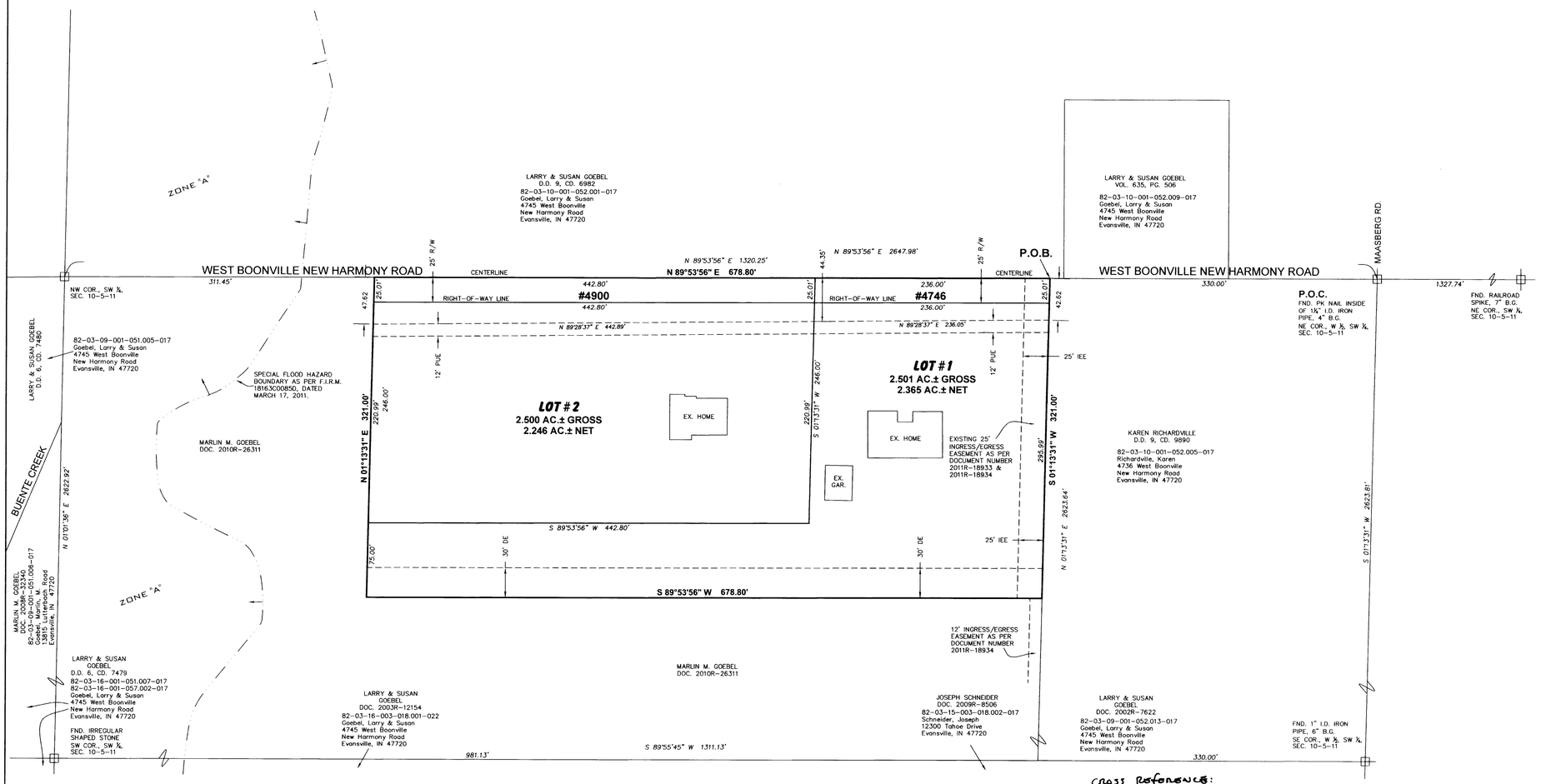
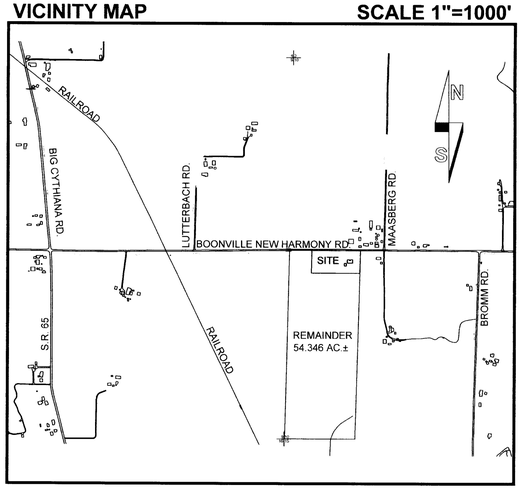
GOEBEL ESTATES



