TRI-STATE MACHINE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 12, 2011
JOE GRIES AUDITOR
2267

RECEIVED FOR RECORD
DATE 05.12.11 2:47 P
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PAGE 191
INSTR# 2011R000 11 080
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, South 89°38'16" West 42.68 feet to a 5/8" rebar with LS cap 29900003 at the true point of beginning; thence continue along said South line

1st: South 89°38'16" West 493.32 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the East line of said Quarter, Quarter Section

2nd: North 00°11'01" East 491.58 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the North line of said Quarter, Quarter Section

3rd: North 89°37'03" East 496.64 feet to a 5/8" rebar with LS cap 29900003 in the West right-of-way line of Burkhardt Road; thence along said right-of-way line for the following 4 (four) courses

4th: South 00°11'01" West 222.16 feet to a 5/8" rebar with LS cap 29900003; thence

5th: South 00°54'00" West 131.24 feet to a 5/8" rebar with LS cap 29900003; thence

6th: South 00°11'01" West 131.23 feet to a 5/8" rebar with LS cap 29900003; thence

7th: South 13°19'23" West 7.35 feet to the true point of beginning and containing 5.598 acres more or less.

General Notes

1. UTILITIES: Water and Sewers are available by the Evansville Water & Sewer Utilities 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 ~~180256 0050 B~~ dated ~~March 10, 1982~~ # 18163C 0201D 03-17-2011.

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

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 14TH day of APRIL, 2011.

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 of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Tri-State Machine**.

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.

Strips or areas of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

Robert C. Scales
Lot 1
Robert C. Scales, Co Trustee of the Robert C. Scales and L. June Scales Revocable Living Trust U/A dated July 21, 2006
2410 North Burkhardt Rd.
Evansville, IN 47715

L. June Scales
Lot 1
L. June Scales, Co Trustee of the Robert C. Scales and L. June Scales Revocable Living Trust U/A dated July 21, 2006
2410 North Burkhardt Rd.
Evansville, IN 47715

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 28th day of April, 2011.
My commission expires 11/22/2014

Patricia E. Keith
Signature
Patricia E. Keith
Printed Name
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Vesta Rachael Roll Scales
Lot 1
Vesta Rachael Roll Scales, as Personal Representative of the Estate of Albert Raymon Scales, Sr.
6200 Gardner Road
Chandler, IN 47610

Robert C. Scales
Vesta Rachael Roll Scales
Lot 1 and 2
Scales Brothers, an Indiana general partnership
Vesta Rachael Roll Scales, as Personal Representative of the Estate of Albert Raymon Scales, Sr. and
Robert C. Scales
6200 Gardner Road
Chandler, IN 47610

NOTARY CERTIFICATE
STATE OF INDIANA)
) ss:
COUNTY OF Vanderburgh)

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Witness my hand and seal this 28th day of April, 2011.
My commission expires 11/22/2014

Patricia E. Keith
Signature
Patricia E. Keith
Printed Name
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL 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 January 11, 2011 (at Subdivision review).

President
Attest Executive Director

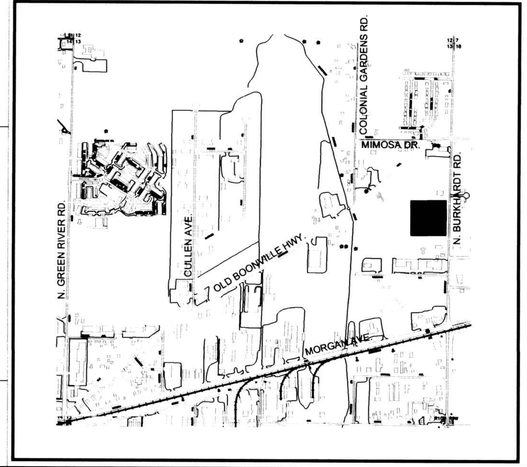
PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

