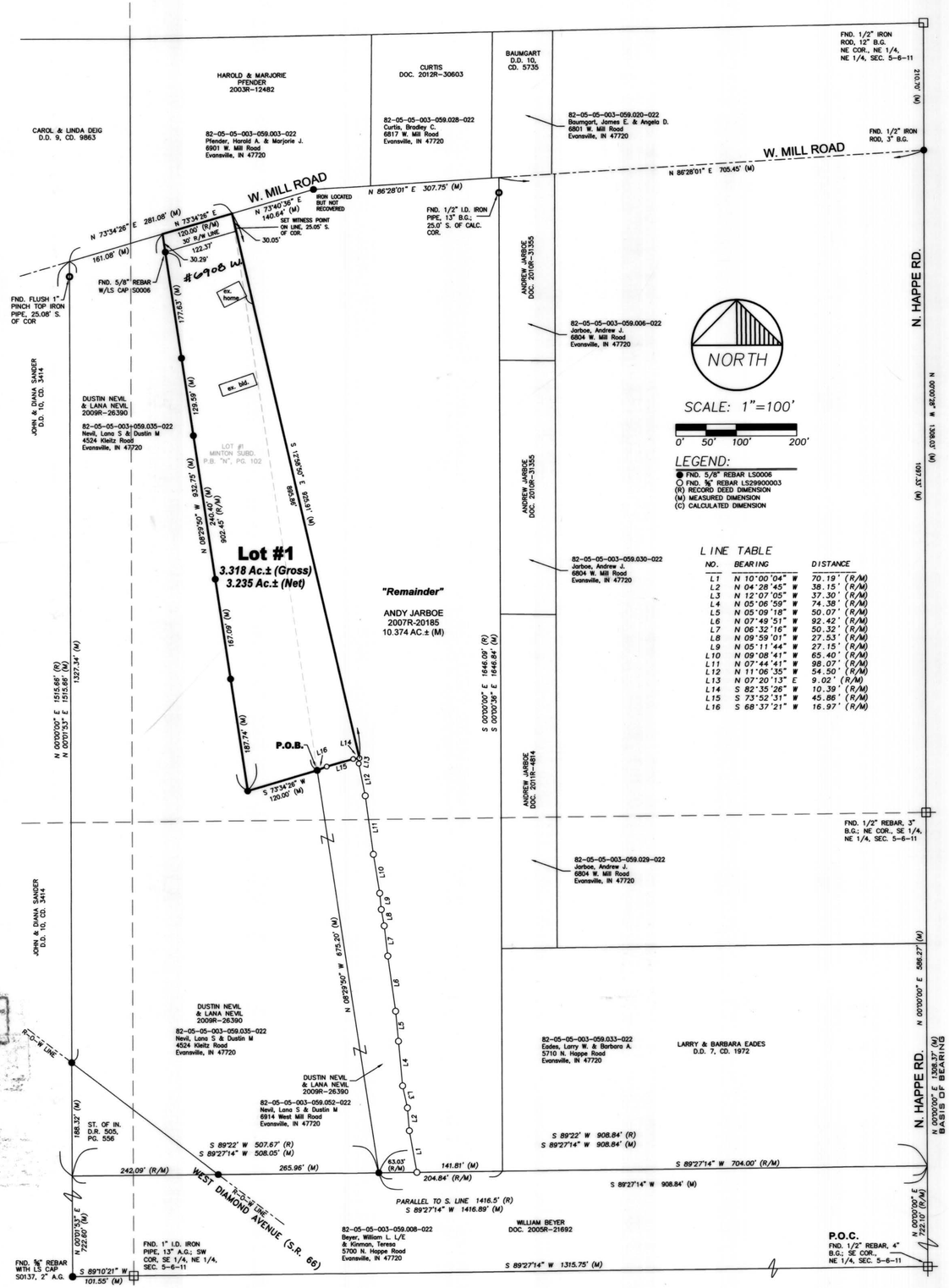
Nevil Place

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 5, 2015 (DATE)
JOE GRIES AUDITOR
5398 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10-08-15 3:41 P
PLAT BOOK T
PAGE 193
INSTR# 2015R00023855
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

