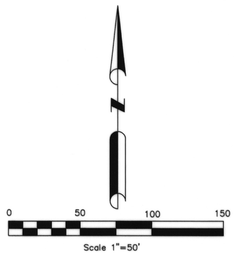
Robert M. Schucker

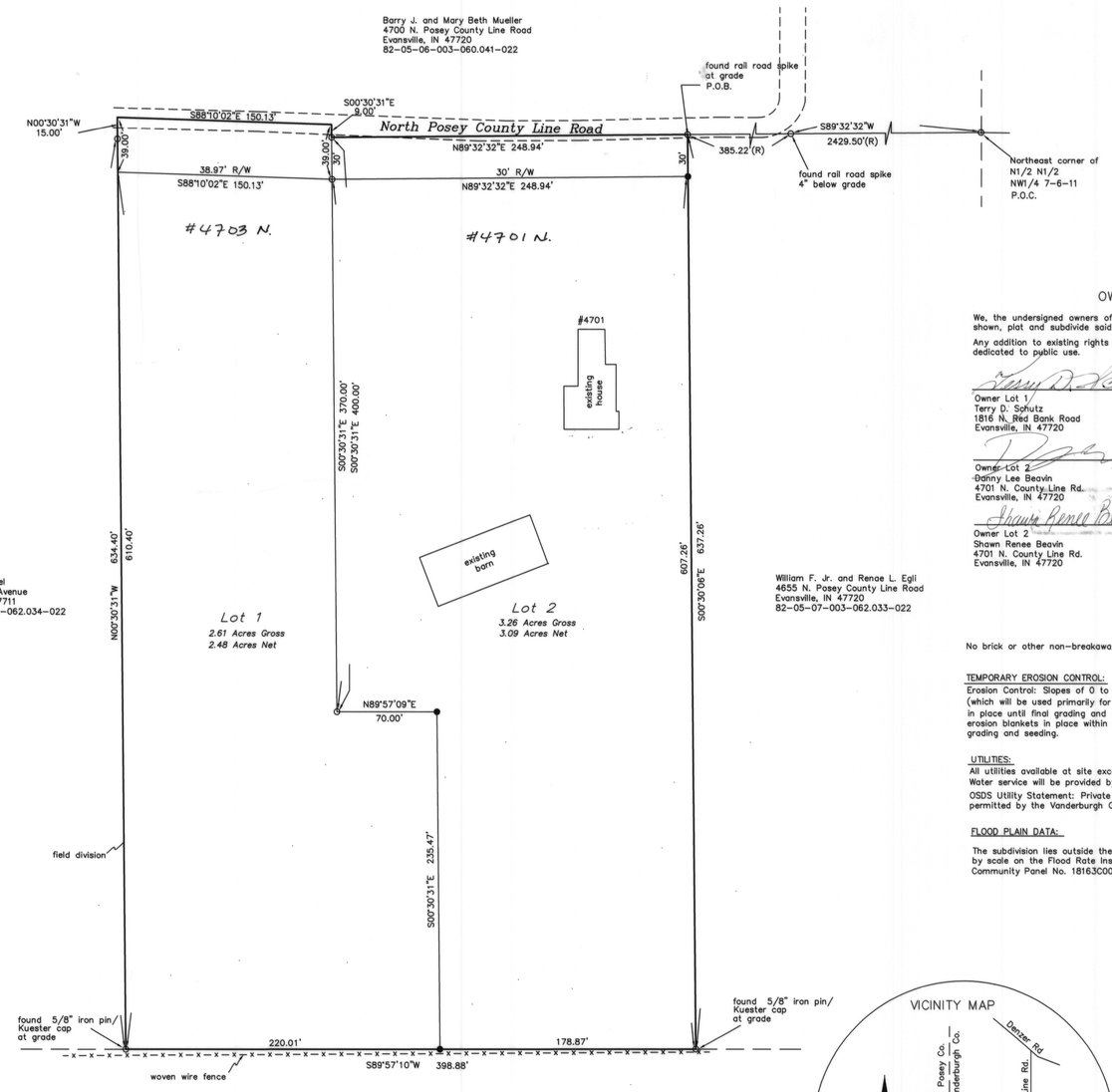
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07-10-2013 (DATE)
JOE GRIES AUDITOR
4247 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.10.13 4:12 pm
PLAT BOOK T
PAGE 85
INSTR# 2013R00018839
Z TULEY RECORDER
VANDERBURGH COUNTY