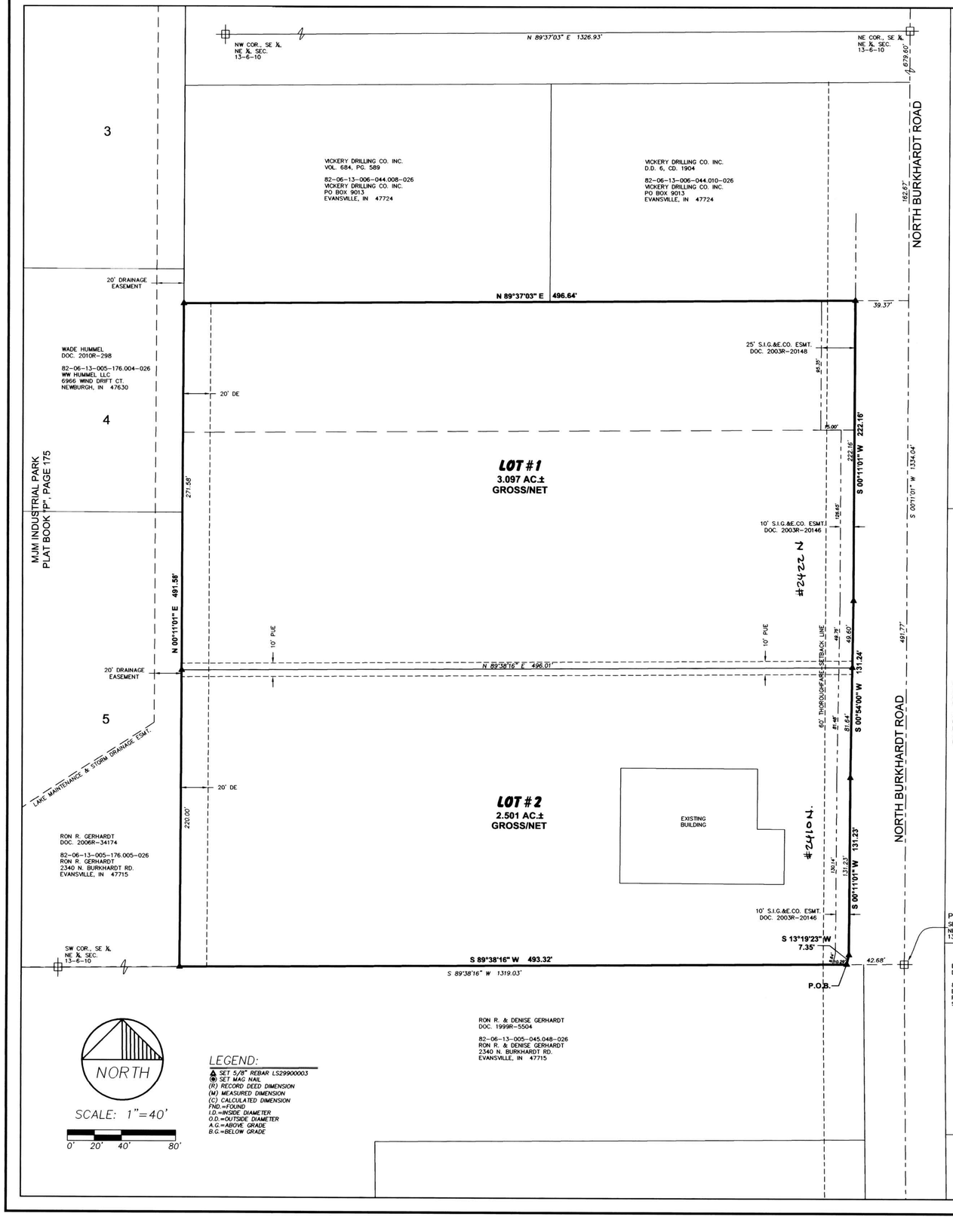
Executive Director
May 12, 2011
Plat Release Date

SEAL

VICINITY MAP

SCALE 1"=1000'





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

MINOR SUBDIVISION
2410 N. BURKHARDT RD.
CLIENT: TRI-STATE MACHINE
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=40'
DATE: 12/14/10
PROJECT NO.: S-9167
REVISIONS

SHEET NO.: 1 OF 1

S-191
APC# 3-MS-2011

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