

Surveyor's Report

Surveyor's file Number
15152

Surveyed Property Information
Owner: Brittani E. Elpers (Brittani Frank)
Document 2009800025746

Property description: Part of the Southeast Quarter of Section 7, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana.

Title 865 IAC, Article 1, Rule 12
As required by the Indiana Administrative Code, the following report will explain the theory of location applied in establishing or retracing the lines and corners of the surveyed parcel and the registered land surveyor's professional opinion of the cause and the amount of uncertainty in those lines and corners because of the following:
(A) Availability and condition of reference monuments
(B) Occupation or possession lines
(C) Clarity or ambiguity of the record description used and the adjoining descriptions
(D) The relative positional accuracy (RPA) of the measurements

Controlling Corners
1. 5/8-inch Rebar (9 inches deep) - Northeast Corner of the Southeast Quarter of said Section 7. This corner is referenced by the Vanderburgh County Surveyor to be a 1/2-inch Rebar (6 inches deep).
2. 1-inch pinprick pipe (1 inch up) - Southeast Corner of Lot 22 in Country Club Manor, recorded in Plat Book 1, pages 233-234. (Used for rotation)

Report
The purpose of this survey is to perform a Retracement Boundary Survey on the property conveyed in Deed Document 2009800025746 and then divide said Parcel into two lots. The location of the new division lines were determined by our client.

Bearings used this survey are on an assumed basis. The re-established east line of the Southeast Quarter of Section 7 is held to be North.

The perimeter of the adjoining subdivision to the west, Country Club Manor, recorded in Plat Book 1, pages 233-234, was input by its record bearings and distances. All east/west lines are held to be South 89 degrees 05 minutes East and all north/south lines are held to be North 00 degrees 00 minutes East (North). The interior lot corners which adjoin the subject property to the west were calculated at their record distances. The plat for Country Club Manor along with its ties to the Quarter Section lines were input at Controlling Point 1 and noted to Controlling Point 2. The record distance between these two points is 1087.18 feet and the measured distance is 1087.15 feet. Holding Controlling Point 1 and 2 appears to be a best fit with other monuments located this survey. See the plat of survey for the location of these monuments.

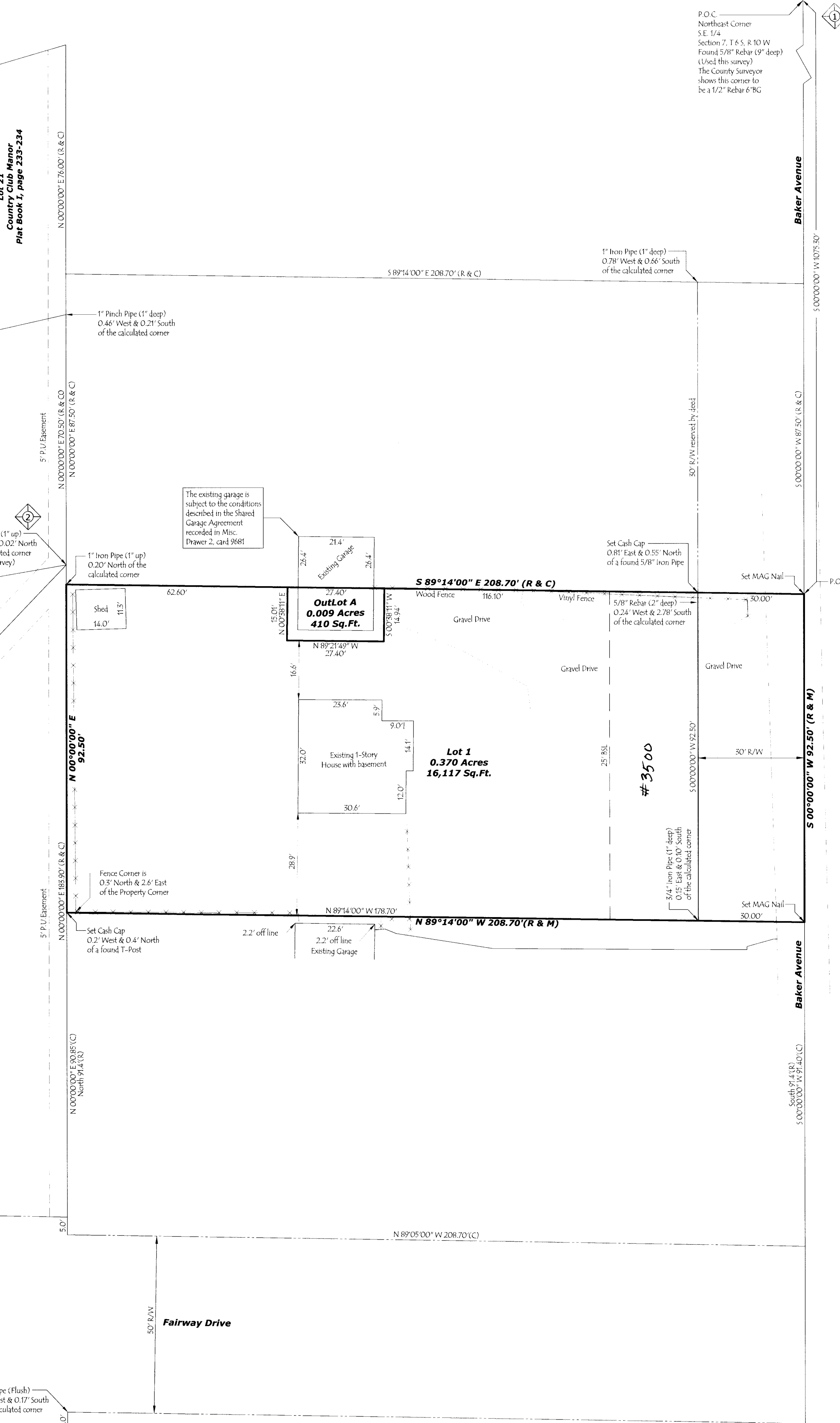
With the east line of the Southeast Quarter re-established as shown on the plat of Country Club Manor, the deed for the subject property was input by its record dimensions. All east/west lines are held to be South 89 degrees 14 minutes East and all north/south lines are held to be North 00 degrees 00 minutes East (North). A 1-inch iron pipe was found to be 0.20 feet north of the calculated northwest corner and a 5/4-inch iron pipe was found to be 0.15 feet east and 0.10 feet south of the calculated intersection point of the south boundary line and the west 50-foot right-of-way line of Baker Avenue.

