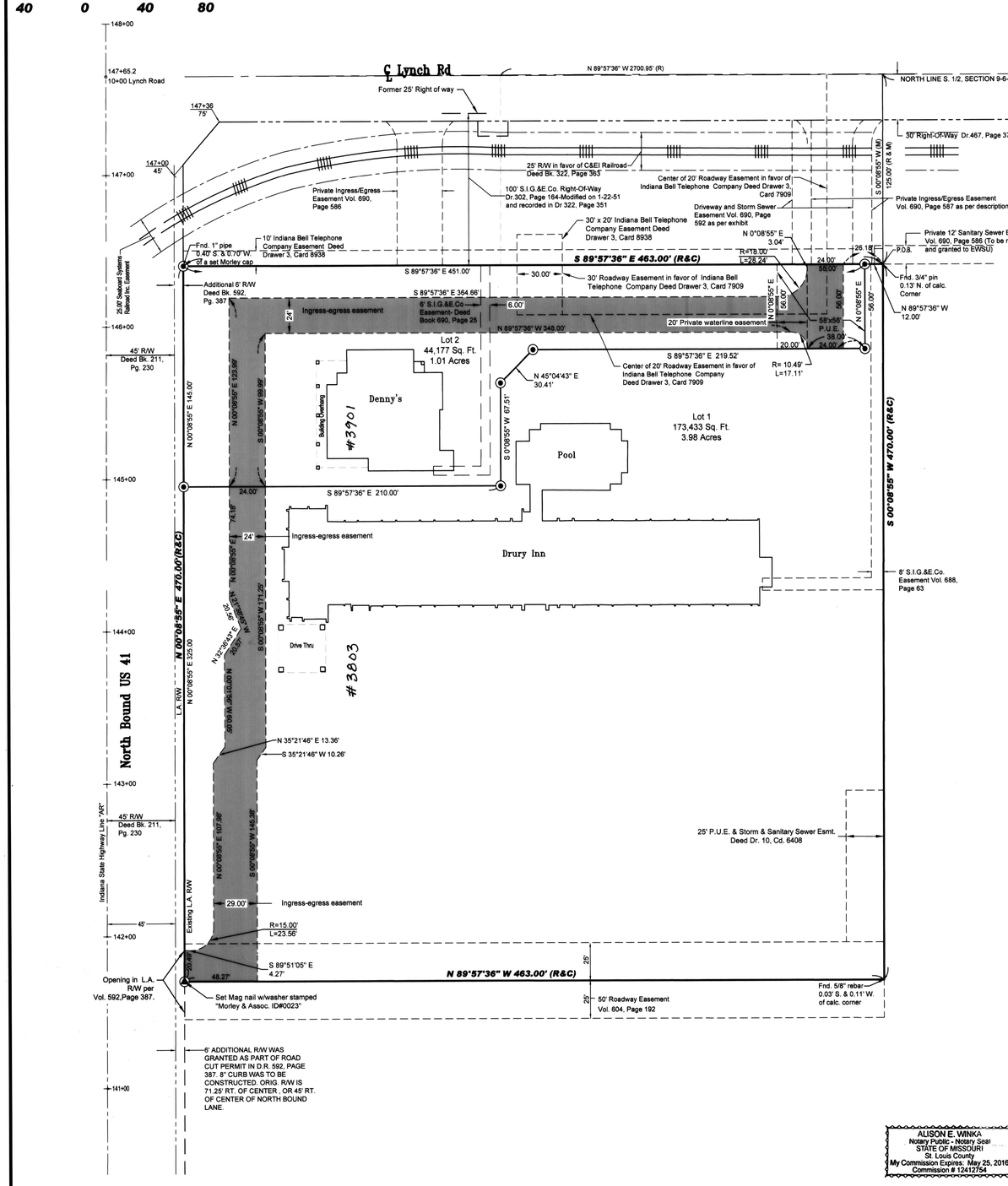
Drury
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
08-20-2013 (DATE)
JOE GRIES AUDITOR
5092 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.20.13 11:16A
PLAT BOOK T
PAGE 91
INSTR# 2013R000 22729
Z TULEY RECORDER
VANDERBURGH COUNTY

SCALE 1" = 40'

40 0 40 80



Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Drury Minor subdivision. All additional road right-of-ways 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 "**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.

