.

General Notes

1. UTILITIES: Water is available by the Evansville Water Department. Sanitary Sewers are not available.

2. 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.

3. FLOOD PLAIN DATA: No portion of this Minor Subdivision lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0075 C dated August 5, 1991.

4. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding.

5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

6. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

7. EASEMENTS: The terms and maintence agreement for the 20 foot ingress/egress easement can be found within the recorded document being recorded as Document Number 2010R-00019212 in the office of the Recorder of Vanderburgh County.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 on and that all monuments shown to exist at all 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 24th day of August, 2010.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

I, the undersigned owner's of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Shanks Place**.

Easement Dedications

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.

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

Charles W. Shanks
5620 Booker Road
Evansville, IN 47720

Mallie L. Shanks (SIGNED AS: M. LUCAS Shanks)
5620 Booker Road
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

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 26th day of August, 2010.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

SEAL

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 May 11, 2010 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

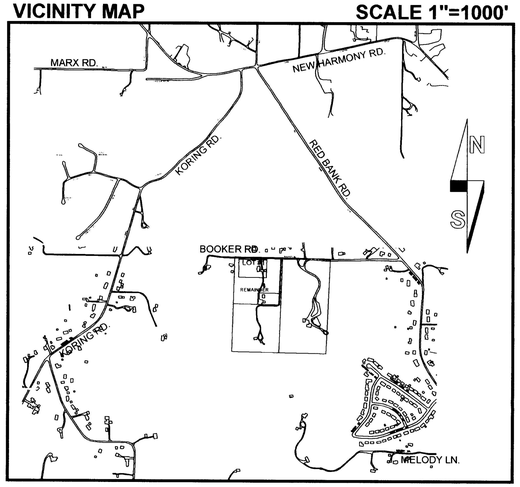
Nov. 12, 2010
Plat Release Date

SEAL

S-179
APC # 8-MS-2010

VICINITY MAP

SCALE 1"=1000'



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710
(812) 424-2461

MINOR SUBDIVISION
5700 BOOKER ROAD
CLIENT: Charles & Mallie Shanks
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED: D.E.G.
SCALE: 1"=40'
DATE: 04/07/10
PROJECT NO.: S-9049
REVISIONS

SHEET NO.: 1 OF 1

