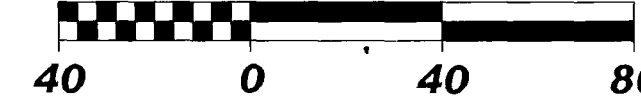


SCALE 1" = 40'



Rupert Nye

Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DATE 06-07-2013
PLAT BOOK 17
PAGE 80
JOE GRIES AUDITOR
3456
AUDITOR NUMBER

RECEIVED FOR RECORD
DATE 06-07-13 4:05p
PLAT BOOK 17
PAGE 80
INSTR# 2013R00015524
Z TULEY RECORDER
VANDERBURGH COUNTY

Legend

- Building Setback Line
 - Center Line
 - Easement Line
 - Fence Line
 - Flow Line
 - Property Boundary Line
 - Right-of-way Line
 - Underground Water
 - 5/8" Rebar with cap stamped "Morley & Assoc. ID #0023" (Set)
- (C) Calculated Dimension
 - Co Card
 - D R Deed Record
 - Doc Document
 - Dr Drawer
 - E East
 - (Fnd) Found
 - Inst Instrument
 - (M) Measured Dimension
 - N North
 - Pg Page
 - P.O.B. Point Of Beginning
 - R Range
 - (R) Record Dimension
 - S South
 - T Township
 - W West

T-80

APC #15-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 Rupert Nye Minor Subdivision. All road right-of-ways 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 "DE" (Drainage Easement), are hereby 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 a 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 so long as any damage caused to the drainage facility is repaired by the utility company. 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 "Ingress-Egress Easement" are for the benefit of the owners of Lot 2 and their successors and assigns, their invitees and visitors to allow them to cross over Lots 1 and 2. Maintenance of the easement shall be by the owner of Lot 1.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

Rupert Nye Development LLC,
P.O. Box 5012
Evansville, IN 47716
(812) 867-9800

By: Steven A. Rupert Martha N. Rupert
Steven A. Rupert, Agent Martha N. Rupert, Agent

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 Steven A. Rupert, agent of Rupert Nye Developers, LLC, 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 4th day of June, 2013.

My Commission Expires: July 11, 2019

Notary Public: Deborah J. Turpen
Warrick County, Indiana

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 Martha N. Rupert, agent of Rupert Nye Developers, LLC, 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 4th day of June, 2013.

My Commission Expires: July 11, 2019

Notary Public: Deborah J. Turpen
Warrick County, 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, May 14, 2013 (at Subdivision Review).

President: [Signature]

Attest Executive Director: [Signature]

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

Executive Director: [Signature]

