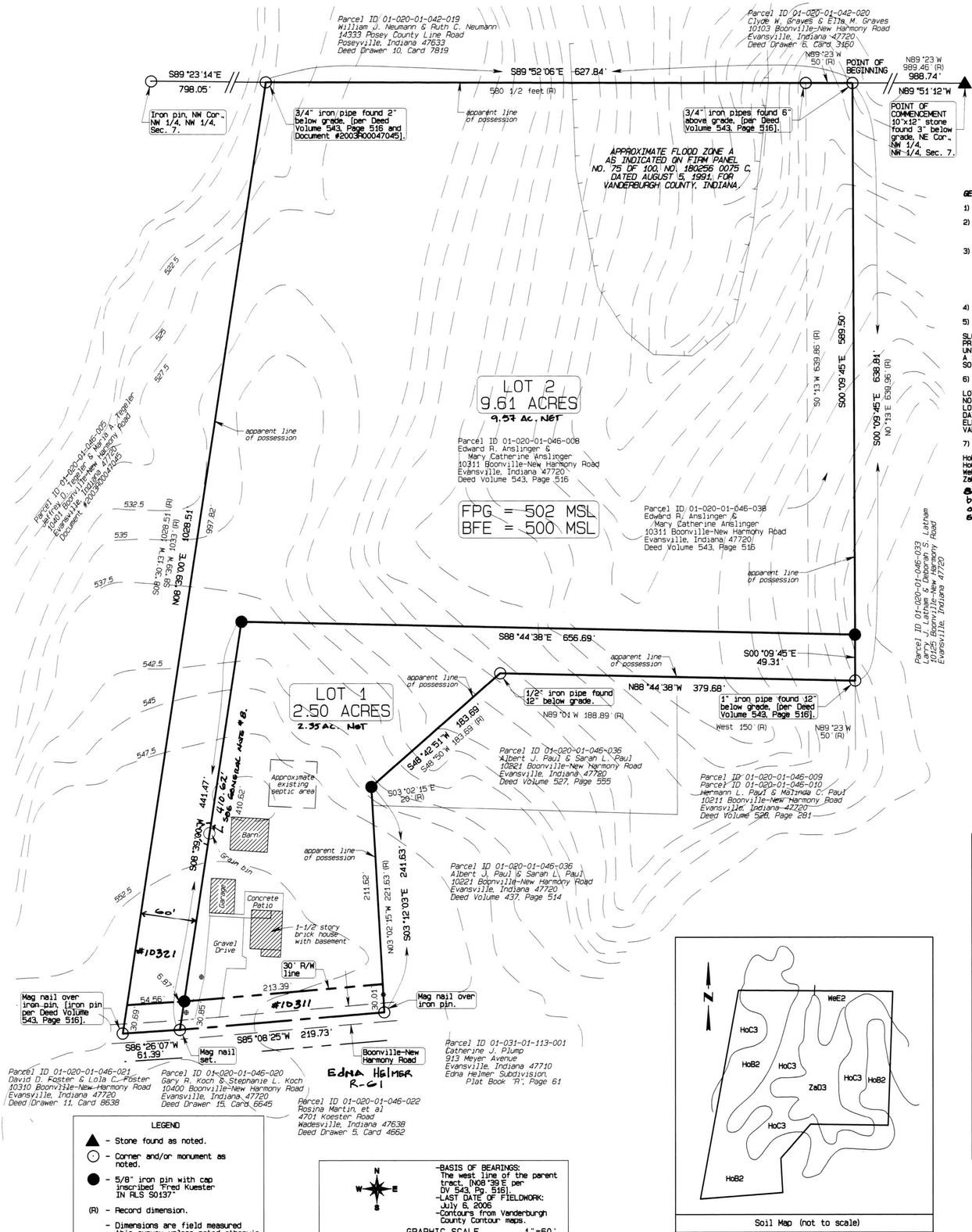
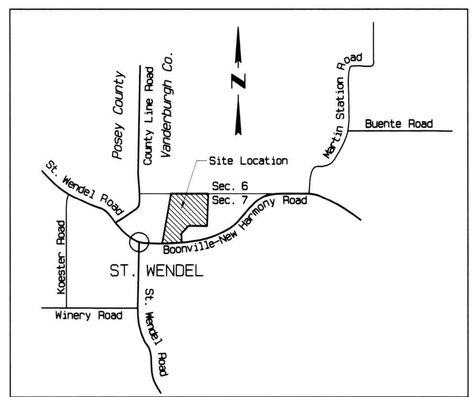


Soil Map (not to scale)



Vicinity Map (not to scale)

GENERAL NOTES:

1) ZONING - SUBJECT PROPERTY IS ZONED AGRICULTURE.

