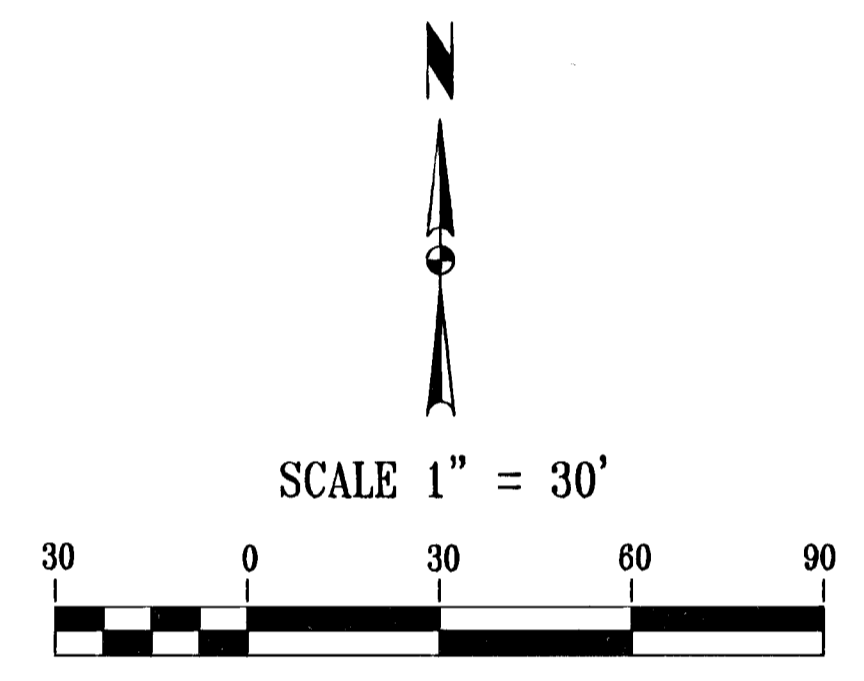


MWR Minor Subdivision

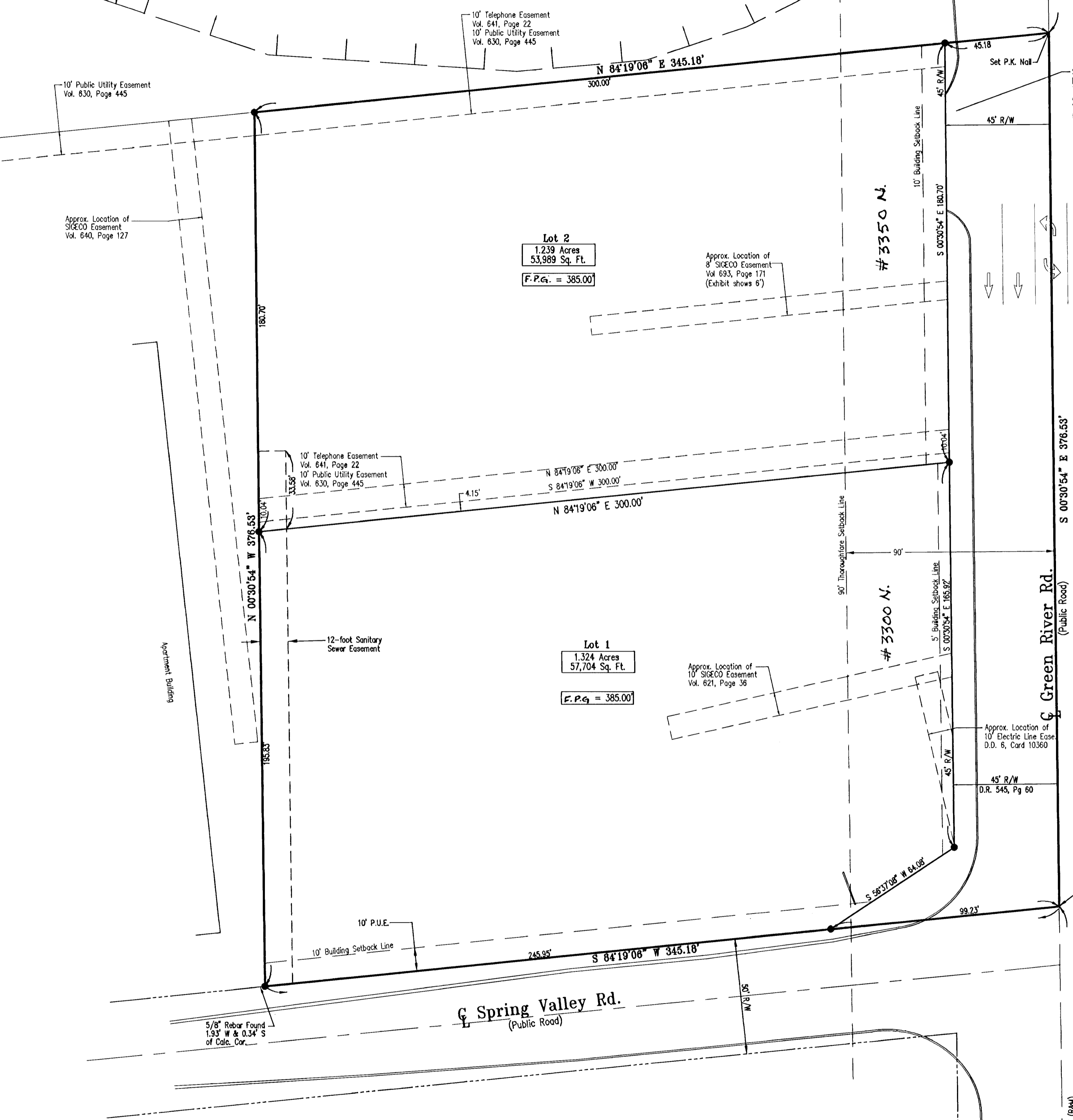
631
 DULY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER
 JAN 30 2004
Sub-Hutz
 AUDITORS

