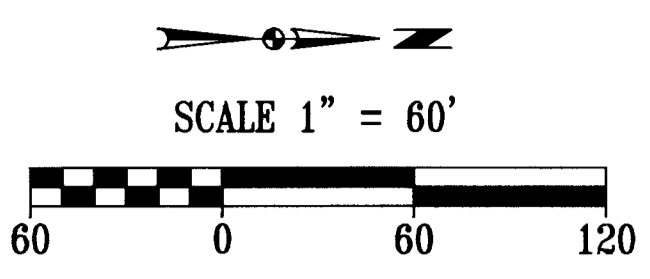


Cherry Creek Minor Subdivision No. 2

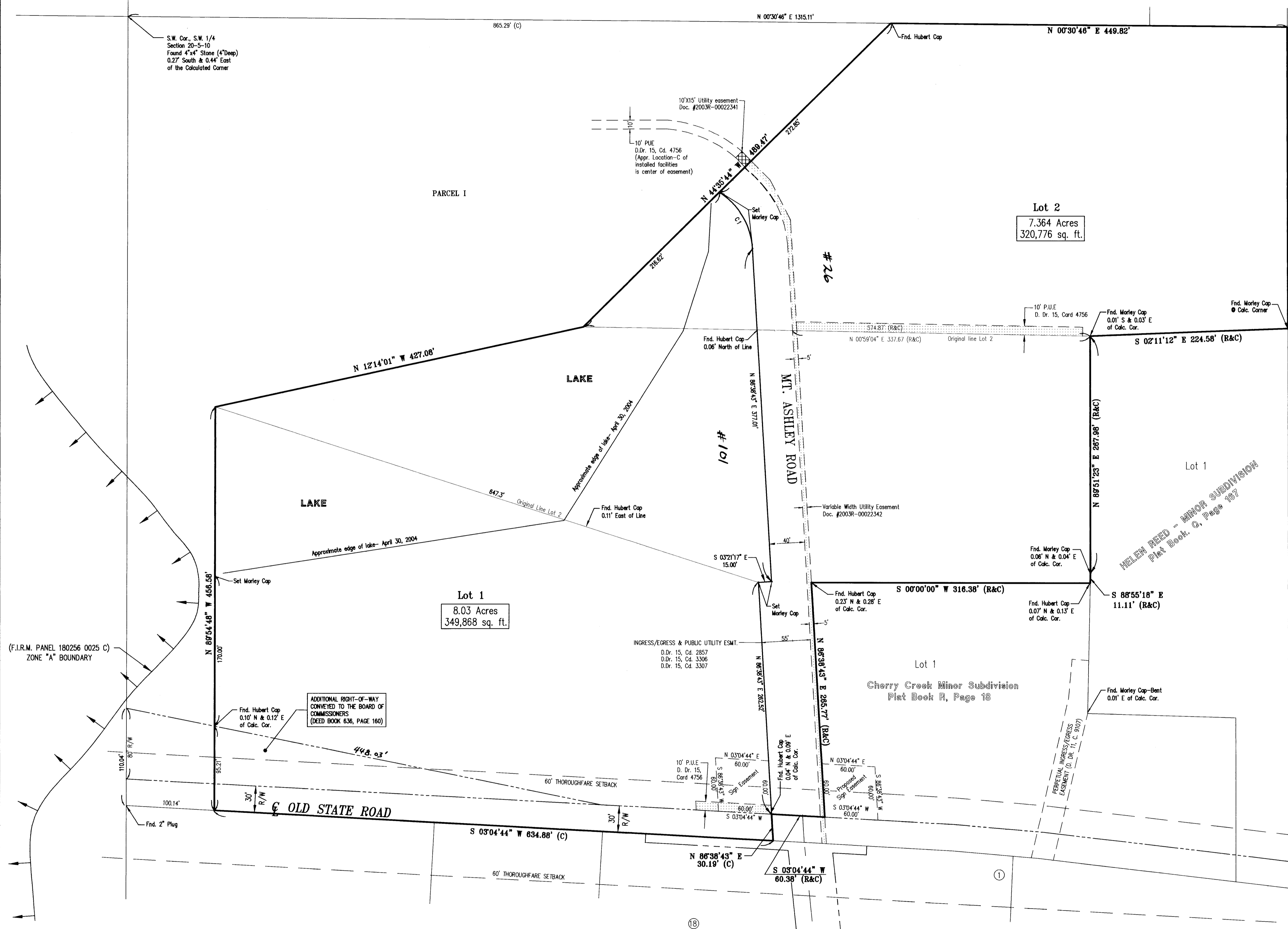
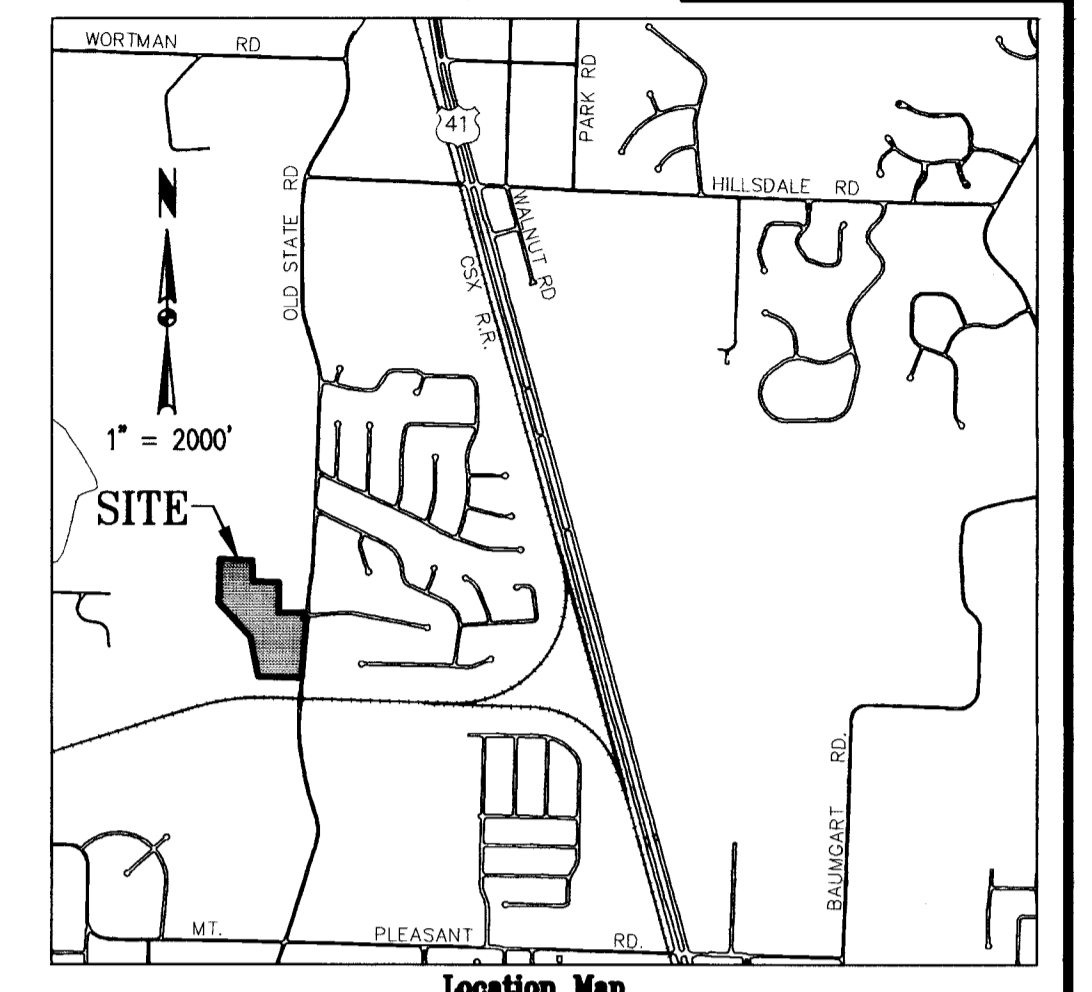
A Replat of Lot 2 of Cherry Creek Minor Subdivision as recorded in Plat Book R,
Page 18 in the office of the Recorder of Vanderburgh County, Indiana
and a part of Southwest Quarter of the Southwest Quarter of
Section 20, Township 5 South, Range 10 West

RECEIVED FOR RECORD
DATE 05-05-04 11:35 A.M.
PLAT BOOK R-
PAGE 105
INSTR # 2004R 00015155
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	54°04'29"	N 59°38'29" E	41.53	81.38	76.80	73.99

