

Green River Oaks Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE: 11-28-06 3:23 PM
 PLAT BOOK: S-35
 PAGE: 35
 INSTR: 2006R0004007
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

General Notes

Access: Lots 1, 2, & 3 shall have access to Oak Grove Road. Lot 4 shall access Oak Grove Road via the 32' Ingress/Egress Easement. Lot 5 shall use the existing access on Green River Road.

Utilities: Water, Gas and sanitary sewer is available to be extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The subject property is not located in Special Flood Zone "A" as shown on Flood Insurance Rate Map (FIRM) Panel No. 180256 0050 B, Dated March 19, 1982. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 386 MSL.

Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" shown has not been modified based on new or updated hydraulic information.

Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the City of Evansville Board of Public Works Office, and in compliance with the City Drainage Ordinance.

Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.

NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

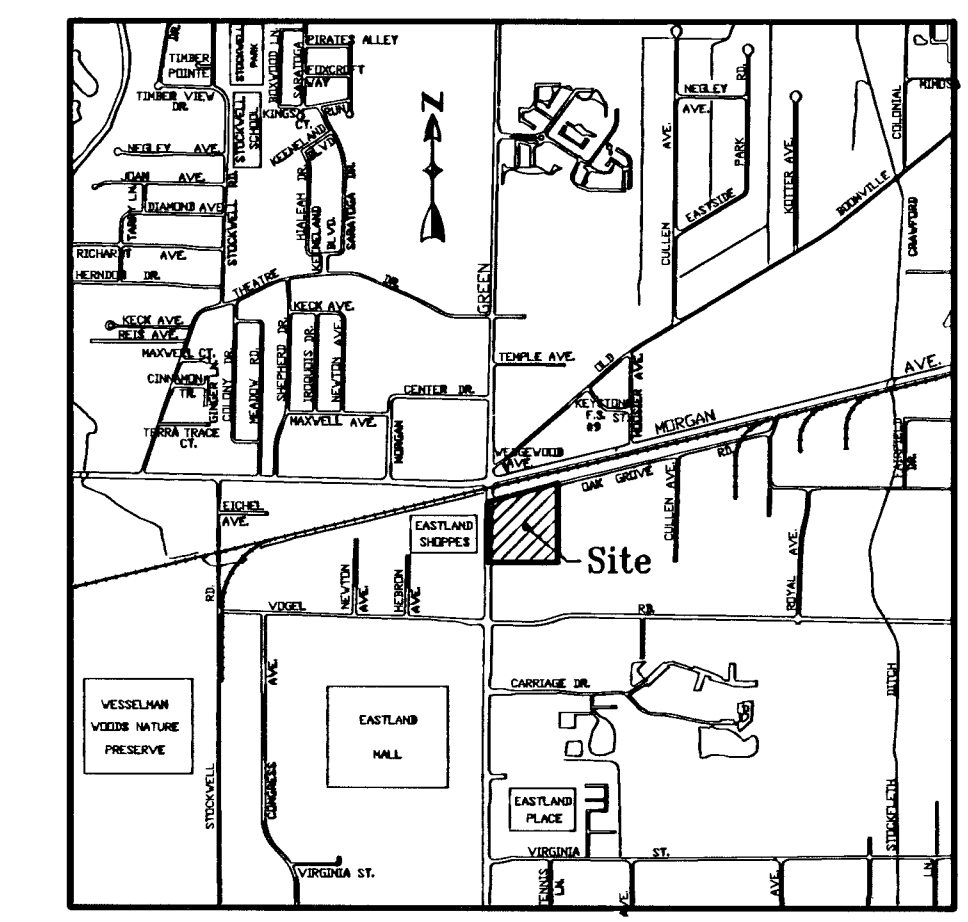
Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

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 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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

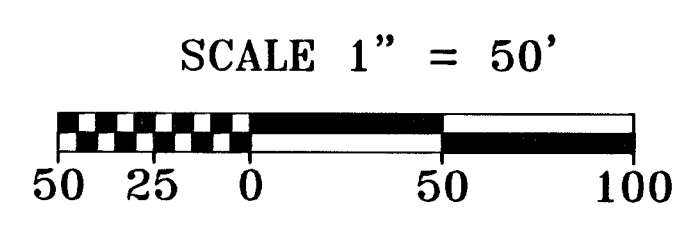
Bench Mark Data: T.B.M. #1 - Chisled "C" on the north side of C.I. at the southwest side of AAMCO Transmissions on the west side of street west of AAMCO. Elev. = 384.09.



Location Map

Legend

L.M.	- Lake Maintenance
S.D.	- Storm Drainage
D.	- Drainage
P.U.	- Public Utility
E.	- Easement
R.	- Radius
L.	- Length
P.O.B.	- Point of Beginning
P.O.C.	- Point of Commencement
Ac.	- Acres
Sq.Ft.	- Square Feet
R/W	- Right-of-Way
FPG	- Flood Protection Grade
MFF	- Minimum Finish Floor
B.S.L.	- Building Setback Line
---	- Center Line
---	- Right-of-Way Line
---	- Easement Line
---	- Building Setback Line
---	- Boundary Line



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 "Green River Oaks Subdivision". All roads 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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 "D.&U.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easement.

