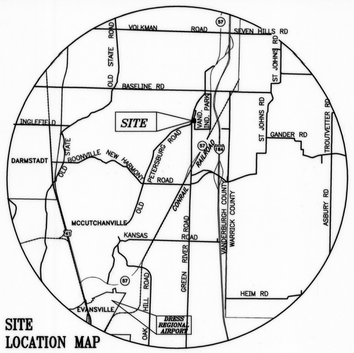
MELTON MINOR



SITE
LOCATION MAP

GENERAL NOTES:

1.) UTILITIES: Water will be provided by private wells. Gas, electric, and telephone utilities exist in the area. Sanitary sewers are not presently available.

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.

2.) FLOOD PLAIN DATA: No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C 0130 dated March 17, 2011.

3.) TEMPORARY EROSION CONTROL: (during construction)
Slopes of 0% to 6% shall be mulched and seeded with a cover crop, I.E., rye, red top or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding.
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 and must remain in place until final grading and shaping.

4.) EROSION CONTROL FOR DITCHES: Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 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.) ACCESS: Access to Lot 1 will be by way of Petersburg Road only, an existing public right-of-way and access to Lot 2 will be by way of Green River Road only, an existing public right-of-way..

6.) MONUMENTATION: Monuments have been set at all boundary and lot corners, where noted. Existing reference monuments are at other corners as noted. Monuments set as a part of this plat are: 3/4" x 30" Rebars w/Cap stamped "BLA FIRM 0030", except where noted otherwise.

BOUNDARY DESCRIPTION

A part of the West Half of Section 1, Township 5 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, being all that vacated part of Lot 6 depicted on the Vacation Plat of Part of Lot 6 in Vanderburgh Industrial Park, which Vacation Plat is recorded in Plat Book S, page 5 (see also Surveyor's Affidavit recorded as Instrument #2006R00027293) in the office of the Recorder of said county, also described as follows:

Commencing at the southwest corner of said Section 1; thence along the south line of said Section 1 North 89 degrees 36 minutes 04 seconds East 435.60 feet to a corner of Vanderburgh Industrial Park, the plat of which is recorded in Plat Record Q, page 79 in the office of said Recorder; thence parallel with the west line of said Section 1 North 0 degrees 49 minutes 37 seconds East 960.00 feet to the northwest corner of Lot 5 of said Vanderburgh Industrial Park and the POINT OF BEGINNING of this description; thence parallel with the south line of said Section 1 South 89 degrees 36 minutes 04 seconds West 405.59 feet to the east boundary of North Green River Road; thence North 0 degrees 49 minutes 37 seconds East 273.60 feet along said east boundary of North Green River Road to the eastern boundary of Petersburg Road; thence North 11 degrees 39 minutes 17 seconds East 297.09 feet along said eastern boundary of Petersburg Road; thence along an established fence and tree row South 80 degrees 05 minutes 34 seconds East 217.02 feet to a wood fence corner post and the southwest corner of Lot 7 of said Vanderburgh Industrial Park; thence North 90 degrees 00 minutes 00 seconds East 180.41 feet along the south line of said Lot 7 to a point on the west line of a 10-foot Public Utility Easement shown on said plat of Vanderburgh Industrial Park; thence South 0 degrees 49 minutes 37 seconds West 524.44 feet along the west line of said Public Utility Easement to the north line of said Lot 5 of Vanderburgh Industrial Park; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet along said north line of Lot 5 to the point of beginning and containing 5.390 acres (234796 square feet), more or less.