CROSS REFERENCES:
2013R00018837 Warranty Deed
2013R00018838 Warranty Deed



LEGEND
- ● – 5/8" iron pin with Nicholson cap – set Mag nail
- O – found monument as noted
- (R) – record dimension
- (M) – measured dimension
- P.O.C. – point of commencing
- P.O.B. – point of beginning



BOUNDARY DESCRIPTION

Part of the North Half of the North Half of the Northwest Quarter of Section 7, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana and part of the Southwest Quarter of Section 6, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana, described as follows:

Commencing at a 1" pipe marking the Northeast corner of said North Half of the North Half of the Northwest Quarter; thence South 89 degrees 32 minutes 32 seconds West along the North line thereof 2429.50 feet to a rail road spike (found); thence continue North 89 degrees 32 minutes 32 seconds West along said North line 385.22 feet to a rail road spike (found) and being the point of beginning of this description; thence South 00 degrees 30 minutes 06 seconds East 637.26 fet to a 5/8" iron pin with Kuester cap (found) on the South line of said Half-Half Quarter Section; thence South 89 degrees 57 minutes 10 seconds West along said South line 398.95 feet to a 5/8" iron pin with a Kuester cap (found); thence North 00 degrees 30 minutes 31 seconds West 634.40 feet to a 5/8" iron pin with a Nicholson cap (found) on said North line and also on the South line of said Southwest Quarter of the Southwest Quarter of Section 6; thence continue North 00 degrees 30 minutes 31 seconds West 15.00 feet to a Mag nail (set) in the centerline of North Posey County Line Road; thence South 88 degrees 10 minutes 02 seconds East along said centerline 150.13 feet to a Mag nail (set); thence South 00 degrees 30 minutes 31 seconds East 9.00 feet to a 5/8" iron pin with a Nicholson cap (found) on said North line; thence North 89 degrees 32 minutes 32 seconds East along said North line 248.94 feet to the point of beginning, containing 5.87 acres more or less.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown, plat and subdivide said real estate and designate same as Robert M. Schucker.

Any addition to existing rights of way, and not previously dedicated, is hereby dedicated to public use.

Owner Lot 1
Terry D. Schutz
1816 N. Red Bank Road
Evansville, IN 47720

Owner Lot 2
Danny Lee Beavin
4701 N. County Line Rd.
Evansville, IN 47720

Owner Lot 2
Shawn Renee Beavin
4701 N. County Line Rd.
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 3rd day of July, 2013.

My commission expires 10/30/2020

Resident of Vanderburgh County

LIZABETH ANN PFLUG
Vanderburgh County
My Commission Expires
October 30, 2020

T-85
APC #1-MS-2007

GENERAL NOTES

No brick or other non-breakaway mailbox structures can be placed in County right of way.

TEMPORARY EROSION CONTROL:
Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

UTILITIES:
All utilities available at site except sanitary sewer.
Water service will be provided by a private well.
OSDS Utility Statement: Private Onsite Sewage Disposal Systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department an comply with Rule 410 IAC 6-8.3.

FLOOD PLAIN DATA:
The subdivision lies outside the boundaries of the 100 year Flood Zone X as plotted by scale on the Flood Rate Insurance Map for Vanderburgh County, Indiana. Community Panel No. 18163C0090D, March 17, 2011.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on December 12, 2006 (at Subdivision Review).

President

Attest Executive Director

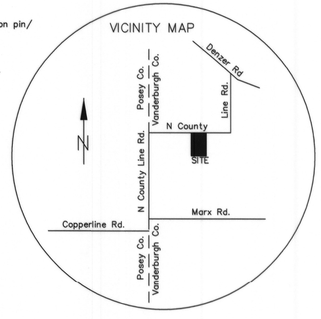
PLAT RELEASE

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

Executive Director

July 10, 2013
Plat Release Date

OFFICIAL SEAL
AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY



LAND SURVEYOR'S CERTIFICATE

I, Stephen C. Noelle, 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 represents a survey completed by me and that all monuments shown exist at 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.

Stephen C. Noelle June 13, 2013
Stephen C. Noelle Date
Indiana Registration Number 29800013

STEPHEN C. NOELLE
REGISTERED
No. 29800013
STATE OF INDIANA
LAND SURVEYOR

STEPHEN C. NOELLE
5700 BLACKFORD ROAD EAST
MT. VERNON, INDIANA 47620
812-838-3740