Strips or area of land, of the dimensions shown on this plat and marked "Ingress/Egress Easement" are hereby dedicated for the use for access by the owners and/or assignees of the lots shown hereon. The cost and maintenance of the driving surfaces within said Ingress/Egress easement, shall be the responsibility of the owners of lots within said subdivision.

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:
 By: Andrew Guogenti, Managing Member
 Business Buildings LLC.
 2641 North Cullen Avenue
 Evansville, In. 47715

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: Blaine Oliver

Secondary Plat
 APC: 14-S-2006
 Designed By: D.K.L. 6759
 Drawn By: J.E.V. 11/13/2006
 Filename: Secondary Plat.dwg

Morley and Associates Inc.
 Engineering Surveying Architecture Construction Management
 Evansville, IN (812) 464-9585
 Henderson, KY (270) 830-0300 Jasper, IN (812) 634-9590

Boundary Description

Part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, State of Indiana and being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 24-16S-R10W; thence along the west line thereof, South 00 degrees 03 minutes 00 seconds West 520.80 feet; thence South 89 degrees 57 minutes 00 seconds East 45.00 feet to the east right-of-way line of N. Green River Road, being the point of beginning; thence along said right-of-way line South 89 degrees 57 minutes 00 seconds East 23.90 feet; thence continue thence along said right-of-way line North 00 degrees 03 minutes 00 seconds East 311.73 feet; thence continue along said right-of-way North 31 degrees 48 minutes 05 seconds East 37.40 feet to the south right-of-way line of Oak Grove Road; thence along said right-of-way line North 75 degrees 25 minutes 37 seconds East 611.22 feet; thence parallel with the west line of said quarter section, South 00 degrees 03 minutes 00 seconds West 733.83 feet to the north line of Harps Minor Subdivision, Section 2 as per plat thereof recorded in Plat Book MS, Page 144; thence along the north line thereof and the north line of Harps Minor Subdivision Section 4 as per plat thereof recorded in Plat Book MS, Page 139, South 89 degrees 55 minutes 09 seconds West 635.00 feet to the east right-of-way line of said N. Green River Road; thence along said right-of-way line North 00 degrees 03 minutes 00 seconds East 237.44 feet to the point of beginning, containing 9.31 acres (405,565.9 Sq. Ft.).

Subject to easements, rights-of-way, building and use restrictions of record.

Surveyor's Certificate

I, Danny K. Leek, 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 as noted.

Witnessed my hand and seal this 15th day of November, 2006.

DANNY K. LEEK REGISTERED LAND SURVEYOR
 No. S0480
 STATE OF INDIANA
 Danny K. Leek PLS
 Indiana Registration No. S0480
 Morley and Associates Inc.
 4800 Rosebud Lane
 Newburgh in 47630
 (812) 464-9585

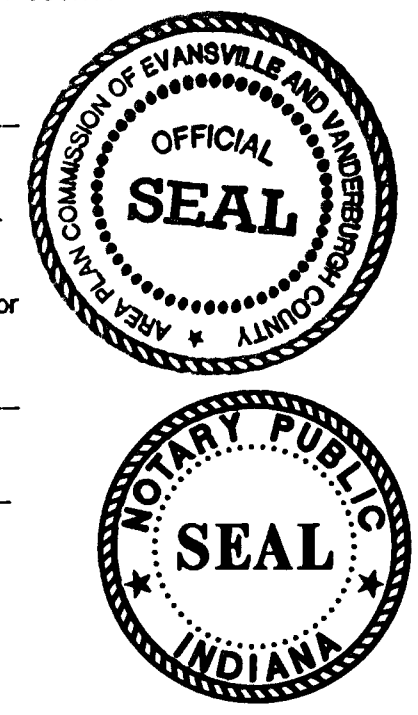
Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledged 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 15th day of November, 2006

My Commission Expires: 9-21-09
 Notary Public: Kristy M. Sawyer

Notary Resides in: Posey County, Indiana
 Notary Public: Kristy M. Sawyer (typed or printed name)



