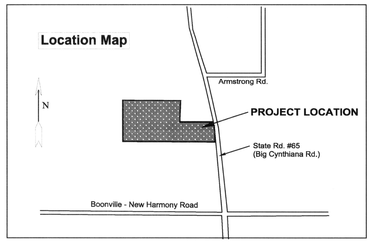
PICKENS PLACE NO 2



Client:
Robert & Ethelene Petrig

SCALE 1" = 100'

N
W E
S
100' 0 100' 200'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 17, 2012
(DATE)
JOE GRIES AUDITOR
4296
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.17.12 12:45p
PLAT BOOK T
PAGE 46
INSTR# 2012R0002066 2
Z TULEY RECORDER
VANDERBURGH COUNTY

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 Pickens Place No. 2.

Building setback lines are established as shown on the plat between which lines and property lines there shall be no erected or maintained any building or structures.

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

A fifty (50.00) foot private access and utility easement is dedicated for the use of both owners of Lot #1 and Lot #2, and being twenty-five (25.00) feet on each side of the line 677.22 feet in length. This easement being further intended as future road right-of-way.

Robert A Petrig 8-14-12 Ethelene Petrig 8-14-12

Robert A. Petrig TRUSTEE Date
14000 Big Cynthiana Rd.
Evansville, IN 47720

Ethelene Petrig TRUSTEE Date
14000 Big Cynthiana Rd.
Evansville, IN 47720

ROBERT A. PETRIG AND ETHELENE F. PETRIG, TRUSTEES of THE REVOCABLE LIVING TRUST of ROBERT A. PETRIG AND ETHELENE PETRIG dated April 17, 1990.

NOTARY CERTIFICATE:

State of Indiana)
) SS
County of Vanderburgh)

Before me, the undersigned Notary Public, in and for the County and State, personally appeared the above signed owners of the real estate shown and described hereof and acknowledged the execution of this plat to be their voluntary act and deed.

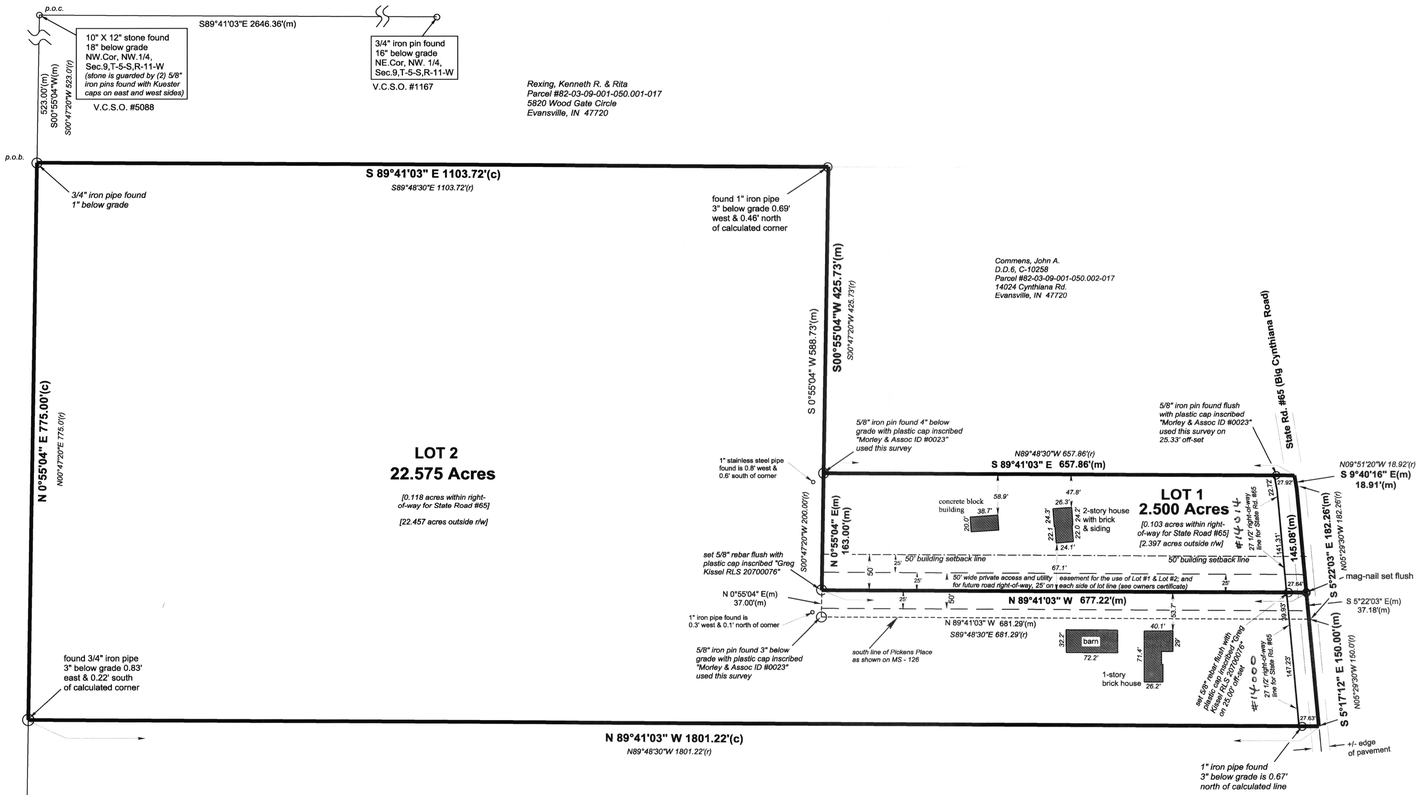
Witness my hand and Notary Seal this 14th day of August, 2012.

