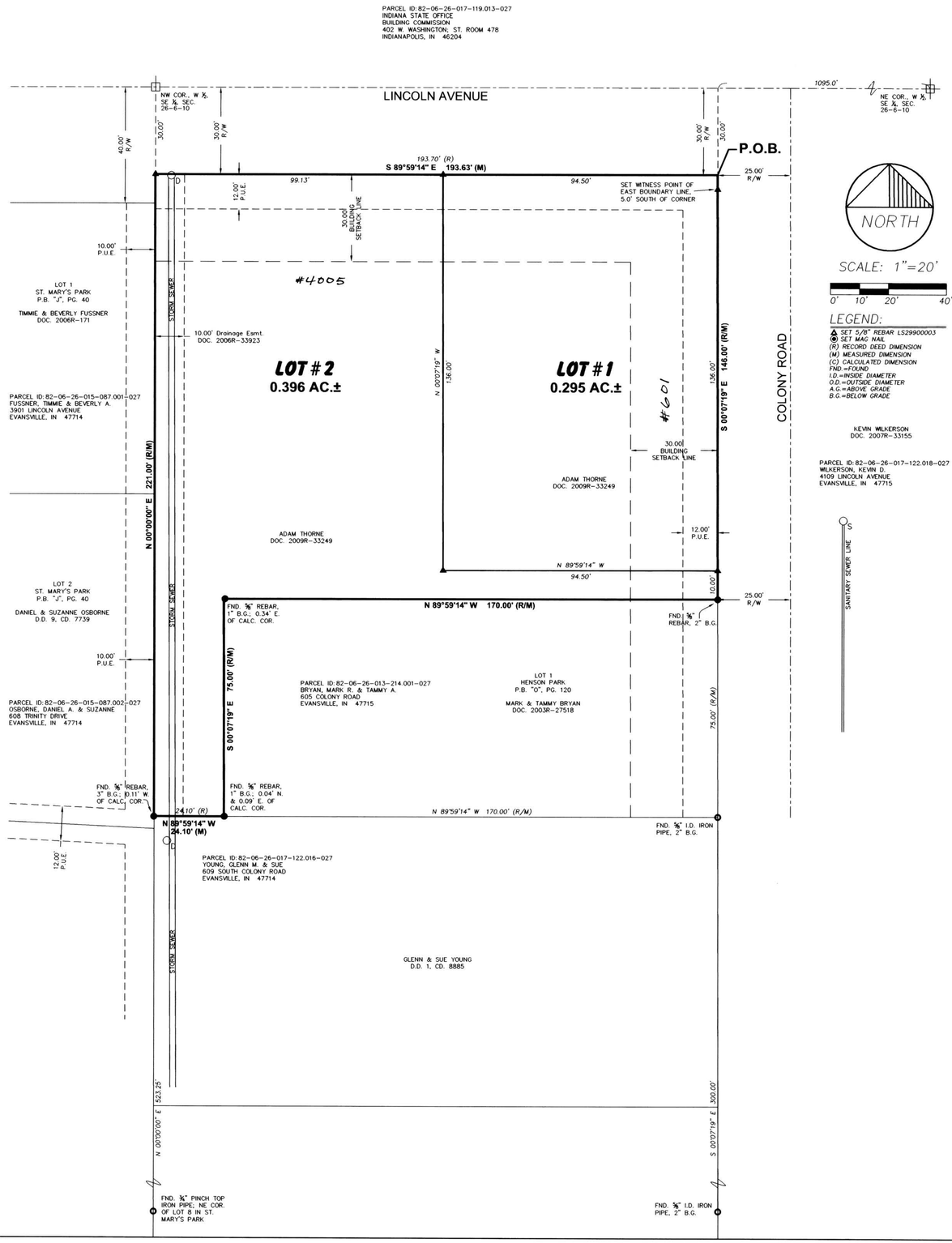
THORNE ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 21, 2010
BILL FLUTY AUDITOR
6779

RECEIVED FOR RECORD
DATE 12-21-10 3:48 PM
PLAT BOOK "S"
PAGE 183
INSTR# 2010 R 000 31692
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Lot 2 in Henson Park, as per the plat recorded in Plat Book "O", page 120 in the office of the Recorder of Vanderburgh County, Indiana, lying in Knight Township and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, said point being 1095.00 feet West and 30.00 feet South of the Northeast corner of the West Half of the Southeast Quarter of Section 26, Township 6 South, Range 10 West; thence along the East line of said Lot 1

1st: South 00°07'19" East 146.00 feet to the Southeast corner of said Lot 1; thence along the Southern boundary of said Lot 1 for the following 3 (three) courses

2nd: North 89°59'14" West 170.00 feet; thence

3rd: South 00°07'19" East 75.00 feet; thence

4th: North 89°59'14" West 24.10 feet to the Southwest corner of said Lot 1; thence along the West boundary of said Lot 1

5th: North 00°00'00" East 221.00 feet to the Northwest corner of said Lot 1; thence along the North boundary of said Lot 1

6th: South 89°59'14" East 193.63 feet to the point of beginning and containing 0.691 acres more or less.

General Notes

1. UTILITIES: Water and Sanitary Sewers are available by the Evansville Water and Sewer Department.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257 0008 B dated October 15, 1981.

3. 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.

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

5. LOT RESTRICTIONS: Lot 1 shall only have access along Colony Road. Lot 2 shall only have access along Lincoln Avenue. ALSO, LOT 1 ACCESS SHALL BE LOCATED AS FAR FROM LINCOLN AVENUE INTERSECTION AS PRACTICAL.

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 20th day of December 2010.

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

Donald E. Gries
Indiana Registration No. LS 29900003

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Thorne Estates Minor Subdivision**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **P.U.E.** (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.

ADAM THORNE
6710 BOSTON DRIVE
NEWBURGH, IN 47630

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 20th day of December 2010.

My commission expires 11/22/2014

NOTARY PUBLIC SEAL STATE OF INDIANA

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

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 12, 2010 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

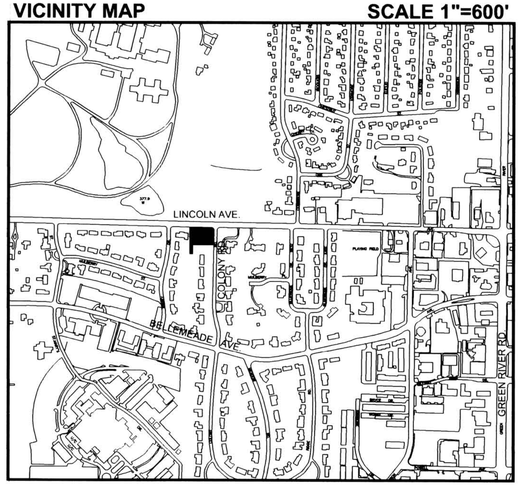
Executive Director

Dec. 21, 2010
Plat Release Date

SEAL

S-183
apc# 17-MS-2010

VICINITY MAP SCALE 1"=600'



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING
1133 WEST MILL ROAD
LAND SURVEYING
(812) 424-2481
EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
4005 LINCOLN AVENUE
CLIENT: ADAM THORNE
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.P.F.
CHECKED D.E.G.
SCALE: 1"=20'
DATE: 09/08/10
PROJECT NO.: S-9042
REVISIONS

SHEET NO: 1 OF 1