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
2004
S.W. Plot
AUDITOR
2998



GENERAL NOTES
Zoning: The subject property is currently zoned Ag.
Utilities: Water, Gas, Electric, Telephone and Cable are available at the site. These sites will be served by individual septic systems.
Basements: Any basements must be approved by the Vanderburgh County Building Commission.
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 Numbers 180256 0025 C and 180256 0075 C, dated August 5, 1991. The proposed subdivision does lie within Flood Zone C.
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.
Property Corner Markers: As noted on plat.
Morley caps are 5/8" diameter steel rebar with plastic cap stamped 'Morley & Assoc. 189 0023'. Morley Caps were set on April 30, 2004.

SUBDIVISION BOUNDARY
All of Lot 2 in Cherry Creek Minor Subdivision, as per plat thereof, recorded in Plat Book R, Page 18 in the office of the Recorder of Vanderburgh County, Indiana; also; Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:
Beginning at the Northwest corner of said Quarter, Quarter Section, thence along the north line of said Quarter, Quarter Section, North 89 degrees 51 minutes 23 seconds East 340.94 feet to the northwest corner of Helen Reed Minor Subdivision, as per plat thereof, recorded in Plat Book R, Page 187 in said office of the Recorder; thence along the west line thereof South 02 degrees 11 minutes 12 seconds East 224.58 feet to the northwest corner of Lot 2 in said Cherry Creek Minor Subdivision; thence the following 5 calls along the boundary lines of said Lot 2, 1) North 89 degrees 51 minutes 23 seconds East 287.88 feet; 2) thence South 88 degrees 55 minutes 18 seconds East 11.11 feet to the northeast corner of said Lot 2, 3) thence South 00 degrees 00 minutes 00 seconds West 316.38 feet; 4) thence North 86 degrees 38 minutes 43 seconds East 263.77 feet; 5) thence South 03 degrees 04 minutes 44 seconds West 60.38 feet to a corner of Lot 1 of said Cherry Creek; thence along a south line of said Lot 1, North 86 degrees 38 minutes 43 seconds East 30.19 feet to a point on the centerline of Old State Road; thence along the centerline thereof South 03 degrees 04 minutes 44 seconds West 234.88 feet; thence North 89 degrees 54 minutes 48 seconds West 456.58 feet to the southwest corner of said Lot 2, thence along the southwestern line of said Lot 2, North 12 degrees 14 minutes 01 seconds West 427.08 feet to a corner of said Lot 2; thence North 44 degrees 35 minutes 44 seconds East 489.47 feet to the west line of said Quarter, Quarter Section; thence along said west line, North 00 degrees 30 minutes 46 degrees East 449.82 feet to the Point of Beginning, containing 15.394 acres (670,644 sq. ft.).
Subject to an ingress/egress and public utility easement recorded in Deed Drawer 15, Card 2857.
Subject to an ingress/egress easement recorded in Deed Dr. 15, Cd. 3306.
Subject to a public utility easement recorded in Deed Dr. 15, Cd. 3307.
Subject to a utility easement recorded as Doc. No. 2003R-22342.
Subject to right-of-way recorded in Deed Book 636, Page 160.
Subject to the right-of-way for Old State Road.
Subject to all easements, rights-of-way, and building and use restrictions of record.

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 Cherry Creek Minor Subdivision No. 2. All roads are existing.
John J. Eppers, Jr. 4-30-04
Date
4700 St. Wendel Rd.
Wadesville, IN 47638

SURVEYOR'S CERTIFICATE
I, Bret Alan Semerashelm, 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 30th day of April, 2004.
Bret Alan Semerashelm
REGISTERED
STATE OF INDIANA
LAND SURVEYOR
No. LS 2020009

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 Subdivisor(s), John J. Eppers, Jr. & John J. Eppers, Jr., (President) of John J. Eppers Contracting, Inc. 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 30th day of April, 2004.
My Commission Expires: 5-3-2009
Notary Public
Notary Resides in Vanderburgh 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, 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, April 13, 2004.
Notary Public
Notary Resides in Vanderburgh County, Indiana
Secondary Plat complies with the Ordinance and is released for Recording.
PLAT RELEASE DATE: MAY 5, 2004



Secondary Plat