VICINITY MAP

SCALE 1"=1000'



NORTH

SCALE: 1"=60'

0' 30' 60' 120'

LEGEND:

- SET 5/8" REBAR LS29900003
- SET MAG NAIL
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

Cross References:
2011 R000 25271 QC Deed.

BOUNDARY DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 10, Township 5 South, Range 11 West of the 2nd P.M., lying in Armstrong Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a pk nail inside of a 1 1/4" inside diameter iron pipe at the Northeast corner of said Half Quarter Section; thence along the North line of said Half Quarter Section, South 89°53'56" West 330.00 feet to the point of beginning; thence parallel with the East line of said Half Quarter Section

1st: South 01°13'31" West 321.00 feet ;thence parallel with the North line of said Half Quarter Section

2nd: South 89°53'56" West 678.80 feet; thence parallel with the East line of said Half Quarter Section

3rd: North 01°13'31" East 321.00 feet to the North line of said Half Quarter Section, also being the centerline of Boonville New Harmony Road; thence along said line

4th: North 89°53'56" East 678.80 to the point of beginning and containing 5.001 acres more or less.

Subject to: The right-of-way for Boonville New Harmony Road, being 25 feet in width and lying Southerly of and coincident with the fourth course of the above described parcel.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 4, 2011 (DATE)
JOE GRIES AUDITOR
5342 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 11.04.11 11:45 AM
PLAT BOOK T
PAGE 16
INSTR# 2011R000252.72
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water is available by the German Township 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) 180163C0085D, Community Panel 180256 dated March 17, 2011.

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. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

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. ROADSIDE CULVERT: The owners of Lots 1 and 2 will be responsible for all maintenance, repair, and/or replacement of the existing unpermitted ditch pipes.

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 Aug. 16, 2011 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 22nd day of Sept., 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's of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Goebel Estates**.

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.

Strips or areas of land, of the dimensions shown on this plat and marked **IEE** (Ingress/Egress Easement) are hereby dedicated for the purpose of allowing ingress and egress access from Boonville New Harmony Road to the property immediately to the south of Lot 1, as platted herewith. No obstructions shall be placed within the traveled ways of this easement to prevent traffic from using said easement. The ingress/egress access is solely for the benefit of the Owner of the property immediately to the south of said Lot 1, their successors and assign's and invitee's.

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.

MARLIN M. GOEBEL, TRUSTEE OF THE MARLIN M. GOEBEL REVOCABLE TRUST AND OWNER OF LOT TWO
1101 W. FRANKLIN STREET
EVANSVILLE, IN 47712

Marlin M. Goebel, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LAVERNE GOEBEL AND THE OWNER OF LOT ONE
1101 W. FRANKLIN STREET
EVANSVILLE, IN 47712

Larry D. Goebel, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF LAVERNE GOEBEL AND THE OWNER OF LOT ONE
4745 WEST BOONVILLE NEW HARMONY RD.
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 27th day of September, 2011.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC 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 August 9, 2011 (at Subdivision review).

President

Blaine Usher
Attest Executive Director

SEAL

PLAT RELEASE

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

T-10

Blaine Usher
Executive Director

Nov. 4, 2011
Plat Release Date

APC # 21-MS-2011

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

MINOR SUBDIVISION
W BOONVILLE NEW HARMONY RD
Client: Marlin Goebel
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=60'
DATE: 07/12/11
PROJECT NO.: S-9258
REVISIONS

SHEET NO.: 1 OF 1