2) OWNERS - EDWARD R. ANSLINGER & MARY CATHERINE ANSLINGER
10311 BOONVILLE-NEW HARMONY ROAD
EVANSVILLE, INDIANA 47720

3) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE TO LOT 1 AND LOT 2.
- LOT 1 CURRENTLY HAS A WELL TO SUPPLY WATER.
- GERMAN WATER IS AVAILABLE TO LOT 1 AND LOT 2.
- THE PROPOSED PRIVATE SEPTIC SYSTEM FOR LOTS 2 MUST BE IN COMPLIANCE WITH 410 IAC 6-8.1 THE BASE OF THE OSOS MOUND OR THE BOTTOM OF TRENCHES MUST BE ABOVE THE 100 YEAR FLOOD ELEVATION.
- LOT 1 HAS AN EXISTING SEPTIC SYSTEM.

4) NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

5) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL 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 HAVE A 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.

6) FLOOD PLAIN DATA:

LOT 1 AND PART OF LOT 2 LIE WITHIN FLOOD ZONE C AS INDICATED ON FIRM PANEL NO. 75 OF 100, NO. 180256 0075 C, DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA. PART OF LOT 2 LIES WITHIN FLOOD ZONE A AS INDICATED ON 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.

7) SOIL DATA:

HoB2 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED.
HoC3 - HOSMER SILT LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED.
WeE2 - WELLSTON SILT LOAM, 18 TO 25 PERCENT SLOPES, ERODED.
ZaD3 - ZANESVILLE SILT LOAM, 12 TO 18 PERCENT SLOPES, SEVERELY ERODED.

8) AN EASEMENT FIVE (5) FEET IN WIDTH, ADJACENT TO THE PORTION OF THE GRAIN BIN ON LOT 2 (WESTERLY PORTION). SAID EASEMENT IS IN FAVOR OF THE OWNERS OF LOT 1, FOR THE PURPOSE OF INGRESS/EGRESS AND MAINTENANCE AND SAID EASEMENT SHALL BE TERMINATED WHEN SAID GRAIN BIN IS RAZED.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 10 INCH BY 12 INCH STONE FOUND MARKING THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 51 MINUTES 12 SECONDS WEST NINE HUNDRED EIGHTY-EIGHT AND SEVENTY-FOUR HUNDREDTHS (988.74) FEET TO A 3/4 INCH IRON PIPE FOUND 6 INCHES ABOVE GRADE MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 00 DEGREES 09 MINUTES 45 SECONDS EAST SIX HUNDRED THIRTY-EIGHT AND EIGHTY-ONE HUNDREDTHS (638.81) FEET TO A 1 INCH IRON PIPE FOUND 12 INCHES BELOW GRADE; THENCE NORTH 88 DEGREES 44 MINUTES 38 SECONDS WEST THREE HUNDRED SEVENTY-NINE AND SIXTY-EIGHT HUNDREDTHS (379.68) FEET TO A 1/2 INCH IRON PIPE FOUND 12 INCHES BELOW GRADE; THENCE SOUTH 48 DEGREES 42 MINUTES 51 SECONDS WEST ONE HUNDRED EIGHTY-THREE AND SIXTY-NINE HUNDREDTHS (183.69) FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" SET FLUSH; THENCE SOUTH 03 DEGREES 12 MINUTES 03 SECONDS EAST TWO HUNDRED FORTY-ONE AND SIXTY-THREE HUNDREDTHS (241.63) FEET TO AN IRON PIN IN BOONVILLE-NEW HARMONY ROAD; THENCE SOUTH 85 DEGREES 08 MINUTES 25 SECONDS WEST TWO HUNDRED NINETEEN AND SEVENTY-THREE HUNDREDTHS (219.73) FEET TO A MAG NAIL SET IN SAID ROAD; THENCE SOUTH 86 DEGREES 26 MINUTES 07 SECONDS WEST SIXTY-ONE AND THIRTY-NINE HUNDREDTHS (61.39) FEET TO AN IRON PIN IN SAID ROAD; THENCE NORTH 08 DEGREES 39 MINUTES 00 SECONDS EAST ONE THOUSAND TWENTY-EIGHT AND FIFTY-ONE HUNDREDTHS (1028.51) FEET TO A 3/4 INCH IRON PIPE FOUND 2 INCHES BELOW GRADE ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 52 MINUTES 06 SECONDS EAST SIX HUNDRED TWENTY-SEVEN AND EIGHTY-FOUR HUNDREDTHS (627.84) FEET TO THE POINT OF BEGINNING.

