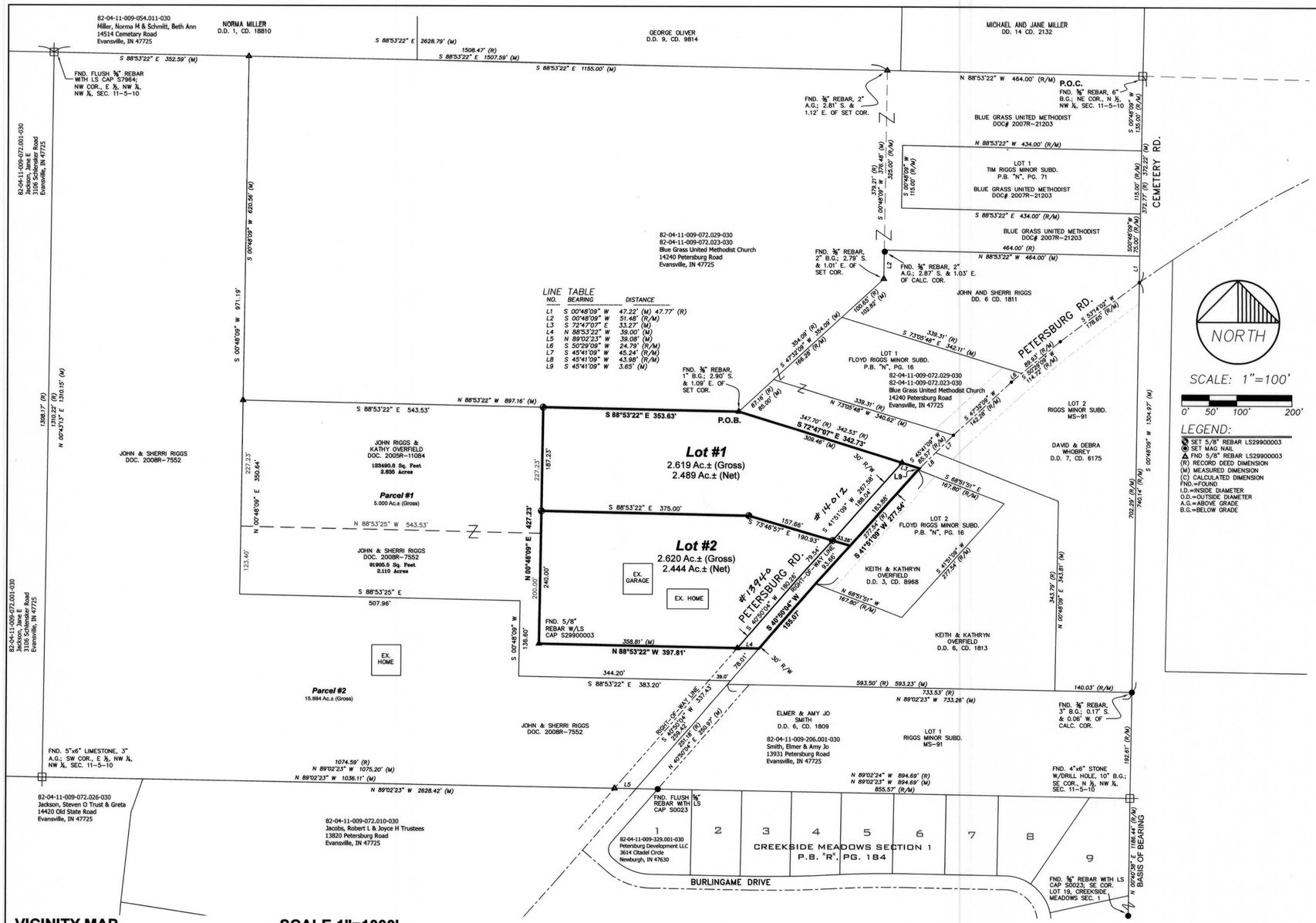
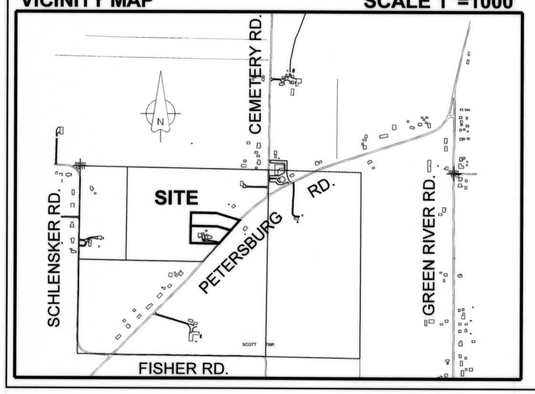


VICINITY MAP

SCALE 1"=1000'



BOUNDARY DESCRIPTION

Part of the North Half of the Northwest Quarter of Section 11, Township 5 South, Range 10 West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5/8" rebar at the Northeast corner of said Half, Quarter Section; thence along the North line of said Half, Quarter Section North 88°53'22" West 464.00 feet; thence parallel with the East line of said Half, Quarter Section, South 00°48'09" West 376.48 feet to a 5/8" rebar with LS cap S29900003; thence South 47°32'09" West 354.09 feet to a 5/8" rebar with LS cap S29900003 at the point of beginning;

1st: South 72°47'07" East 342.73 feet to the centerline of Petersburg Road; thence along said centerline for the following 3 (three) courses

2nd: South 45°41'09" West 3.65 feet; thence

3rd: South 41°51'09" West 277.54 feet; thence

4th: South 40°50'04" West 155.07 feet; thence parallel with the North line of said Half, Quarter Section

5th: North 88°53'22" West 397.81 feet to a 5/8" rebar with LS cap S29900003; thence parallel with the East line of said Half, Quarter Section

6th: North 00°48'09" East 427.23 feet to a 5/8" rebar with LS cap S29900003; thence parallel with the North line of said Half, Quarter Section

7th: South 88°53'22" East 353.63 feet to the point of beginning, containing 5.239 acres more or less.

SUBJECT TO: The right-of-way for Petersburg Road off the East side of the above described parcel.

JKS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 1 2014
JOE GRIES AUDITOR
5320 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.01.14 10:31A
PLAT BOOK T
PAGE 151
INSTR# 2014R000 21945
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water is available by the Evansville Water and Sewer Utility. Electric and Gas services are available by Vectren. 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 410 IAC 6-8.3.

3. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0107 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 15 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 9th day of June, 2014.

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's of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **JKS**.

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

John C. Riggs - Owner Lots 1 & 2
13932 Petersburg Road
Evansville, IN 47725

Lois E. Riggs (Life Estate)- Owner Lots 1 & 2
13940 Petersburg Road
Evansville, IN 47725

Kathy M. Overfield - Owner Lots 1 & 2
14111 Petersburg Road
Evansville, IN 47725

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 June, 2014.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, 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 April 7th, 2014 (at Subdivision review).

President Attest Executive Director

PLAT RELEASE

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

Executive Director OCT. 01, 2014 Plat Release Date

T-151

CROSS REFERENCE:
QUITCLAIM DEED 2014R000 21936
" " " 21937
" " " 21938

OFFICIAL SEAL

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

JKS MINOR SUBDIVISION
PETERSBURG ROAD
Client: John Riggs
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=100'
DATE: 03/31/14
PROJECT NO.: S-8675-B
REVISIONS

SHEET NO.: 1 OF 1