SURVEYOR'S CERTIFICATE

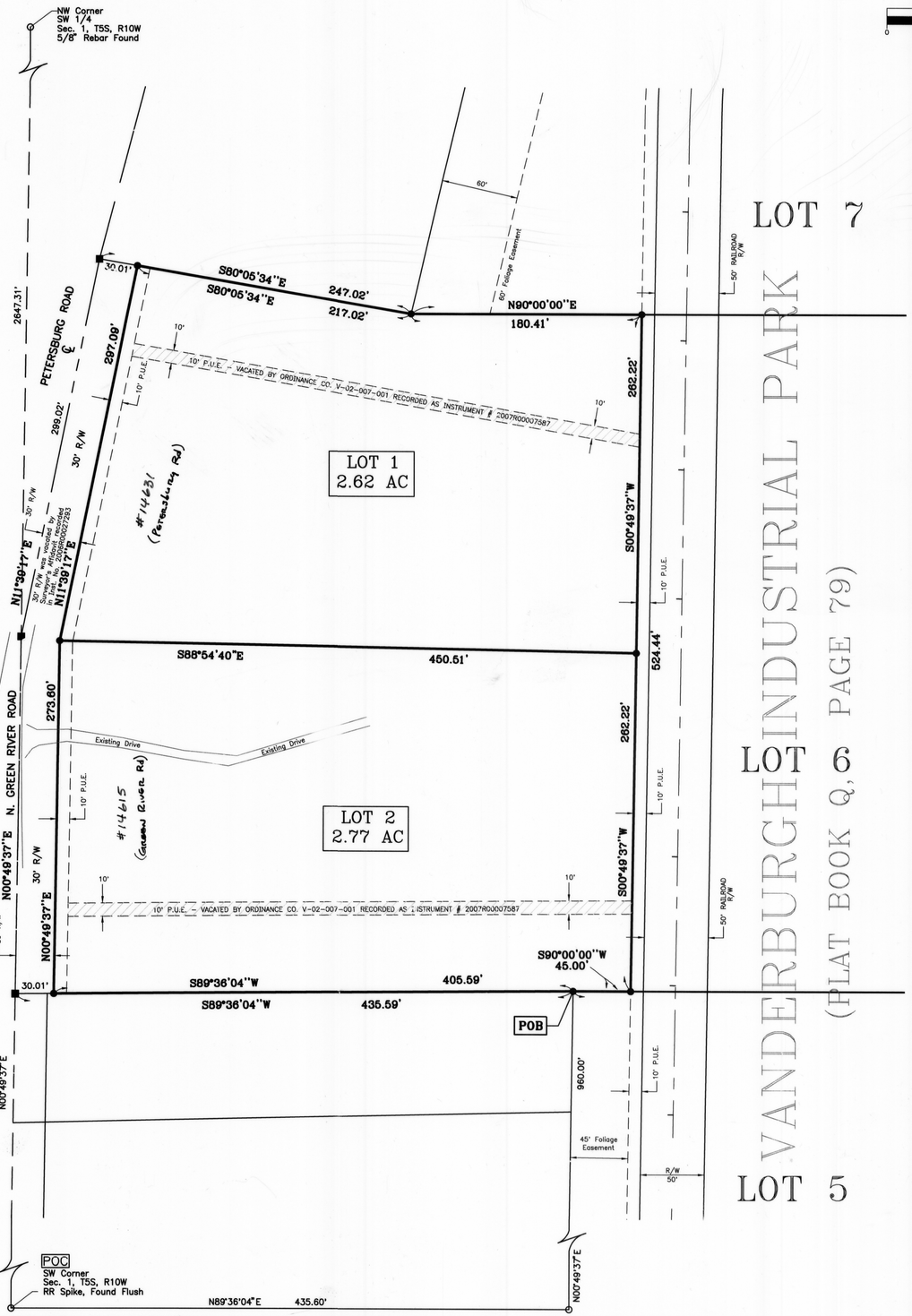
I, Sean L. Suttles, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on Dec., 2009 and that all monuments shown exist at the locations as noted.

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 the 17 day of December 2009.

Sean L. Suttles
Indiana Registration No. 20300029
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

SEAN L. SUTTLES REGISTERED No. LS 20300029 STATE OF INDIANA LAND SURVEYOR



LEGEND

- ■ = RR SPIKE FLUSH
- ● = 3/4" REBAR W/YELLOW PLASTIC CAP STAMPED "BLA FIRM 0030", OR AS OTHERWISE NOTED
- F.E. = FOLIAGE EASEMENT (SEE PLAT Q-79)
- P.U.E. = PUBLIC UTIL. ESMT. (SEE PLAT Q-79)
- D.E. = DRAINAGE ESMT. (SEE PLAT Q-79)

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate and designate same as Melton Minor Subdivision.

All additional road rights-of-way 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 "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.

Bruce L. Melton
Owner
Bruce L. Melton T/E
14543 N. Green River Rd.
Evansville, IN 47725

Sharon D. Melton
Owner
Sharon D. Melton T/E
14543 N. Green River Rd.
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 17th day of Dec., 2009.

My Commission Expires:
Feb. 10, 2017
Notary Resides in:
Vanderburgh
County, Indiana
Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)

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 June 9, 2009. (at Subdivision Review.)

President
Attest Executive Director

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

Executive Director

Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 16, 2011 (DATE)
JOE GAILES AUDITOR
6036 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12.16.11 3:14 PM
PLAT BOOK T
PAGE 17
INSTR# 2011R00029141
Z TULEY RECORDER
VANDERBURGH COUNTY

T-17
APC #12-MS-2009

S:\Surveys\105-0130 Lot 6 MP Re-definition\SV_MELTON MINOR S.B\DWGS\PLAT SUBMITTAL\CAD DRAWING TO APC\MELTON_MINOR_SUB_2NR.dwg 12/07/09 09:04 sean