Jennifer A Knight
Notary Public

My Commission Expires 8/10, 2017.

Notary resides in Vanderburgh County.

JENNIFER A. KNIGHT
Vanderburgh County
My Commission Expires
August 10, 2017



LEGEND

○ - monument found as noted

- Bearings are based on the south line of the northwest quarter of Section (9), being N89°17'33"W, from state plane coordinates provided by Vanderburgh Co. surveyors office.

- Last date of fieldwork: 05/17/2012

(m) - field measured
(r) - deed record
(c) - calculated

PUE - Public Utility Easement
B/L - Building Setback Line
P.O.B. - Point of Beginning
P.O.C. - Point of Commencing

This survey is incomplete without the attached surveyors report.

REF: Warranty Deed DD 5, CD 5953

BOUNDARY DESCRIPTION

A replat of Lot 1 in Pickens Place Minor Subdivision found recorded as MS-126 in the Vanderburgh County Recorders Office and a part of the northwest quarter of Section (9), Township (5) South, Range (11) West, in Armstrong Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 10" X 12" stone found 18" below grade marking the northwest corner of said quarter section; thence South 00 degrees 55 minutes 04 seconds West along the west line of said quarter section five hundred twenty-three and no hundredths (523.00) feet to a 3/4" iron pipe marking the INITIAL POINT OF BEGINNING; thence South 89 degrees 41 minutes 03 seconds East and parallel to the north line of said quarter section eleven hundred three and seventy-two hundredths (1103.72) feet; thence South 00 degrees 55 minutes 04 seconds West and parallel to the west line of said quarter section four hundred twenty-five and seventy-three hundredths (425.73) feet to a 5/8" iron pin found 4" below grade (with plastic cap inscribed "Morley & Assoc. ID0023"); thence South 89 degrees 41 minutes 03 seconds East and parallel to the north line of said quarter section six hundred fifty-seven and eighty-six hundredths (657.86) feet to the center of State Road #65; thence South 09 degrees 40 minutes 16 seconds East along said road eighteen and ninety-one hundredths (18.91) feet; thence South 05 degrees 22 minutes 03 seconds East along said road one hundred eighty-two and twenty-six hundredths (182.26) feet; thence South 05 degrees 17 minutes 12 seconds East along said road one hundred fifty and no hundredths (150.00) feet; thence North 89 degrees 41 minutes 03 seconds West and parallel to the north line of said quarter section eighteen hundred one and twenty-two hundredths (1801.22) feet to the west line of said quarter section; thence North 00 degrees 55 minutes 04 seconds East along said west line seven hundred seventy-five and no hundredths (775.00) feet to the point of beginning.

CONTAINING 25.075 ACRES, MORE OR LESS.

Subject to all legal right-of-ways and/or easements.

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 JULY 10, 2012 AT SUBDIVISION REVIEW.

President

Blaine Oliver
Attest Executive Director

OFFICIAL SEAL

Plat Release

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

Blaine Oliver
Executive Director

August 17, 2012
Plat Release Date

GENERAL NOTES:

1) UTILITIES: Water service is available by the German Township Water Department. Electric and gas service is available from Vectren.

2) FLOOD PLANE 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 No. 18163C0085D effective date March 17, 2011.

3) TEMPORARY EROSION CONTROL: 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) 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.

5) The right-of-way for State Road #65 is obtained from County Surveyors Road File, #186 as provided by the State of Indiana Highway Department.

Land Surveyor's Certificate

I, Gregory A. Kissel, 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 May 17, 2012 and that all monuments shown exist at the locations as noted.

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Signed this 13th day of AUGUST, 2012.

Gregory A. Kissel
Gregory A. Kissel
IN PLS 20700076

GREGORY A. KISSEL REGISTERED No. 20700076 STATE OF INDIANA LAND SURVEYOR

T-46
APC # 17-MS-2012

This instrument is prepared by:

KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com

PICKENS PLACE NO 2		
SCALE 100 Ft/In	DATE 6-11-12	DRAWN BY G. Kissel
JOB 12-34	REVISION 6/8/2012 8/13/2012	SHEET 1/1

Traverse PC