CONTAINING 12.11 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Apr. 20, 2011 (DATE)
JOE GNIES AUDITOR
1755 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04.20.11 at 1:51 P
PLAT BOOK S
PAGE 189
INSTR# 2011R0000 9207
Z Tuley RECORDER
VANDERBURGH COUNTY

ANSLINGER SUBDIVISION

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DEED RECORD OF PARENT TRACT:
DEED VOLUME 543, PAGE 516
OWNERS: EDWARD R. ANSLINGER & MARY CATHERINE ANSLINGER

S-189

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS ANSLINGER SUBDIVISION.

EDWARD R. ANSLINGER Edward R. Anslinger DATE 4-20-11

MARY CATHERINE ANSLINGER Mary Catherine Anslinger DATE 4-20-11

EDWARD R. & MARY CATHERINE ANSLINGER
10311 BOONVILLE-NEW HARMONY ROAD
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA
COUNTY OF VANDERBURGH

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 20th DAY OF April 2006 2011

MY COMMISSION EXPIRES: Oct 14, 2016

NOTARY PUBLIC Kathie S. Holley PRINTED Kathie S Holley

RESIDENT OF Vanderburgh COUNTY, INDIANA

AREA PLAN COMMISSION 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 AT A MEETING HELD ON Sept. 12, 2006 at Sub Review.

PRESIDENT ATTEST: EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE April 20, 2011

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 LOCATIONS NOTED. 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, LS #S0137 Fred J. Kuester DATE 9-19-06

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 DATE 9-19-06

SURVEYOR'S REPORT

IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 865, THIS DOCUMENT IS CREATED IN ORDER TO REPORT OPINIONS AND OBSERVATIONS REGARDING THE AMOUNT OF UNCERTAINTY IN THE LOCATION OF LINES AND CORNERS FOUND OR ESTABLISHED THIS SURVEY BECAUSE OF THE FOLLOWING: 1) AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS, 2) OCCUPATION OR POSSESSION LINES, 3) CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS, 4) THE THEORECTICAL UNCERTAINTY OF THE MEASUREMENTS.

THIS SURVEY WAS REQUESTED TO ASSIST IN CREATING NEW TAX PARCELS FROM REAL ESTATE AS DESCRIBED IN DEED VOLUME 543, PAGE 516 AND OWNED BY EDWARD R. & MARY CATHERINE ANSLINGER.

REFERENCE CORNERS: SECTION (7), TOWNSHIP (5) SOUTH, RANGE (11) WEST:
-THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION (7) ARE MARKED BY FOUND MONUMENTS SHOWN IN RECORD DOCUMENTS OF THE AREA.

LINES OF POSSESSION:
-SEE THE PLAT OF SURVEY.

RECORD DESCRIPTIONS:
-THE PARENT TRACT IS DESCRIBED BY A METES AND BOUNDS TYPE DESCRIPTION WITH EXCEPTIONS AND IS FOUND IN DEED VOLUME 543, PAGE 516 AND OWNED BY ANSLINGER. SAID EXCEPTION DESCRIPTIONS ARE FOUND IN DEED VOLUME 437, PAGE 514 (PAUL), DEED VOLUME 527, PAGE 555 (PAUL), AND DEED VOLUME 526, PAGE 281 (PAUL).
-THE ADJOINING TRACTS NORTH OF THE ANSLINGER PARENT TRACT ARE LIMITED TO SECTION (6) AND ARE OWNED BY NEUMANN AND GRAVES.
-THE ADJOINING TRACT WEST OF THE ANSLINGER PARENT TRACT IS DESCRIBED BY A METES AND BOUNDS TYPE DESCRIPTION FOUND IN DOCUMENT #2003R00047045.
-THE ADJOINING TRACTS SOUTH OF THE ANSLINGER PARENT TRACT ARE LIMITED TO THE SOUTH SIDE OF BOONVILLE-NEW HARMONY ROAD.

CLASSIFICATION OF SURVEY:
-SUBURBAN SURVEY: 0.13 FEET PLUS 100 PARTS PER MILLION.

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
R.R. #2 BOX 72A
FORT BRANCH, INDIANA 47648
PHONE # (812) 753-4843

ANSLINGER SUBDIVISION		
SCALE: 1" = 60'	APPROVED BY: FJK	DRAWN BY: CAK
DATE: Sept. 2006		REVISED: 0
Part of the NW 1/4, NW 1/4, Sec. 7, T-5-S, R-11-W, Armstrong Township, Vanderburgh County, Indiana.		
file: 2006-09-anslnger.smi client: Edward R. & Mary Catherine Anslinger		SHEET 1 OF 1

Vanderburgh Co., Armstrong Twp., 7-5s-11w