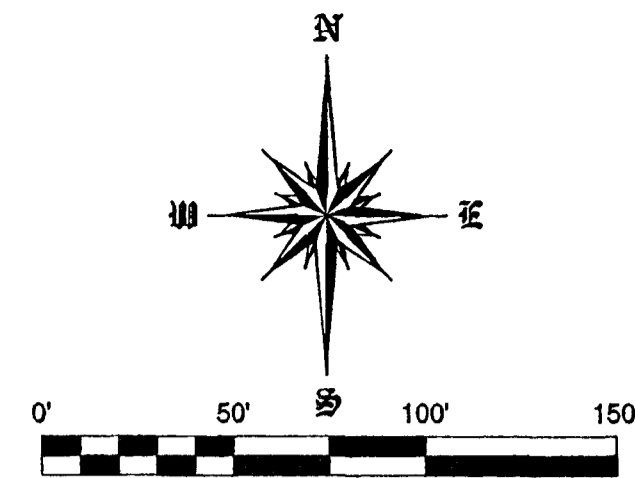


HACKBERRY HILL

MINOR SUBDIVISION



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

Thomas G. Timmons
Thomas G. Timmons
12520 Browning Road
Evansville, Indiana 47725

Marilyn L. Timmons
Marilyn L. Timmons
12520 Browning Road
Evansville, Indiana 47725

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 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 25 day of

October, 2012

My commission expires 4/3/2016

Allen S. Kuebler
Notary resides in Vanderburgh County, Indiana

CLENN T. KINGSBURY
Notary Public
Resident of Vanderburgh County, IN
Commission Expires: April 3, 2016

General Notes

ZONING: Subject property currently zoned Residential. Adjacent property currently zoned as shown.

UTILITIES: Water is available by the Evansville City Water. Vectren Electric Company service is available to the Lot.

OSDS Utility Statement: This Lot has an existing on site sewage disposal system. However, private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.

FLOOD PLAIN DATA: No portion of this property lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0108D dated March 17, 2011.

TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding.

NOISE SENSITIVE STATEMENT: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operations of the airport and the takeoff and landing of aircraft may generate high noise levels.

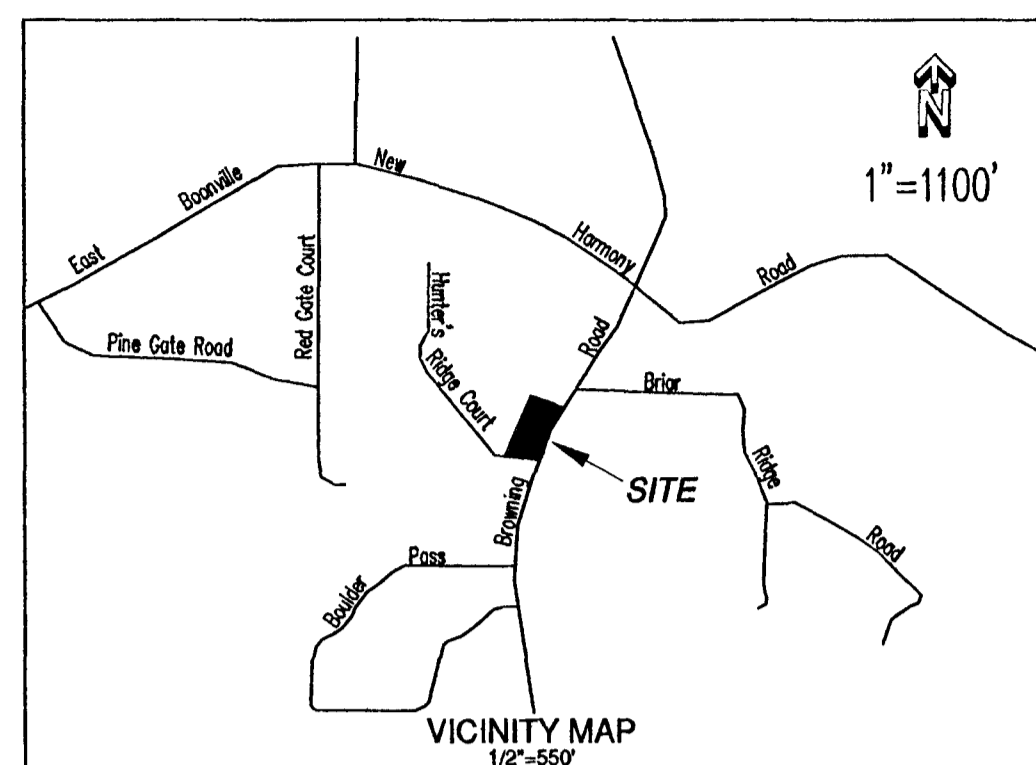
BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Northeast Quarter of Section 16, Township 5 South, Range 10 West, Second Principle Meridian, Vanderburgh County, Indiana, and more particularly described as follows: **SCOTT TWP**