A re-plat of Lot 1 in Minton Subdivision, as per plat thereof, recorded in Plat Book "N", page 102 in the office of the Recorder of Vanderburgh County, Indiana, said subdivision being a part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 6 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at an ½" rebar at the Southeast corner of said Quarter Section; thence along the East line of said Quarter Section, North 00°00'00" East 722.10 feet; thence parallel with the South line of the Southeast Quarter of the Northeast Quarter of said Section, South 89°27'14" West 908.84 feet to a 5/8" rebar with LS cap S0006; thence North 08°29'50" West 675.20 feet to a 5/8" rebar with LS cap S0006 at the true point of beginning, also being the Southeast corner of Lot 1 in said Minton Subdivision; thence along the South line of said Lot 1

1st: South 73°34'26" West 120.00 feet to a 5/8" rebar with LS cap S0006 at the Southwest corner of said Lot 1; thence

2nd: North 08°29'50" West 932.75 feet to the Northwest corner of said Lot 1, said point being in the centerline of West Mill Road; thence along the North line of said Lot 1 and centerline

3rd: North 73°34'26" East 120.00 feet to the Northeast corner of said Lot 1; thence

4th: South 12°58'50" East 925.91 feet to a 5/8" rebar with LS cap inscribed "Donald Gries LS29900003"; thence

5th: South 82°35'26" West 10.39 feet to a 5/8" rebar with LS cap inscribed "Donald Gries LS29900003"; thence

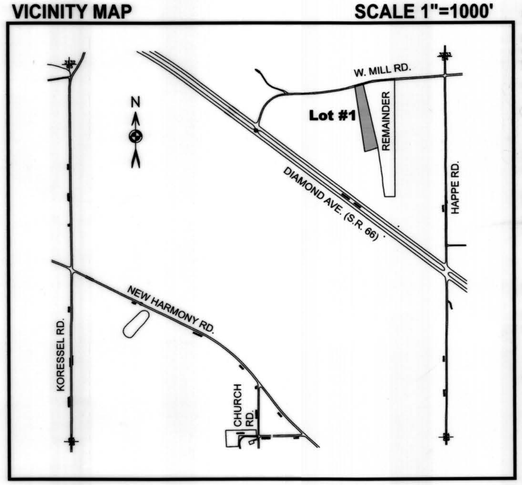
6th: South 73°52'31" West 45.86 feet to a 5/8" rebar with LS cap inscribed "Donald Gries LS29900003"; thence

7th: South 68°37'21" West 16.97 feet to the true point of beginning and containing 3.318 acres more or less.

Subject To: The right of way for West Mill Road, lying Southerly of and coincident with the third course of the above described parcel.

CROSS REFERENCES:
09-20188 TRUSTEES DEED
13-31859 AFFIDAVIT OF DEATH
15-23881 WD
15-23852 PARTIAL RELEASE OF MORTGAGE
15-23855 WD
15-23851 GRANT OF ESMT. - CURTAIN DRAIN
15-23856 QUITCLAIM DEED

VICINITY MAP SCALE 1"=1000'



General Notes

1. UTILITIES: Water is available by the German Township Water Department. 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 0095 D, Community Panel 180256 dated March 17, 2011.

4. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water pollution Prevention Plan (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County 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 section 13.05.11.C.20 of the Vanderburgh County Code.

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 in May of 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 8th day of July, 2015.

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 of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Nevil Place**

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

Dustin M. Nevil
6914 West Mill Road
Evansville, IN 47720

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 8th day of July, 2015.

My commission expires 11/22/2022

Patricia E. Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

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 June 1, 2015 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

~~SEPT.~~ OCT. 5, 2015
Plat Release Date

OFFICIAL SEAL

T-193
APC #22-MS-2015

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

MINOR SUBDIVISION
6908 West Mill Road
Client: Frick Powell, LLP
VANDERBURGH COUNTY, INDIANA

DRAWN BY: JAE
CHECKED: D.E.G.
SCALE: 1"=100'

DATE: 05/20/15
PROJECT NO.: 5-2855-B
REVISIONS

SHEET NO.: 1 OF 1