Strips or areas of land, of the dimensions shown on this plat and marked "Private waterline easement", are hereby dedicated for the benefit of the owner of Lot 1 for the installation, maintenance, operation, and repair and replacement of the existing waterline located within such easement, with the right to trim or remove, at the discretion of the owner of Lot 1, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such waterline, other existing or other future utility lines, and pavement or drives shall be located within said area of land. All costs of maintenance of the private water line shall be born by the owner of Lot 1, unless damage to the water line is caused by the owner of Lot 2 or any guests, vendors, invitees of the owner of Lot 2. Any costs associated with replacement of grass, pavement, or driveways over Lot 2 due to the maintenance or repair of the water line shall be born by the owner of Lot 1, unless such maintenance or repair is necessary due to the result or negligence of the owner of Lot 2 or any guests, vendors, or invitees of the of the owner of Lot 2.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress-Egress easement", are hereby dedicated for the benefit of the owners of Lots 1 and 2, their successors and assigns, their invitees, and visitors to allow them to cross over Lots 1 and 2. All maintenance and other agreements relating to the ingress-egress easement are to be set out in a future recorded document.

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.

Owner/Developer:
DDC Hotels, Inc.
721 Emerson Rd. Suite 200
St. Louis, MO 63141
314.587.2511

By: _____
Timothy M. Drury, President

Notary Certificate

STATE OF Missouri, COUNTY OF St. Louis) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Timothy M. Drury, President, for DDC Hotels, Inc., 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 16th day of August, 2013.

My Commission Expires:
5-25-16

Alison E. Winka
Notary Public

Notary Resides in St. Louis County, Missouri

Alison E. Winka
(Typed or Printed Name)

ALISON E. WINKA
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: May 25, 2016
Commission # 12412754

OFFICIAL SEAL
COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

General Notes

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 18163C0118D, of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Evansville Water is available and provided by the Evansville Water & Sewer Utilities. Sanitary sewer exists on the adjoining property at the northeast corner of the subject property and is available to be tied into by both lots of the proposed subdivision.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

Reference Survey and Basis of Bearings:
Inst.#2005R00027870. There have been no change of matters from said survey that would affect the property.

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

Noise Sensitive Statement: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.

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, April 9, 2013 (Subdivision Review).

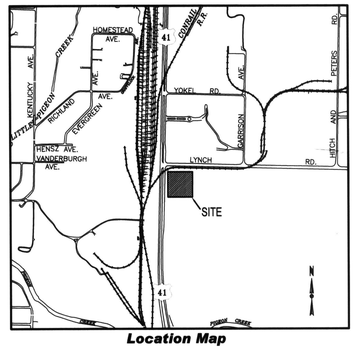
President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: 8-19-13



Location Map

Boundary Description

That part of the South Half of Section Nine (9),Township Six (6) South, Range Ten (10) West in Center Township,Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the South line of a One Hundred (100) feet easement conveyed to Southern Indiana Gas and Electric Company by a deed recorded in Deed Record 302, page 164 and modified by a deed recorded in Deed Record 332, page 351, said point being located by commencing at the Northeast corner of the Southeast Quarter of said Section and measuring North 89 degrees 57 minutes and 36 seconds West along Lynch Road, on the North line of said Half Section for Two Thousand Four Hundred Forty-eight and fourteen Hundredths (2,448.14) feet; thence South 00 degree 08 minutes and 55 seconds West for One Hundred Twenty-five (125.00) feet to the place of beginning; thence from said place of beginning, continue South 00 degree 08 minutes and 55 seconds West for Four hundred seventy and no Hundredths (470.00) feet; thence parallel to said North line, North 89 degrees 57 minutes and 36 seconds West for Four Hundred Sixty-three (463.00) feet to a point on the East right of way line of U.S. Highway 41, as set out in Deed Record 592, page 387; thence along said right of way line, North 00 degree 08 minutes and 55 seconds East for Four hundred seventy and no Hundredths (470.00) feet to a point which lies South 00 degree 08 minutes and 55 seconds West One Hundred Twenty-five (125.00) feet from the North line of said Half Section; thence South 89 degrees 57 minutes and 36 seconds East, parallel to said North line for Four Hundred Sixty-three (463.00) feet to the place of beginning containing 217,610 square feet (5.00 acres).

T-91
APC #8-MS-2013

Surveyor's Certificate

I, Bret Alan Sermersheim, do 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, and that all monuments shown exist at locations.

Witness my hand and seal this 19th day of August, 2013.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

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.

Signature: Bret Sermersheim

Secondary Plat

Designed By:	Job Number:
?	6230.4.003A
Drawn By:	Date:
BAS	8/15/2013

Filename: Surveying 3D/Subdivision/6230-Minor-secondary.dwg

Morley and Associates Inc.
www.morleyandassociates.com

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