Commencing at a stone at the Northwest corner of said quarter-quarter section; thence, South 87 degrees 55 minutes 30 seconds East a distance of 592.62 feet to a found railroad spike in the center line of Browning Road; thence, along said center line, South 30 degrees 05 minutes 05 seconds West a distance of 193.96 feet to a P.K. nail; thence, continuing along said center line, South 33 degrees 18 minutes 54 seconds West, a distance of 140.00 feet to the northeast corner of Lot 1 in WJW Subdivision as per the plat thereof recorded in Plat Drawer MS, page 194 in the Office of the Recorder of Vanderburgh County; thence, continuing along said center line, South 33 degrees 19 minutes 19 seconds West, a distance of 100.91 feet to a P.K. nail in Browning Road; thence, continuing along said center line, South 32 degrees 02 minutes 13 seconds West, a distance of 34.09 feet to a P.K. nail at the southeast corner of said Lot 1, being the Point of Beginning; thence, South 32 degrees 13 minutes 06 seconds West, a distance of 67.94 feet; thence, South 29 degrees 11 minutes 40 seconds West, a distance of 61.07 feet; thence, South 26 degrees 51 minutes 34 seconds West, a distance of 200.19 feet; thence, North 78 degrees 54 minutes 00 seconds West, a distance of 199.90 feet to a found 3/4 inch OD iron pipe at the southeast corner of Lot 7 of the Hunter's Ridge Subdivision Section "A" as per the plat thereof recorded in Plat Book O, page 43 in the Office of the Recorder of Vanderburgh County; thence, along the east line of said Lot 7, North 28 degrees 49 minutes 58 seconds East, a distance of 199.90 feet to the northeast corner of said Lot 7 also being the southeast corner of a parcel of real property described to Randall and Robin McCune in a Warranty Deed recorded in Deed Drawer 8, card 9152 in the Office of the Recorder of Vanderburgh County; thence, along said McCune east line, North 27 degrees 07 minutes 43 seconds East, a distance of 167.94 feet to a found 5/8 inch rebar with a cap stamped with Kuester, L.S. at the southwest corner of the aforementioned Lot 1 of the WSW Subdivision; thence, along the south line of said Lot 1, South 67 degrees 30 minutes 30 seconds East, a distance of 201.11 feet to the Place of Beginning, containing 67,360.88 square feet, 1.55 acres, more or less.

Subject to all legal easements and rights-of-way.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER <u>11-05-2012</u> DATE	RECEIVED FOR RECORD DATE <u>11-05-12</u> 2:13 PM
JOE GRIES AUDITOR <u>6152</u> AUDITOR NUMBER	PLAT BOOK <u>T</u> PAGE <u>60</u> INSTR# <u>2012 R000 20715</u> Z TULEY RECORDER VANDERBURGH COUNTY



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 August 14, 2012.

Blaine Oliver
President
Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Nov. 5, 2012



SURVEYOR'S CERTIFICATE

I, Gary L. Witty, 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, to the best of my knowledge and belief, correctly represents a survey completed by me on October 24, 2012, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 24 day of October, 2012.