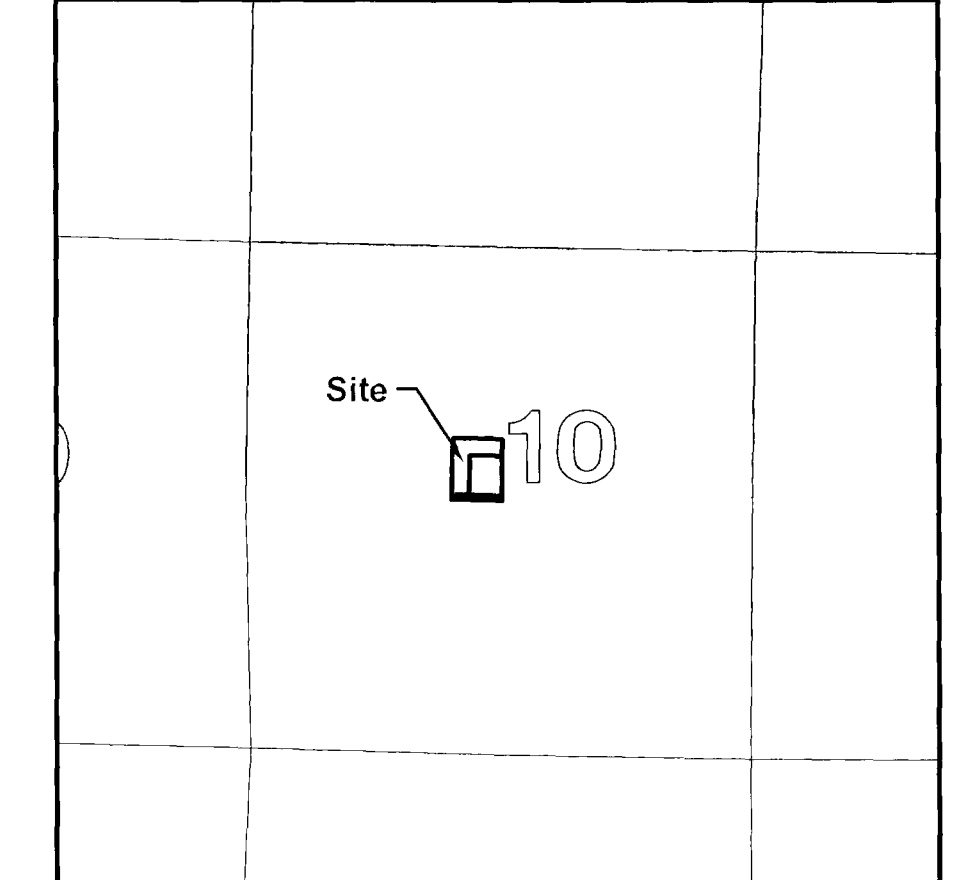
PLAT RELEASE DATE: June 7, 2013



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.

Secondary Plat
Drawn By: J.E. Wood
No. 8824 4 001-A
Date: 5/22/2013
File Name: 8824 minor.dwg

Engineering Surveying Architecture Construction Management
Morley and Associates Inc.
Evansville, IN (812) 454-9555
Henderson, KY (270) 830-0300
Jasper, IN (812) 534-9960
www.morleyandassociates.com



Location Map General Notes

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 18163C0119D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

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 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded 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.

Utilities: Evansville Water and sanitary sewer are existing.

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

Basis of Bearings: Indiana State Plane West 1302

Reference Survey: Surveyors Plat Dr. 1, Cd 876.

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

Access: Lot 2 shall not have direct access to Lynch Road. Access shall be through the Ingress/Egress Easement being created by this plat or through 50' Roadway Easement recorded in D.D.R. 4, Cd. 2486.

Utility Connections (Water & Sewer): If water and sanitary sewer are needed on Lot 2 the connections shall be along Lynch Road, not through the 50' roadway easement on the east side of the Lot.

Boundary Description

Part of the Southeast quarter of the Northwest quarter of Section Ten (10), Township Six (6) South, Range Ten (10) West of the Second Principal Meridian in Center Township, Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Quarter Section; thence along the South line thereof, North 88 degrees 36 minutes 32 seconds West 526.00 feet; thence North 01 degree 38 minutes 57 seconds East 636.94 feet to the Southwest corner of the property deeded to C2S Holdings, LLC as recorded in Drawer 4, Card 9408 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line thereof and the South line of National Materials L.P. as recorded in Drawer 4, Card 2486 in the office of said Recorder; South 88 degrees 46 minutes 23 seconds East 513.51 feet to the Southeast corner of said National Materials L.P., being a point on the East line of the Southeast quarter of the Northwest quarter of said Section Ten (10), thence along said East line, South 00 degrees 31 minutes 39 seconds West 638.48 feet to the place of beginning containing 305,159 square feet (7.61 acres).

Subject to the legal right-of-way of Lynch Road on the South side.

Also Subject to a Fifty (50) foot perpetual easement off the entire East side of Road Easement as recorded in Deed Drawer 4, Card 2486 in the office of the Recorder of Vanderburgh County, Indiana.

Also Subject to a reservation of a Twenty (20) foot wide drainage easement lying East of and adjacent to the West line of the above described tract of land.

Subject to Easements, rights-of-way, highways, roadways and building and use restrictions of record.

Surveyor's Certificate

I, Bret Alan Sermersheim, 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.

Witness my hand and seal this 3rd day of June, 2013.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9555