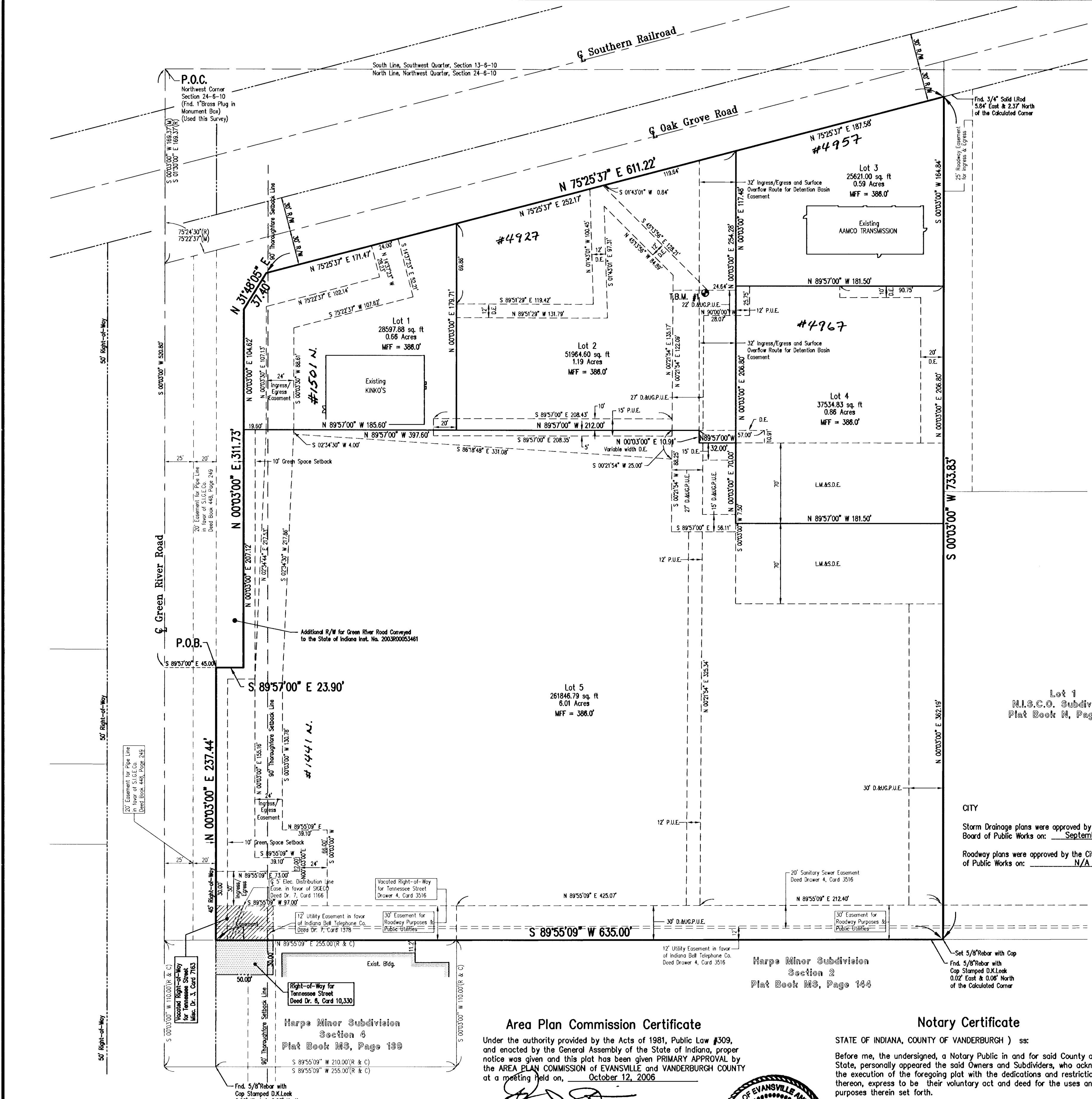
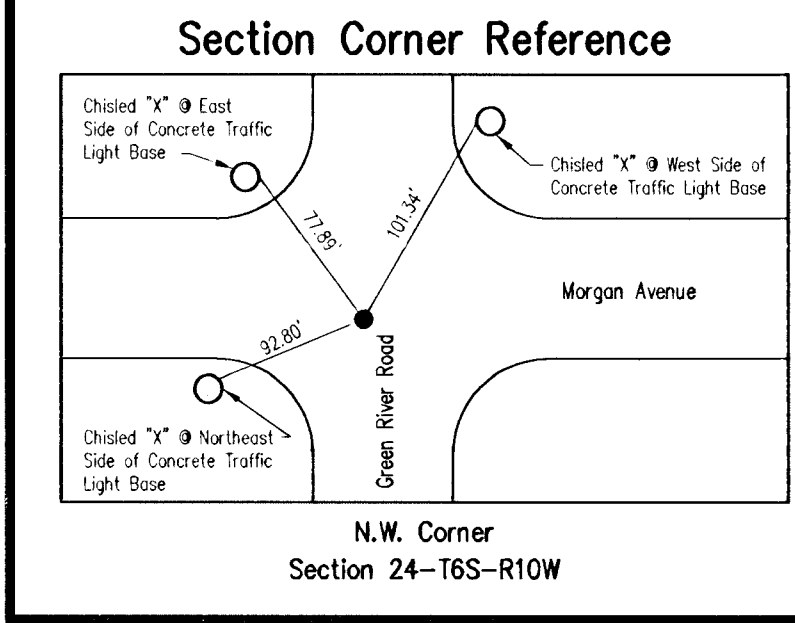
Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, 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, October 12, 2006

President: [Signature]
 Attest Executive Director: [Signature]

Secondary Plat complies with the Ordinance and is released for Recording
 Executive Director: [Signature]
 PLAT RELEASE DATE: NOVEMBER 21, 2006

S-35



P.O.C. Northwest Corner Section 24-16S-R10 (Fnd. 1" Brass Plug in Monument Box) (Used this Survey)

P.O.B. Additional R/W for Green River Road Conveyed to the State of Indiana Inst. No. 2003R00053461

N.W. Corner Section 24-16S-R10W