T-60
APC # 21-MS-2012

Gary L. Witty
10-24-2012
Gary L. Witty, L.S.
Indiana Reg. #20100066

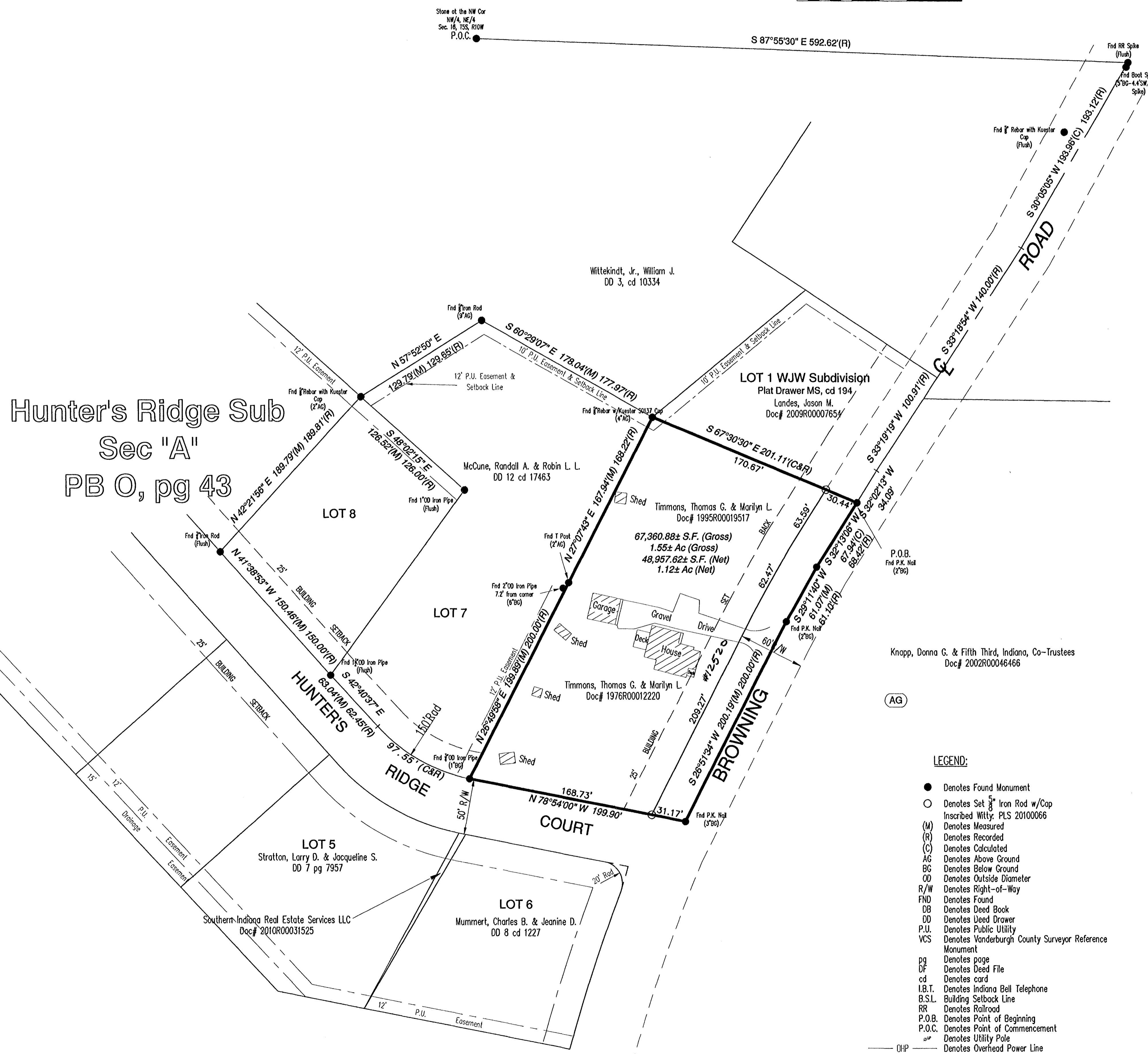
Property Corner Markers: All corners not currently marked will be marked with a 5/8 inch rebar with a plastic cap inscribed with "Witty LS 20100066" or a railroad spike in asphalt roadway.

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 required by law.

Gary L. Witty
Gary L. Witty

PSI PRECISION SURVEYING, INC.
2621 Stringtown Road, Suite 25, Evansville, IN 47711 (812) 868-8011 Fax: (812) 423-6311
email: Gwitty6789@aol.com

Hunter's Ridge Sub
Sec "A"
PB O, pg 43



- LEGEND:**
- Denotes Found Monument
 - Denotes Set 3/8" Iron Rod w/Cap
 - Inscribed Witty: PLS 20100066
 - (M) Denotes Measured
 - (R) Denotes Recorded
 - (C) Denotes Calculated
 - AG Denotes Above Ground
 - BG Denotes Below Ground
 - OD Denotes Outside Diameter
 - R/W Denotes Right-of-Way
 - FND Denotes Found
 - DB Denotes Dead Book
 - DD Denotes Deed Drawer
 - P.U. Denotes Public Utility
 - VCS Denotes Vanderburgh County Surveyor Reference Monument
 - pg Denotes page
 - DF Denotes Dead File
 - cd Denotes card
 - I.B.T. Denotes Indiana Bell Telephone
 - B.S.L. Denotes Building Setback Line
 - RR Denotes Railroad
 - P.O.B. Denotes Point of Beginning
 - P.O.C. Denotes Point of Commencement
 - Denotes Utility Pole
 - OHIP Denotes Overhead Power Line