Area within Special Flood Zone A as subject tract scales
 on F.I.R.M. Community Panel No. 180256 0025 C for
 Vanderburgh County, Indiana dated August 5, 1991.



LEGEND

---	Center Line
---	Property Boundary Line
---	Easement Line
---	Building Setback Line
---	Right-of-way Line
POC	Point of Commencement
POB	Point of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
N	Centerline
E	North
S	South
E	East
W	West
●	Set 5/8" Rebar w/ Cap Marked "Morley & Assoc. ID #0023"
MFE	Minimum First Floor Elevation



N.E. Cor. SE, 1/4
 Section 11-18S-R10W
 1/2" Pin in Monument Box (found)
 (Used this Survey for Stationing Only)

See Agreement dated July 13, 1992
 between American Wholesale, Inc.,
 The Old National Bank of Evansville,
 and the Board of Commissioners of
 Vanderburgh County to permit access
 to Green River Road

Approx. Location of
 10' Electric Line Easement
 D.O. 6, Cord 10360

P.O.B.
 Set P.K. Nail



P.O.C.
 S.E. Cor. SE, 1/4
 Section 11-18S-R10W
 RR Spike per previous
 survey by Morley and
 Assoc. Job #1753
 (Not located this survey)

GENERAL NOTES

Zoning: The subject property is currently zoned C-4.

Utilities: Water, Gas and Electric are available to be extended to each lot within the subdivision.

Sanitary Sewer must be extended to the lots in the subdivision.

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

Flood Plain Data: The proposed subdivision does not lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The proposed subdivision does lie within Flood Zone B.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation.

Minimum First Floor Elevation (M.F.F.E.): First floor grades shall be set to allow for proper drainage around building. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a minimum first floor elevation of 385.00.

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 seeding. 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.

