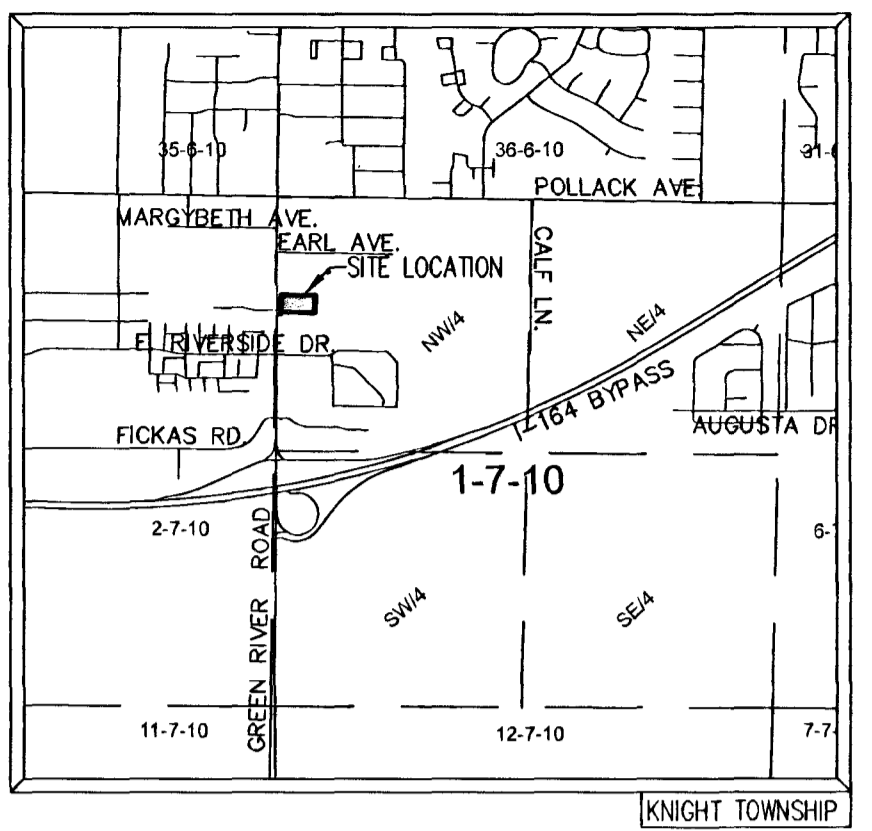


NW CORNER
SEC 1-7-10
FND IRON PIN
IN MONUMENT BOX
VCS #7506

THE STABLES SECTION ONE

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
01-18-2013
(DATE)
JOE GRIES AUDITOR
319
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01-18-13 4:03 PM
PLAT BOOK 7
PAGE 67
INSTR# 2013 R 00001905
Z TULEY RECORDER
VANDERBURGH COUNTY



LOCATION MAP
SCALE: 1"=2000'

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, do hereby plot and subdivide said real estate as shown and designates the same as THE STABLES SECTION ONE. All additional road rights-of-way 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 "Public Utility (PUE) 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 erected 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.

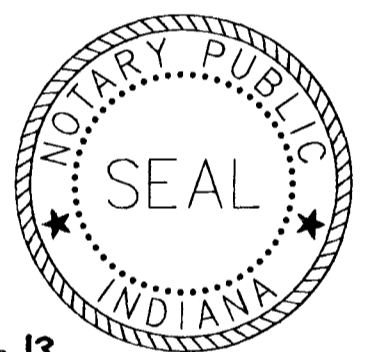
Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, 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 a 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 "S.S.E." (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 at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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.

Chris A. Combs
2400 Green River Investments LLC
Chris A. Combs, Member
5733 Shadow Creek Ln.
Newburgh, IN 47630

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 as described hereon and acknowledged the execution of this plat to be their voluntary act and deed.



Witness my hand and seal this 17th day of January, 2013.

My Commission Expires: 11-26-16

Krishna M. Bhat
Notary Public
Shirley M. Wolf
(type or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD SEPTEMBER 18, 2012 DATE
ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS NOVEMBER 13, 2012 DATE

T-67
Apc # 3-S-2012

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
OCTOBER 9, 2012 DATE S-1305 S-NUMBER



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 July 12, 2012.

