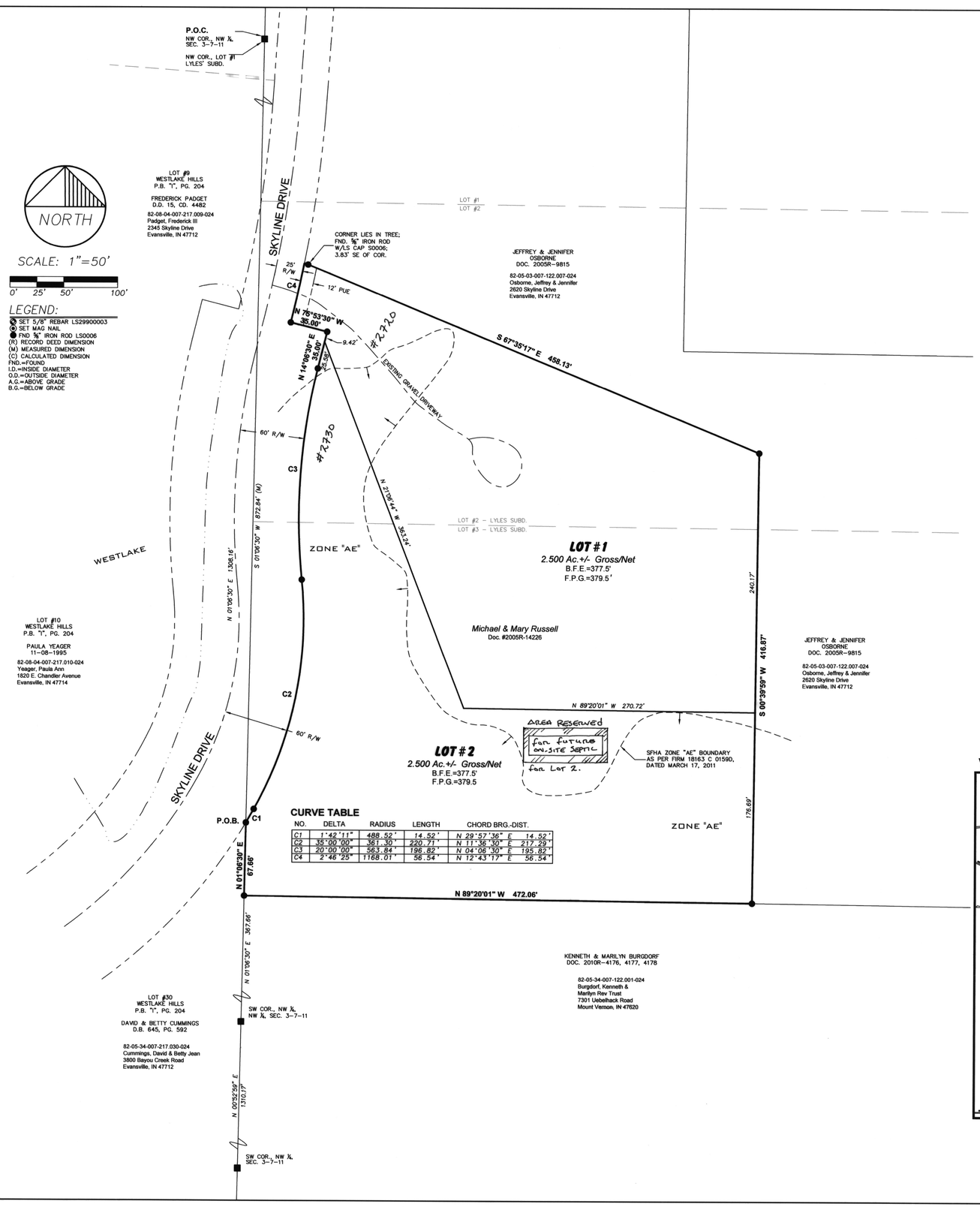
RUSSELL PLACE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 18, 2012
JOE GRIES AUDITOR
3686 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.18.12 2:47p
PLAT BOOK J
PAGE 43
INSTR# 2012R0017785
Z TULEY RECORDER
VANDERBURGH COUNTY



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BRG.-DIST.
C1	1°42'11"	488.52'	14.52'	N 29°57'36" E 14.52'
C2	35°00'00"	361.30'	220.71'	N 11°36'30" E 217.29'
C3	20°00'00"	563.84'	196.82'	N 04°06'30" E 195.82'
C4	2°46'25"	1168.01'	56.54'	N 12°43'17" E 56.54'

