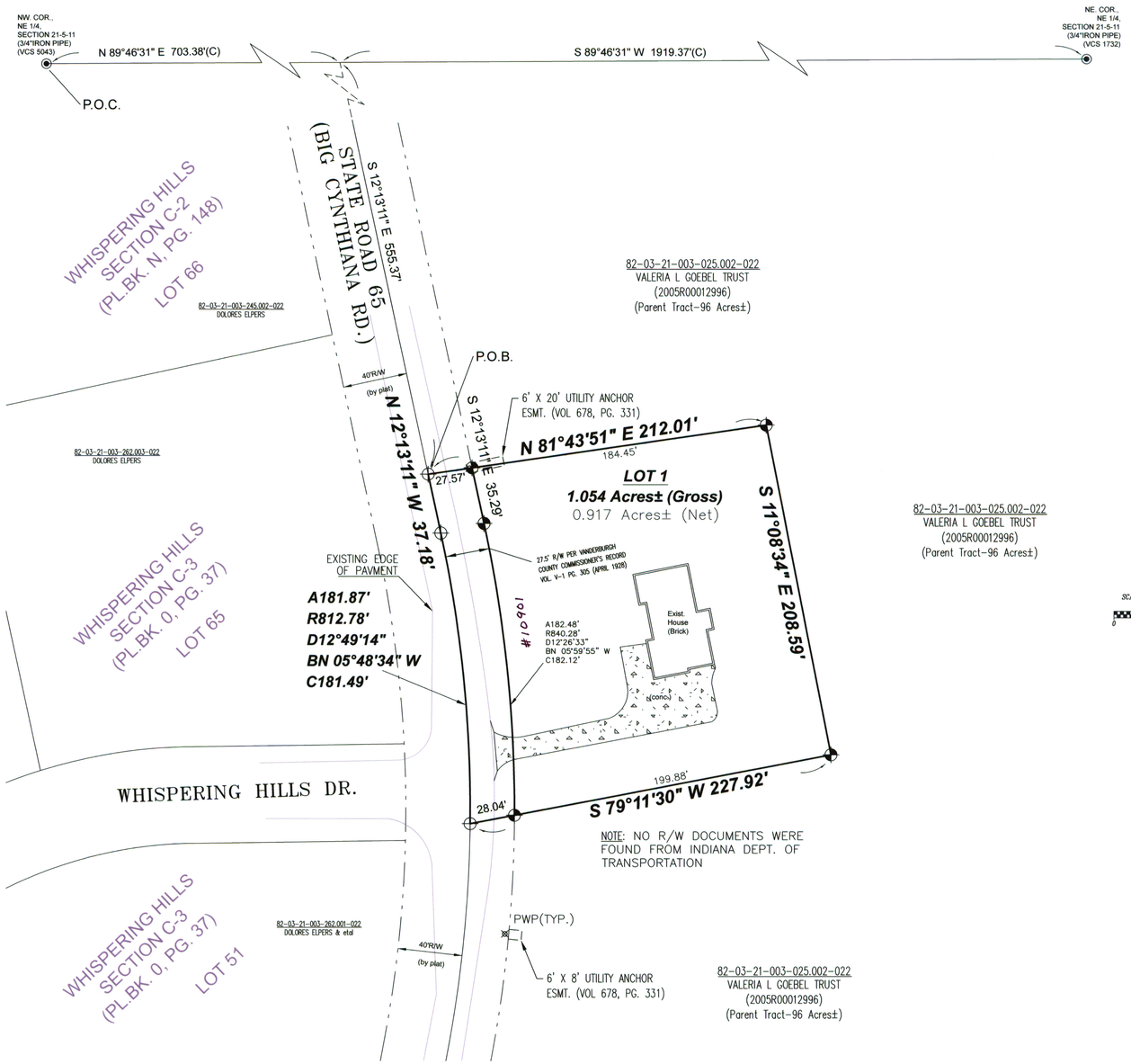
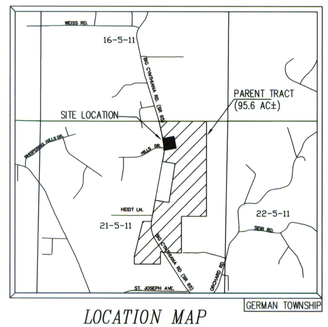
VALERIA ACRES



LEGEND

These standard symbols will be found in the drawing.

- SET 5/8" REBAR WITH PINK CAP, KIESEL #20800145
- SET MAGNAIL
- FOUND IRON PIPE



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

1. Utilities: Site has existing water available by the German Township Water District. Gas, electric, and telephone are available at the site.

   OSDS Utility Statement: Private onsite 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: The subject property DOES NOT lie within the 1% annual chance zone (Zone A) ploted by scale on the Flood Insurance Rate Map (FIRM) Map Number 18163C0085D, 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 "KIESEL LS 20800145."

6. Topographic Survey Data: The contours are taken from 1990 Vanderburgh County Topo data.

BOUNDARY DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 21, Township 5 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section, thence along the North line thereof, North 89 degrees 46 minutes 31 seconds East a distance of 703.38 feet to the centerline of State Road 65; thence along said centerline, South 12 degrees 13 minutes 11 seconds East a distance of 555.37 feet to the Point of Beginning; thence North 81 degrees 43 minutes 51 seconds East a distance of 212.01 feet; thence South 11 degrees 08 minutes 34 seconds East a distance of 208.59 feet; thence South 79 degrees 11 minutes 30 seconds West a distance of 227.92 feet to the centerline of State Road 65; thence along said centerline, Northwesterly 181.87 feet along an arc to the left having a radius of 812.78 feet and subtended by a long chord having a bearing of North 05 degrees 48 minutes 34 seconds West and a distance of 181.49 feet; thence continue along said centerline, North 12 degrees 13 minutes 11 seconds West a distance of 37.18 feet to the Point of Beginning and containing 1.054 acres, more or less.

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.

Joseph R. Kiesel

SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, 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 JUNE 13th, 2012 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 19th day of Sept., 2012.

Joseph R Kiesel
LS 20800145

JOSEPH R. KIESEL REGISTERED No. LS20800145 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sept. 25, 2012 (DATE)
JOE GRIES AUDITOR
5245 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.25.12 12:02 PM
PLAT BOOK T
PAGE 51
INSTR# 2012R0002471!
Z TULEY RECORDER
VANDERBURGH COUNTY

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 VALERIA ACRES.

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

VALERIA GOEBEL TRUST
MARGARET R. DYSON-P.O.A.
Valeria R. Goebel TRUST
Margaret R. Dyson P.O.A.
10901 BIG CYNTHIANA ROAD
EVANSVILLE, IN 47720

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 21st day of September, 2012.

My Commission Expires:
11-26-16

Notary Resides In Vanderburgh County, Indiana

Notary Public
Kristina M Baxter
(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 JULY 10th, 2012.

President

Blaine Oliver
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

T-51
APC # 18-MS-2012

A.P.C. DOCKET NO.

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Sept. 25, 2012

DATE: 9/19/2012; PROJECT: 865-2012-001; FILE: BASE.DWG