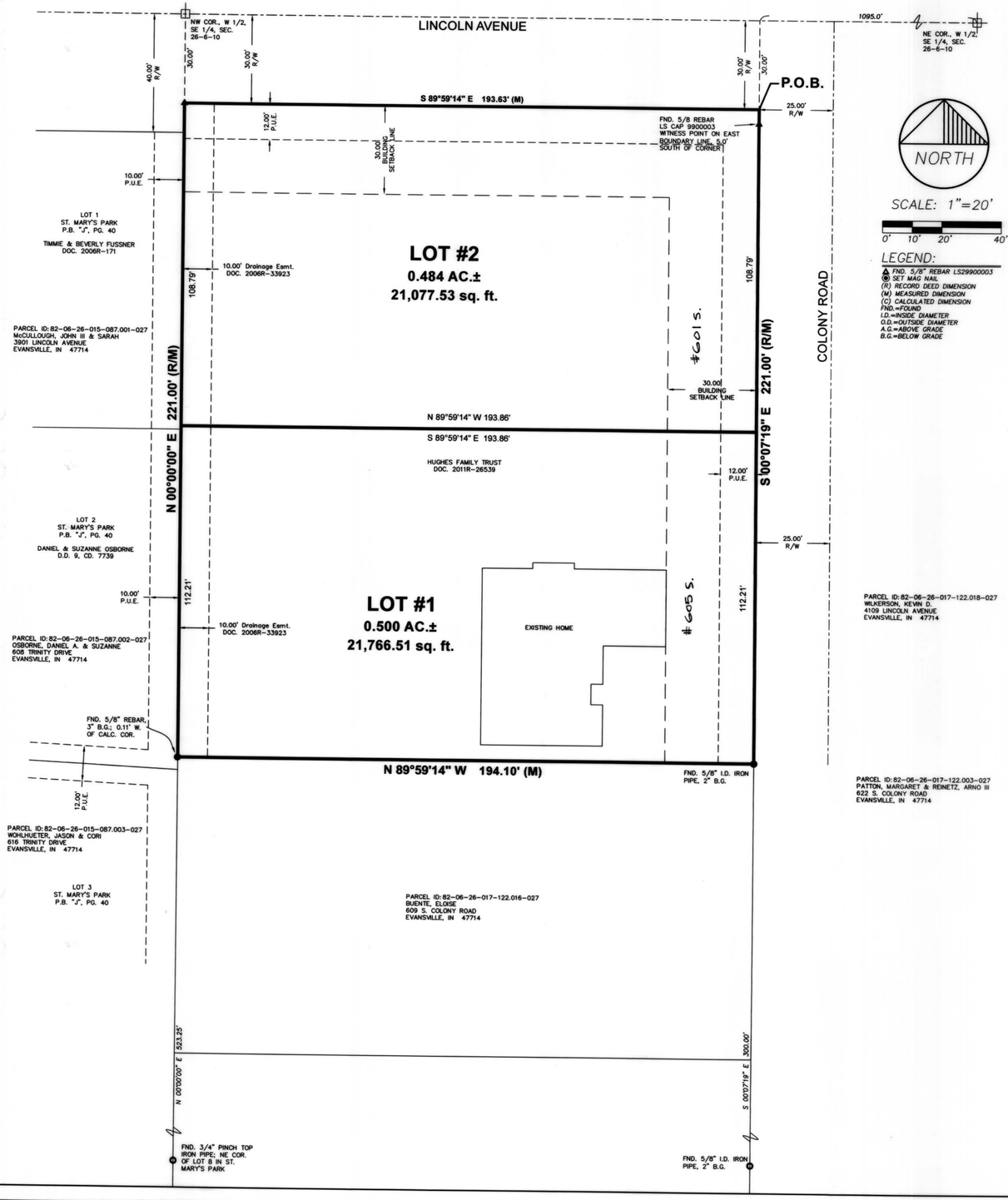
HUGHES MANOR Part Deux

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUNE 22, 2015 (DATE)
JOE GRIES
2913 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06.22.2015 3:08 PM
PLAT BOOK T
PAGE 181
INSTR# 2015R000 14122
Z TULEY RECORDER
VANDERBURGH COUNTY



