COMBS NO. 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 19, 2011
JOE GRIES AUDITOR
3492 (AUDITOR'S NUMBER)

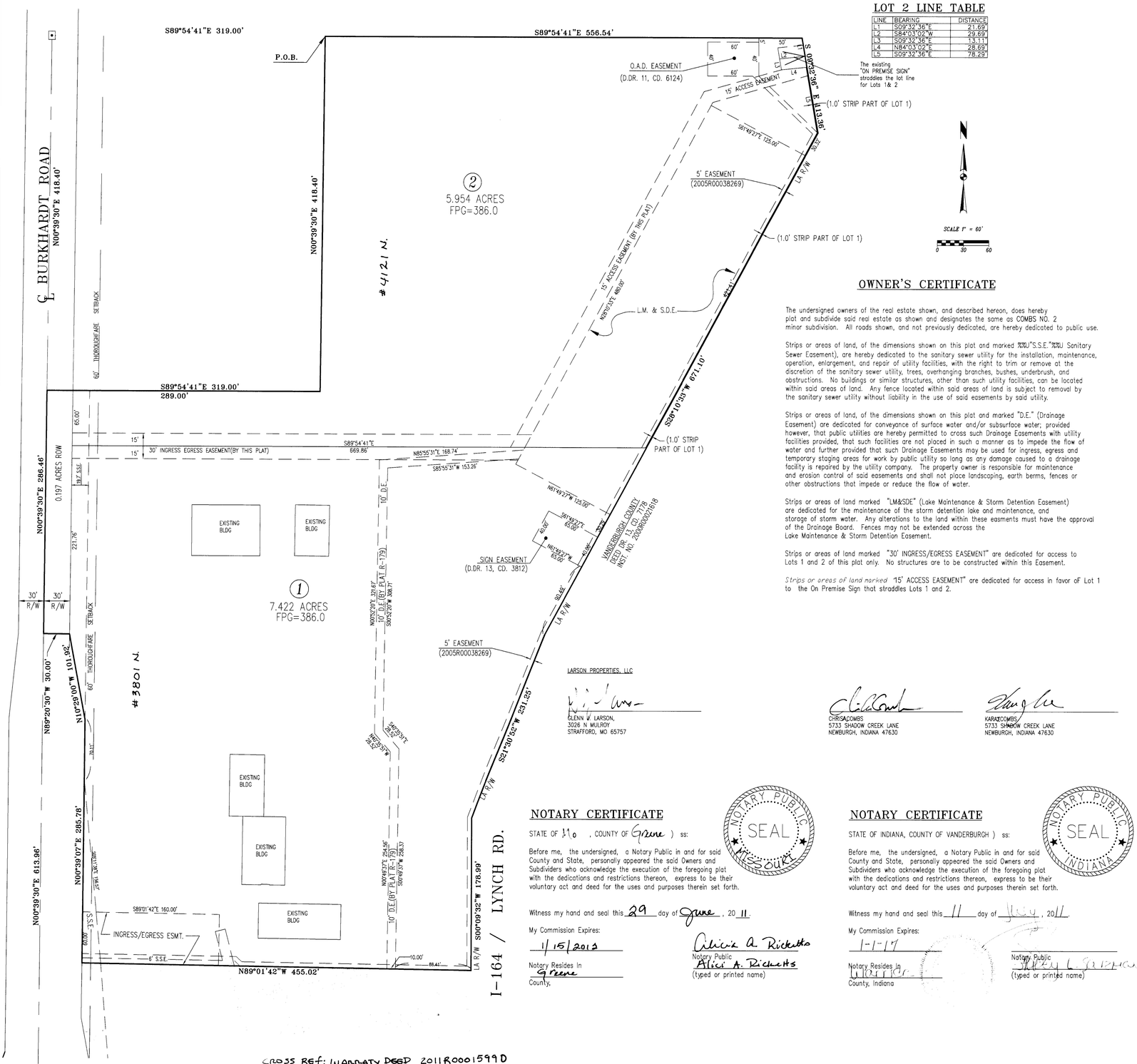
RECEIVED FOR RECORD
DATE 07.19.2011 2:54p
PLAT BOOK S
PAGE 197
INSTR# 2011R0001599I
Z TULEY RECORDER
VANDERBURGH COUNTY



SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Sanitary sewer & water are available by the Evansville Water & Sewer Utilities Department. Gas, electric, and telephone are available at the site.
2. Flood Plain Data: This property lies within the 100 year flood zone (Zone AE) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Map Number 18163C0140D, dated March 17, 2011.
3. Temporary Erosion Control: (during construction)
   – Slopes of 0%– 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (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 straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
4. Erosion Control for Ditches:
   – Slopes of 0%–2% shall be mulched and seeded within forty-five (45) days of disturbance.
   – Slopes of 2%–8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   – Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "RLS 900007."
6. Compaction Certification: Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.



