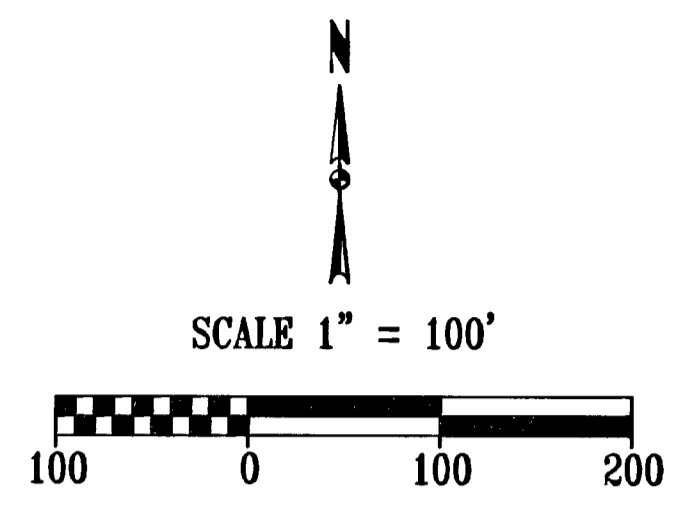
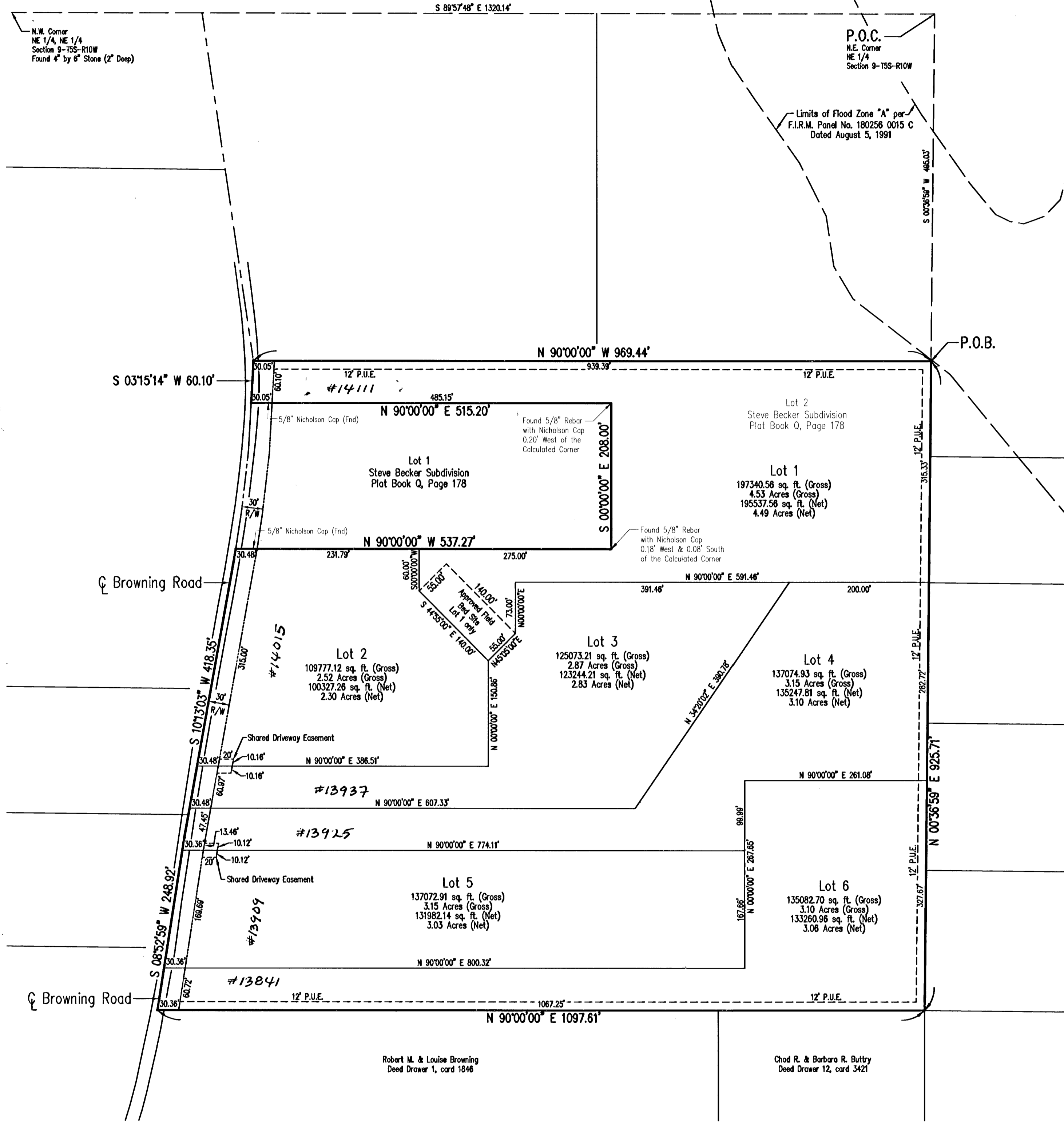