CROSS REF:
QUITCLAIM DEED 2011R 000 26539
DRAINAGE EASEMENT 2006R 33923

BOUNDARY DESCRIPTION

Lot 1 of Hughes Manor, as recorded in Plat Book "T", Page 108 in the office of the Recorder of Vanderburgh County, Indiana, lying in Knight Township and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, said point being 1095.00 feet West and 30.00 feet South of the Northeast corner of the West Half of the Southeast Quarter of Section 26, Township 6 South, Range 10 West; thence along the East line of said Lot 1

1st: South 00°07'19" East 221.00 feet to the Southeast corner of Lot 1; thence along the South line of said Lot 1

2nd: North 89°59'14" West 194.10 feet to the Southwest corner of said Lot 1; thence along the West line of said Lot 1

3rd: North 00°00'00" East 221.00 feet to the Northwest corner of said Lot 1; thence along the North line of Lot 1

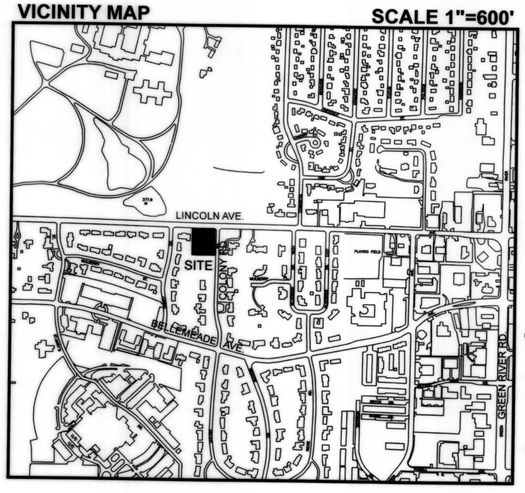
4th: South 89°59'14" East 193.63 feet to the point of beginning and containing 0.984 acres more or less.

General Notes

1. **UTILITIES:** Water and Sanitary Sewers are available by the Evansville Water and Sewer Department.
2. **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) Community Panel 18163 C 0182 D dated March 17, 2011.
3. **TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted in accordance with the City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.
4. **SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site. No above or below ground improvements may be placed within the drainage easement as recorded in Document Number 2006R-00033923
5. **LOT #2 ACCESS:** No access drives will be allowed to Lincoln Ave. All driveways must connect to Colony Road. Right-of-way encroachment permits must be obtained prior to any driveway construction.

VICINITY MAP

SCALE 1"=600'



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 May 5, 2015 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 29th day of May, 2015.

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

Donald E. Gries
Indiana Registration No. LS 29900003

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 HUGHES MANOR PART DEUX.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (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.

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.

Dewayne A. Hughes, Trustee
Hughes Family Trust
605 Colony Road
Evansville, IN 47714

NOTARY CERTIFICATE

STATE OF Pennsylvania)
) ss:
COUNTY OF Bucks)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Lori K. Hacker, Notary Public
West Rockhill Twp., Bucks County
My Commission Expires Nov. 27, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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 1st day of June, 2015.

My commission expires Nov. 27, 2016

Notary Name
Notary Resides in Montgomery County, PA

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 May 4, 2015 (at Subdivision review).

President

Attest Executive Director

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

Executive Director

JUNE 22, 2015
Plat Release Date

OFFICIAL SEAL

T-181
APC # 17-MS-2015

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

MINOR SUBDIVISION
HUGHES MANOR PART DEUX
CLIENT: Dewayne A. Hughes
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F. / J.K.S.
CHECKED BY:
SCALE: 1"=20'
DATE: 11/26/13
PROJECT NO.: 13-9042
REVISIONS 4/5 04-27-15

SHEET NO.: 1 OF 1