It is noted that the re-established east line of the Southeast Quarter of Section 7 matches the monumented location of Country Club Manor and the deed for the subject property but it does not match the east line of the Southeast Quarter as referenced by the County Surveyor. The east line of said Quarter Section between the County Surveyor monuments found at point number 1598 and point number 2096 is measured to be South 00 degrees 21 minutes 11 seconds West 2686.10 feet. This Quarter Section line, if used, would shift the re-established boundaries approximately 7 feet to the west. Therefore, either the east line of the Southeast Quarter of Section 7 has a large deflection at the Quarter Quarter Corner (which was not found) or the monument referenced by the County Surveyor at point number 2096 is not the Southeast Corner of the Southeast Quarter of Section 7.

Measurements
The relative positional accuracy (RPA) for a Suburban Survey (based on the current use of the real estate), specified as 0.15 feet plus 100 parts per million, was not exceeded for this survey. The RPA is a value expressed in feet that represents uncertainty due to random errors in measurement of any point on a survey relative to any other point on the same survey at a 95 percent confidence level.

Research Note
All deeds, agreements and other documents noted on this survey were either provided to us by our client or found through the process of research, by employees of Cash Waggoner & Associates, PC at local government offices. Because Cash Waggoner & Associates, PC is not a title or abstracting company, our ability to recover all documents that affect or benefit the subject property is limited. Cash Waggoner & Associates, PC will not be responsible for documents that are not shown on this survey which may be found by a title company or attorney hired to either update an Abstract or prepare a Title Commitment Policy.

Certification
I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this survey was performed wholly by or under my direct supervision. To the best of my knowledge and belief, this survey was executed according to the survey requirements outlined in Title 865 of the Indiana Administrative Code, Rule 12.



GENERAL NOTES

- Access:** Lot 1 shall access Baker Avenue only.
Access to OutLot A shall be as follows:
If OutLot A is owned by the owner of Lot 1, access will be across the existing drive on Lot 1 out to Baker Avenue only.
If OutLot A is owned by the owner of the adjoining property to the north then access will be across the adjoining property to the north only.
Ownership of OutLot A is limited to either the owner of Lot 1 or the owner of the adjoining property to the north.
- Erosion:** Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, reed top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and sloping. Slopes more than 6% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.
Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C014D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone A).
- Rearings:** Rearings used this survey are assumed.
- Monuments:** Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #00998"
- Utilities:** Lot 1 - Water and Sewer are existing and provided by the Evansville Water and Sewer Utility. OutLot A - Water and Sewer are not provided by the Evansville Water and Sewer Utility.
Gas and Electric are existing and provided by Vectren
- OutLot A:** Maintenance of OutLot A will be the responsibility of the underlying owner of the OutLot. The underlying owner of OutLot A and their successors and assigns will also be subject to the Shared Garage Agreement in Miscellaneous Drawers 2, and 9681 which outlines the shared responsibilities for the existing garage with the adjoining property owner to the north.
- Noise Sensitive:** It is understood by the owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