LOT 2 LINE TABLE

LINE	BEARING	DISTANCE
L1	S09°32'56"E	21.69
L2	S84°03'09"W	29.69
L3	S09°32'56"E	13.11
L4	N84°03'09"E	28.69
L5	S09°32'56"E	28.29

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as COMBS NO. 2 minor subdivision. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "%%U"S.S.E."%%U Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer 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 "D.E." (Drainage Easement) are 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.

Strips or areas of land marked "LM&SDE" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any alterations to the land within these easments must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

Strips or areas of land marked "30' INGRESS/EGRESS EASEMENT" are dedicated for access to Lots 1 and 2 of this plat only. No structures are to be constructed within this Easement.

Strips or areas of land marked "15' ACCESS EASEMENT" are dedicated for access in favor of Lot 1 to the On Premise Sign that straddles Lots 1 and 2.

LARSON PROPERTIES, LLC
GLENN V. LARSON,
3026 N. MULROY
STRAFFORD, MO 65757

CHRIS&COMBS
5733 SHADOW CREEK LANE
NEWBURGH, INDIANA 47630

KARA&COMBS
5733 SHADOW CREEK LANE
NEWBURGH, INDIANA 47630

NOTARY CERTIFICATE

STATE OF Mo, COUNTY OF Greene) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 29 day of June, 20 11.

My Commission Expires: 1/15/2013

Notary Resides In Greene County,

Notary Public Alicia A. Ricketts (typed or printed name)

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11 day of July, 2011.

My Commission Expires: 1-1-17

Notary Resides In Vanderburgh County, Indiana

Notary Public (typed or printed name)

CROSS REF: WARRANTY DEED 2011R0001599D

BOUNDARY DESCRIPTION

Lot 1 in Comb's Minor Subdivision, as per plat thereof, recorded in Plat Book R, page 179 in the office of the Recorder of Vanderburgh County, Indiana and part of the Northwest quarter of Section Seven (7), Township Six (6) South, Range Nine (9) West, in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the South half of the Northwest quarter of said Section 7; thence along the North line thereof, South 89 degrees 54 minutes 41 seconds East a distance of 319.00 feet to the POINT OF BEGINNING; thence continue along said North line, South 89 degrees 54 minutes 41 seconds East a distance of 556.54 feet to a point on the right-of-way of Lynch Road; thence along said Lynch Road right-of-way South 09 degrees 32 minutes 36 seconds East a distance of 113.36 feet; thence continue along said Lynch Road right-of-way South 28 degrees 10 minutes 33 seconds West a distance of 671.10 feet; thence continue along said Lynch Road right-of-way South 21 degrees 30 minutes 52 seconds West a distance of 231.25 feet; thence continue along said Lynch Road right-of-way South 00 degrees 09 minutes 32 seconds West a distance of 178.99 feet; thence North 89 degrees 01 minutes 42 seconds West a distance of 455.02 feet to the West line of the Burkhardt Road right-of-way conveyed in Deed Drawer 7, card 5993; thence continue along said Burkhardt Road right-of-way North 00 degrees 39 minutes 07 seconds East a distance of 285.78 feet; thence continue along said Burkhardt Road right-of-way North 10 degrees 29 minutes 00 seconds West a distance of 101.92 feet; thence continue along said Burkhardt Road right-of-way North 89 degrees 20 minutes 30 seconds West a distance of 30.00 feet to the West line of the Northwest Quarter of said Section 7; thence along the West line thereof, North 00 degrees 39 minutes 30 seconds East a distance of 286.46 feet; thence South 89 degrees 54 minutes 41 seconds East a distance of 319.00 feet; thence North 00 degrees 39 minutes 30 seconds East a distance of 418.40 feet to the Point of Beginning, containing 13.573 acres more or less.

S.W. COR., N.W. 1/4 SEC. 7-6-9 (1" I. PLUG FND.)

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on APRIL 1st, 20 11, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 28th day of June, 20 11.

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR

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.

Steven A. Sherwood

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

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA OFFICIAL SEAL

A.P.C. DOCKET NO. 4-MS-2011

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: 07-19-2011

S-197
APC# 4-MS-2011

SITECON, Inc.
Engineers–Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

DATE: 06-28-2011; PROJECT: 40-10-20; FILE: MINORSUB2.DWG