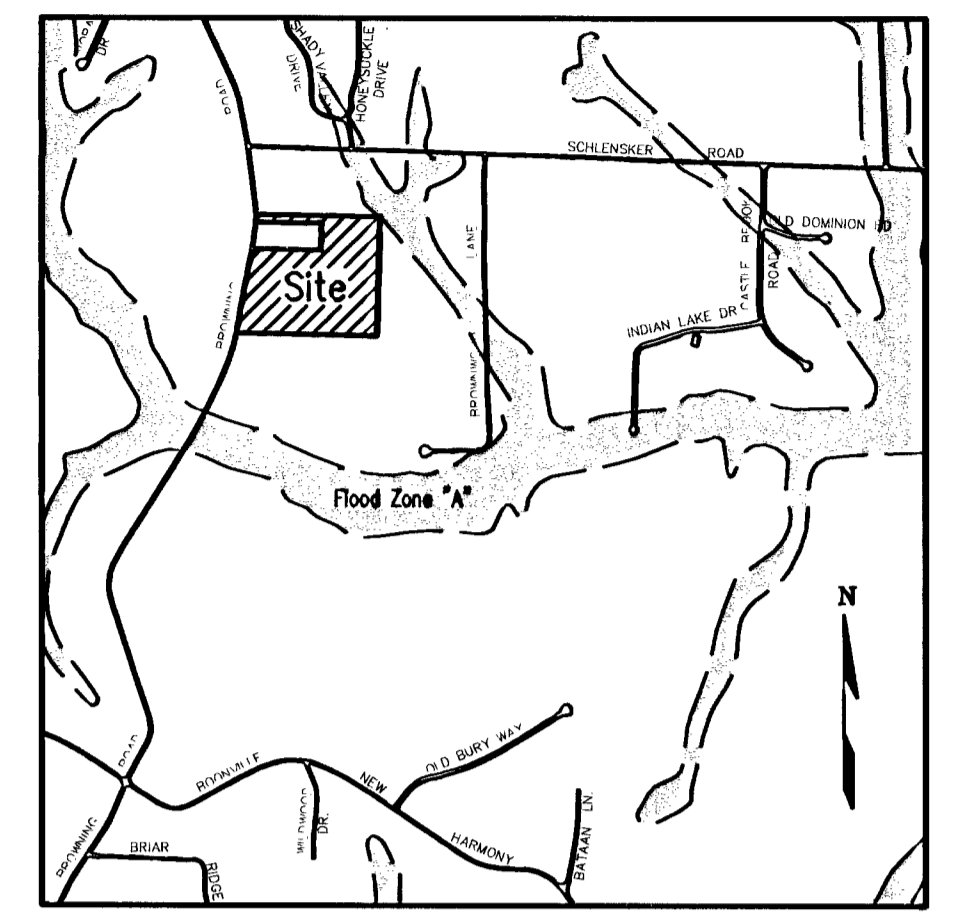
Steve Becker Subdivision No. 2

Replat of Lot 2 Steve Becker Subdivision;
Also part of NE 1/4 of Section 9-T5S-R10W
Scott Township, Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-18-2007
RECEIVED FOR RECORD
DATE 06-18-07 1:19 PM
PLAT BOOK 5-
PAGE 52
INSTR# 2007R00019100
BILL FLUTY AUDITOR
3943
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Legend
Centerline
Right-of-Way Line
Boundary Line
Easement Line