BOUNDARY DESCRIPTION

Part of Lots 2 and 3 in Lyles Subdivision, said Lots being shown and set out in the records of the Superior Court of Vanderburgh County, Indiana, in Volume 14, pages 380-383 and being a partition of Lot 1 set off to Nancy Lyles as entered in the records of the Vanderburgh Circuit Court of Vanderburgh County, Indiana, in Order Book "H-1", page 165, all being a subdivision of the Northwest Quarter of Fractional Section 3, Township 7 South, Range 11 West, Lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 1" inside diameter iron pipe at the Northwest corner of said Quarter Section, also being the Northwest corner of said Lyles Subdivision; thence along the West line of said Quarter Section and Subdivision, South 01°06'30" West 872.84 feet to a 5/8" rebar with LS cap S0006 in the Easterly right-of-way line for Skyline Drive, also being the true point of beginning; thence along said right-of-way line for the following 6 (six) courses

1st: Northeasterly 14.52 feet along a curve concave to the Northwest, through a central angle of 01°42'11", having a radius of 488.52 feet and a chord bearing and distance of North 29°57'36" East 14.52 feet to a 5/8" rebar with LS cap S0006 at a point of compound curvature; thence

2nd: Northeasterly 220.71 feet along a curve concave to the Northwest, through a central angle of 35°00'00", having a radius of 361.30 feet and a chord bearing and distance of North 11°36'30" East 217.29 feet to a 5/8" rebar with LS cap S0006 at a point of reverse curvature; thence

3rd: Northerly 196.82 feet along a curve concave to the East, through a central angle of 20°00'00", having a radius of 563.84 feet and a chord bearing and distance of North 04°06'30" East 195.82 feet; thence

4th: North 14°06'30" East 35.00 feet to a 5/8" rebar with LS cap S0006; thence

5th: North 75°53'30" West 35.00 feet to a 5/8" rebar with LS cap S0006; thence

6th: Northeasterly 56.54 feet along a curve concave to the Northwest, through a central angle of 02°46'25", having a radius of 1168.01 feet and a chord bearing and distance of North 12°43'17" East 56.54 feet; thence

7th: South 67°35'17" East 458.13 feet to a 5/8" rebar with LS cap S0006; thence

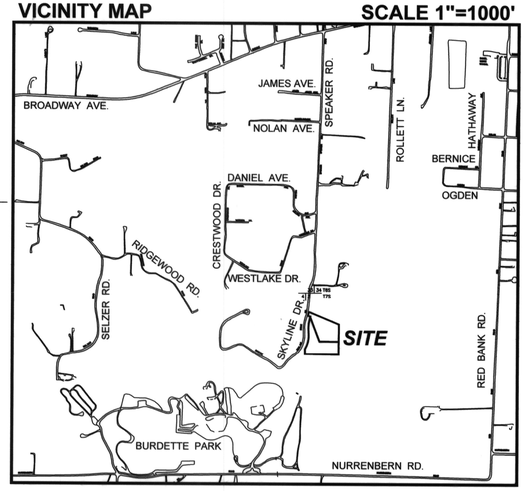
8th: South 00°39'59" West 416.87 feet to a 5/8" rebar with LS cap S0006; thence

9th: North 89°20'01" West 472.06 feet to a 5/8" rebar with LS cap S0006 in the West line of said Northwest Quarter; thence along said West line

10th: North 01°06'30" East 67.66 feet to the true point of beginning and containing 5.00 acres more or less.

VICINITY MAP

SCALE 1"=1000'



General Notes

1. UTILITIES: Water is available by the Evansville 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: A portion of this property lies within the Special Flood Hazard Area Zone "AE" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0159 D, 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.

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 12th day of July, 2012.

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 **Russell Place**.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Michael J. Russell
6457 E. 700 S
Ferdinand, IN 47532

Mary Jeanette Russell
6457 E. 700 S
Ferdinand, IN 47532

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 13th day of July, 2012.

My commission expires 11/22/2014

Patricia E. Keith
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 May 15, 2012 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

July 18, 2012
Plat Release Date

OFFICIAL SEAL

T-43
Apc # 11-MS-2012

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD (812) 424-2461 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
2730 SKYLINE DRIVE
Client: Michael & Mary Russell
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=50'
DATE: 04/05/12
PROJECT NO.: S-9390
REVISIONS

SHEET NO.: 1 OF 1

C:\projects\DWG\9390 Russell\9390minor.dwg, 7/12/2012 4:58:36 PM