Blaine Oliver
President
Blaine Oliver
Attest Executive Director

A.P.C. DOCKET #3-S-2012

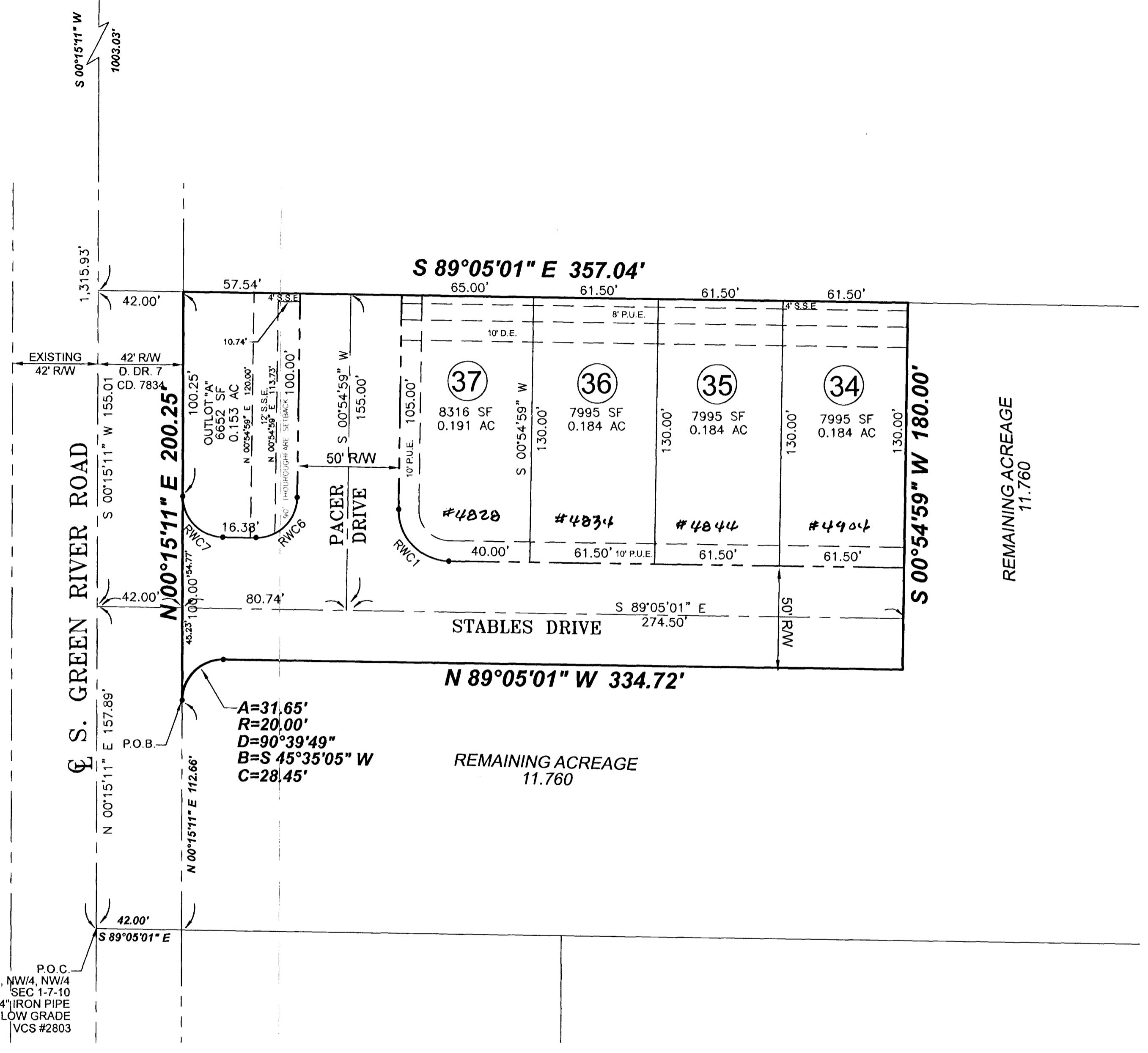
SECONDARY PLAT complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Jan 18, 2013

GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone are available by extension.
- Flood Plain Data:** The Subject Parcel lies within the Shaded Zone X, areas protected by a levee, as dated March 17, 2011.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 5.00%
-Slopes of 0%-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 shall have 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.
- Erosion Control for Ditches:**
-Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
-Slopes of 2%-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 currently marked will be marked with a 5/8" rebar with plastic cap stamped "KIESEL LS 20800145".
- Storm Drainage Maintenance:** Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.
- Drainage Facility Maintenance:** The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system and Drainage Easements (DE), which exist on his or her property in working order including:
(A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.
(B) "Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.
(C) "Keeping the channels and bottoms of waterways free of all erosion and sedimentation.
(D) "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 County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance."
(E) "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."
(F) "The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision."
(G) "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 County Drainage Board."



RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RWC1	25.00'	39.27'	38.38'	S 44°05'01" E	90°00'00"
RWC6	20.00'	31.42'	28.28'	N 45°54'59" E	90°00'00"
RWC7	20.00'	31.18'	28.12'	S 44°24'55" E	89°20'11"

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 7 South, Range 10 West of the Second Principal Meridian in Knight Township, Vanderburgh County, Indiana, and being more particularly described as follows:
Commencing at the Southwest Corner of said Quarter-Quarter Section; thence along the south line thereof, South 89 degrees 05 minutes 01 seconds East a distance of 42.00 feet to the east right-of-way of Green River Road; thence along said right-of-way, North 00 degrees 15 minutes 11 seconds East a distance of 112.66 feet to the Point of Beginning; thence continue along said right-of-way, North 00 degrees 15 minutes 11 seconds East a distance of 200.25 feet; thence parallel with said Quarter-Quarter line, South 89 degrees 05 minutes 01 seconds East a distance of 357.04 feet; thence South 00 degrees 54 minutes 59 seconds West a distance of 180.00 feet; thence parallel with said Quarter-Quarter line, North 89 degrees 05 minutes 01 seconds West a distance of 334.72 feet; thence southwesterly 31.65 feet along an arc to the left having a radius of 20.00 feet and subtended by a long chord with a bearing of South 45 degrees 35 minutes 05 seconds West and a length of 28.45 feet to the Point of Beginning, containing 1.473 acres, more or less.

Subject to all easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, 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 on March 1, 2012 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of January, 2013.

Joseph R. Kiesel

Joseph R. Kiesel, LS #20800145



AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless it is required by law.
Joseph R. Kiesel