S-52

General Notes

Utilities: Evansville Water, gas and electric are available on the site.
OSDS Utility Statement: Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1.
Access: All Lots with shared driveway easements must access Browning Road via the driveway easement shown hereon.
All culverts under future driveways shall be a minimum 15" diameter pipe with a 5% slope.
Flood Plain Data: The subject property does not lie within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0015 C, dated August 5, 1991.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
Erosion Control: The Developer, Development Contractors, Builders, and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.
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 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.
No brick or non-breakaway mailbox structures shall be placed in County Right-of-Way.
Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Owner's Certificate

The undersigned owner and developer of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as Steve Becker Subdivision No. 2. Any Additional Road right-of-way shown and not previously dedicated is hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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.

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

Owner and Developer:
Carol Becker
10400 Browning Road
Evansville, IN. 47725

By: Carol Becker Date: 6-1-07
Carol Becker

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 Owners and Subdividers, Carol Becker, who acknowledged 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 1st day of JUNE, 2007.

My Commission Expires: MAY 21, 2010 Serald M. Withrow
Notary Public

Notary Resides in
VANDERBURGH GERALD M. WITHROW
County, Indiana (typed or printed name)

Boundary Description

A Replat of Lot 2 in Steve Becker Subdivision as per plat thereof recorded in Plat Book Q, Page 178 in the office of the Recorder of Vanderburgh County Indiana; also part of the northeast quarter of Section 9, Township 5 South, Range 10 West, Scott Township Indiana and being more particularly described as follows:

Commencing at the northeast corner of said quarter section; thence along the east line thereof, South 00 degrees 36 minutes 59 seconds West 495.03 feet to the northeast corner of Lot 2 in said Steve Becker Subdivision, being the true point of beginning; thence along the north line thereof, North 90 degrees 00 minutes 00 seconds West 969.44 feet to the center of Browning Road; thence along said centerline and the west line of said Lot 2 South 03 degrees 15 minutes 14 seconds West 60.10 feet; thence continue along the line of said Lot 2, North 90 degrees 00 minutes 00 seconds East 515.20 feet; thence continue along the line of said Lot 2 South 00 degrees 00 minutes 00 seconds West 208.00 feet to the southeast corner of Lot 1 in said Steve Becker Subdivision; thence along the south line thereof, North 90 degrees 00 minutes 00 seconds West 537.27 feet to the centerline of Browning Road; thence along the centerline thereof, South 10 degrees 13 minutes 03 seconds West 418.35 feet; thence continue along said centerline South 08 degrees 52 minutes 59 seconds West 248.92 feet to the north line of the property owned by Robert M. and Louise Browning as per deed recorded in Deed Drawer 1, Card 1846 in the office of said Recorder; thence along the north line thereof, North 90 degrees 00 minutes 00 seconds East 1097.61 feet to the east line of said quarter section, said point also being the northeast corner of the property owned by Chad R. and Barbara R. Buttry as per deed recorded in Deed Drawer 12, Card 3421 in the office of said Recorder; thence along the east line of said quarter section, North 00 degrees 36 minutes 59 seconds East 925.71 feet to the true point of beginning, containing 19.32 acres.

Subject to the 30' right of way for Browning Road along the west side thereof.

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 1st day of JUNE, 2007

Danny K. Leek
REGISTERED
No. S0480
STATE OF INDIANA
LAND SURVEYOR
5-52 APL # 9-5-2006

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, July 13, 2006

Walter J. Owens
President
Bobby Smith
Attest Executive Director



Secondary Plat complies with the Ordinance and is released for Recording.
Bobby Smith
Executive Director

PLAT RELEASE DATE: JUNE 18, 2007

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: July 18, 2006



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.

Signature: Danny K. Leek

Secondary Plat

Designed By: D.K.L. Job Number: 6667
Drawn By: J.E.V. Date: 6/1/2007
Filename: Secondary Plat.dwg



Engineering
Surveying
Architecture
Construction Management
Evansville, IN
(812) 464-9585
Henderson, KY Jasper, IN
(270) 830-0300 (812) 634-9990