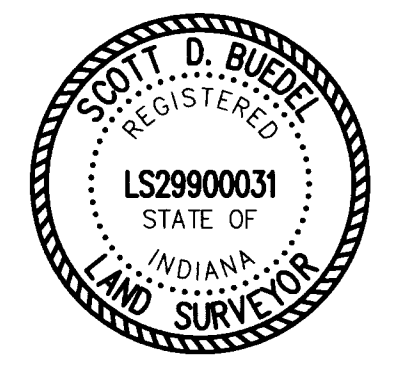
BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 7, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:
Commencing at the Northeast corner of the Southeast Quarter of said Section 7; thence along the east line of said Quarter Section, South 00 degrees 00 minutes 00 seconds West 1075.30 feet to the point of beginning; thence continue along the east line of said Quarter Section, South 00 degrees 00 minutes 00 seconds West 92.50 feet; thence North 89 degrees 14 minutes 00 seconds West 208.70 feet; thence North 00 degrees 00 minutes 00 seconds East 92.50 feet; thence South 89 degrees 14 minutes 00 seconds East 208.70 feet to the point of beginning and containing a gross area of 0.445 Acres, more or less.
Subject to the 50-foot right-of-way for Baker Avenue off the east side.
Also, subject to all other easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.
Witness my hand and seal this 18th day of June, 2015.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 11, 2015, at Subdivision Review.

President: *[Signature]*
Attest Executive Director: *[Signature]*
Executive Director: *[Signature]*
Plat Release Date: JUNE 20, 2015



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APC #19-MS-2013

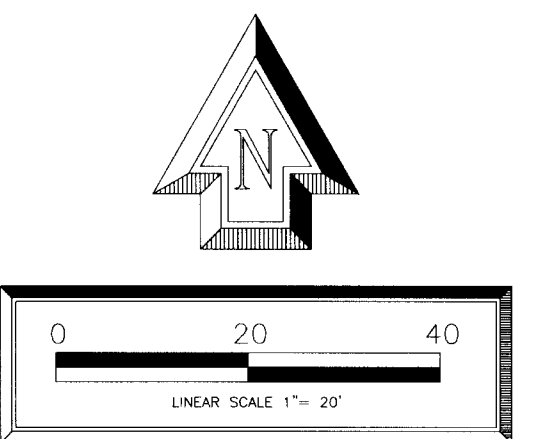
OWNER'S CERTIFICATE

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 Brittani Minor Subdivision. All additional road rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

OWNER:
[Signature]
Brittani Frank (Formerly known as Brittani E. Elpers)
3500 Baker Avenue
Evansville, IN 47710

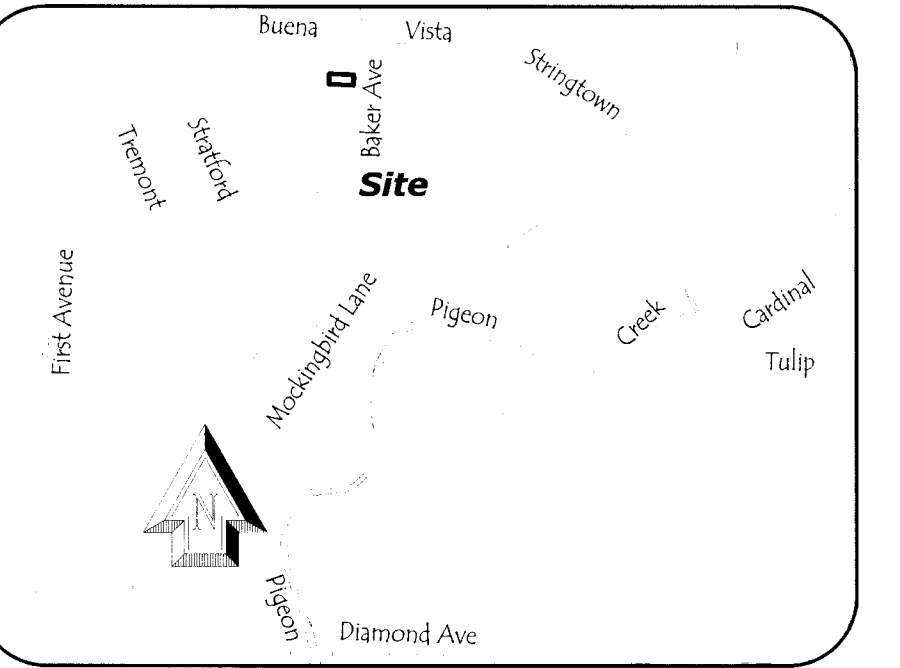
NOTARY CERTIFICATE

State of INDIANA, ss:
County of VANDERBURGH, ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brittani Frank who acknowledged the execution of this plat to be her voluntary act and deed.
Witness my hand and seal this 18th day of JUNE, 2015.
My Commission expires: 9-26-2015
Notary Public: *[Signature]*
Notary Resides in: VANDERBURGH
County, Indiana
Typed or printed name: SCOTT D. BUEDEL



Legend

- (R) Record Dimension
- (C) Calculated Dimension
- (M) Measured Dimension
- (B) Point of Beginning
- (POB) Point of Beginning
- (POC) Point of Commencement
- (BL) Building Setback Line
- (CPI) Controlling Point Identifier



CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

332 THIRD AVENUE
SUITE 13
JASPER, IN 47546
PH: 812.634.5015

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: *[Signature]*
PRINTED NAME: Scott D. Buedel