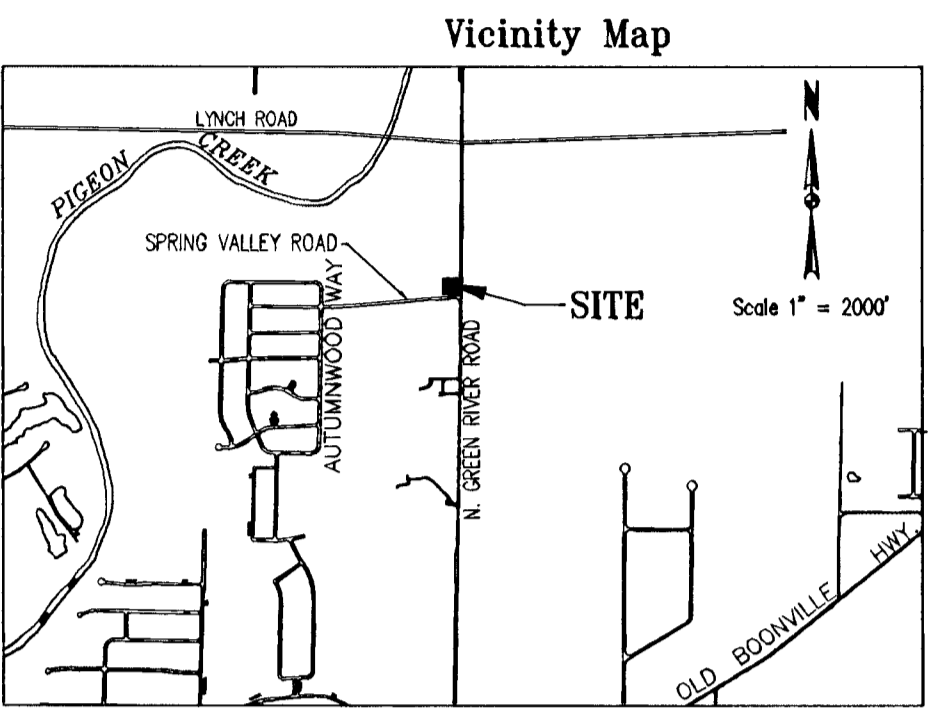
Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be seeded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Associates, Inc. ID# 0023."

Reference Survey: Doc. No. 2003R-00053635

Access to Lot 1 is from Spring Valley Road. Any access to Green River Road from Lot 1 must be by private ingress/egress easement from the corner of Lot 2.

No new driveways will be allowed onto Green River Road.



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 8 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said Quarter, Quarter Section, thence along the east line of said Quarter, Quarter Section, North 00 degrees 30 minutes 54 seconds West 877.10 feet to the Point of Beginning; thence along the north right-of-way line and extended north right-of-way line of Spring Valley Road, South 84 degrees 18 minutes 08 seconds West 345.18 feet, thence parallel with the east line of said Quarter, Quarter Section, North 00 degrees 30 minutes 54 seconds West 378.53 feet, thence parallel with the north right-of-way line of Spring Valley Road, North 84 degrees 19 minutes 06 seconds East 345.18 feet to the east line of said Quarter, Quarter Section; thence along said east line, South 00 degrees 30 minutes 54 seconds East 378.53 feet to the Point of Beginning, containing 2.972 acres (128,442 sq. ft.).

Subject to all rights-of-way and easements 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.

Witness my hand and seal this 27 day of January, 2004.

Danny K. Leek
 Danny K. Leek, R.L.S.
 Indiana Registration No. 50480
 Morley and Associates, Inc.
 800 SE Sixth Street
 Evansville, IN 47715

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 97-59, 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 November 11, 2003.

Michael W. Richardson
 Michael W. Richardson
 President

Bruce Smith
 Bruce Smith
 Attest Executive Director

Secondary Plat, complies with the Ordinance and is released for Recording.

Bruce Smith
 Bruce Smith
 Executive Director

PLAT RELEASE DATE: 1-30-2004

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as MWR Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "SSE" (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, are to be located within said areas of land. However, nothing herein shall prevent the use of any portion of the easement for parking lot(s). Any fence located within said areas of land is subject to removal by the sanitary sewer 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 "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.

Owner:
 LMR Investments, LLC
 3300 N. Green River Road
 Evansville, IN 47715

By: *Michael W. Richardson* 1-6-04
 Michael W. Richardson, member
 6131 Holsinger Ave. Bldg G, Suite 1
 Evansville, IN 47715

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 Owner(s) and Subdivider(s), Michael W. Richardson - member of LMR Investments, who acknowledge 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 6 day of January 2004.

My Commission Expires: 5-3-2009

Jean M. Morley
 Jean M. Morley
 Notary Public

Notary Resides in
 Vanderburgh
 County, Indiana

