

LOVELL ESTATES MINOR SUBDIVISION

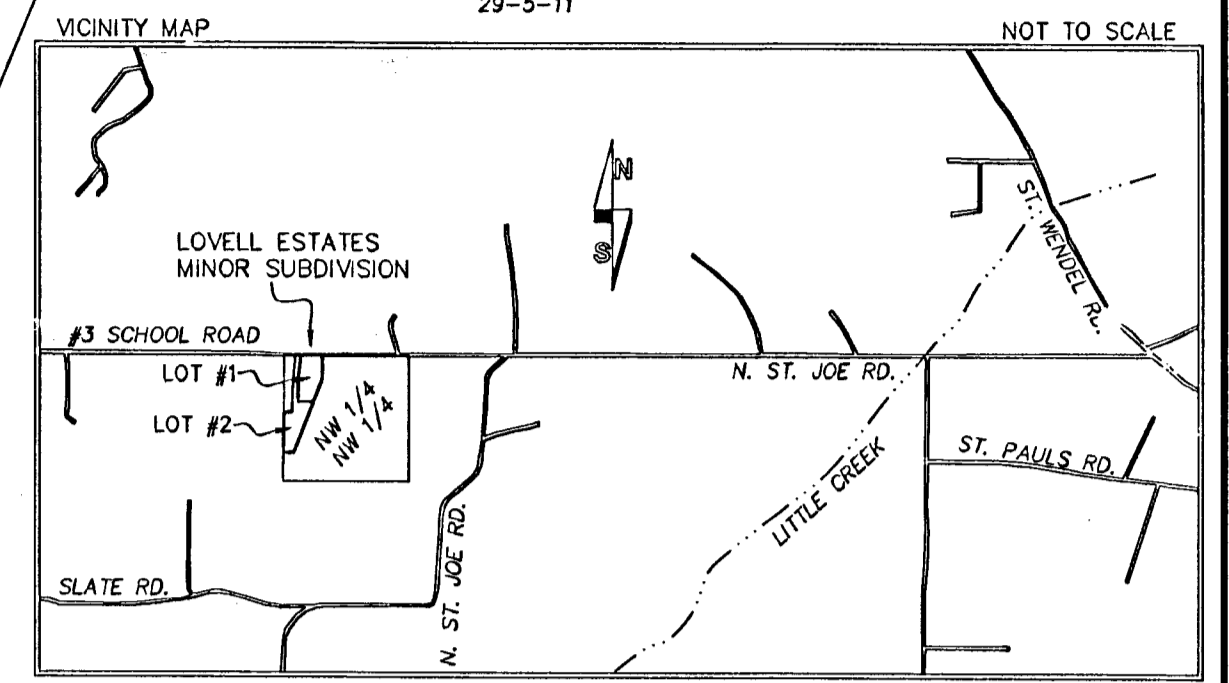
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 11 WEST, LYING IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD
DATE FEB 24 2006 3:35 PM
FLAT BOOK R
PAGE 199
INSTR # 2006 R 0006 8458
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

FEB 24 2006

Andy Easley
AUDITOR
#1205



THE GENERAL NOTES:

- CLIENT: MORGAN & CARLA LOVELL
301 HOENERT ROAD
EVANSVILLE, IN 47712
(812) 963-3117
- OWNERS: MORGAN B. & CARLA J. LOVELL & ALFRED L. ASKINS
301 HOENERT ROAD
EVANSVILLE, IN 47712
- UTILITIES: GERMAN TOWNSHIP WATER IS AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE. PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410AC 6-8.1.
- FLOOD PLAIN DATA: PORTIONS OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180256 0075 C, DATED AUGUST, 5 1991.
- EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.
- NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-0-W.

SURVEYOR'S CERTIFICATE:

I, DONALD E. GRIES, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

SIGNATURE *Donald E. Gries* SEAL
DONALD E. GRIES
INDIANA REG. NO. LS2990003
DATE SURVEY WAS CONDUCTED: 08/24/05

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS

LOVELL ESTATES MINOR SUBDIVISION

Morgan B. Lovell & *Carla J. Lovell*
MORGAN B. LOVELL
301 HOENERT ROAD
EVANSVILLE, IN 47712
CARLA J. LOVELL
301 HOENERT ROAD
EVANSVILLE, IN 47712

NOTARY CERTIFICATE:

STATE OF INDIANA)
COUNTY OF VANDERBURGH)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL *Patrick S. Hill*
THIS 24th DAY OF December, 2005.
MY COMMISSION EXPIRES: 11/22/06

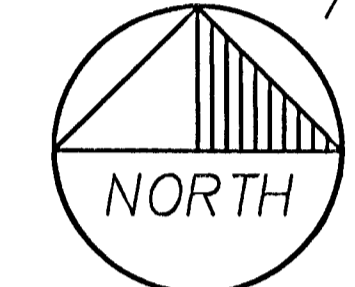
AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 DEC. 13, 2005 AT SUB REVIEW.

Patrick S. Hill PRESIDENT
Betty Knight-Smith ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

Betty Knight-Smith EXECUTIVE DIRECTOR
Feb. 24, 2006
PLAT RELEASE DATE



SCALE: 1"=60'

LEGEND:
A SET 5/8" REBAR LS0006
R RECORDED DIMENSION
M MEASURED DIMENSION

LOT #1
2.500 AC.± (M) GROSS
108,899.3 SQ. FT.± (M) GROSS
2.344 AC.± (M) NET
6,811.4 SQ. FT.± (M) NET

LOT #2
3.012 AC.± (M) GROSS
131,212.3 SQ. FT.± (M) GROSS
2.971 AC.± (M) NET
1,809.9 SQ. FT.± (M) NET
FLOOD PROTECTION
GRADE=474.0'

ADJACENT PROPERTY OWNERS

- A 03-131-03-314-001 Molinet, Kenneth W. & Lori A. 8200 Three School Road Evansville, IN 47720
- B 03-010-03-022-004 Gumbel, Leo B. & Marie F. 7909 Three School Road Evansville, IN 47720
- C 03-030-03-035-017 Lovell, Violet J. & Davis, Melissa A. 8040 Three School Road Evansville, IN 47720
- D 03-040-03-039-010 Stupp, Thomas A. & Delores J. 7320 #3 School Road Evansville, IN 47720
- E 03-040-03-039-004 Lovell, Norman P. & Mildred T. 8310 Three School Road Evansville, IN 47720

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 5 South, Range 11 West, lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:
Commencing at a 1" inside diameter iron pipe at the Northwest corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, North 90°00'00" East 113.00 feet to the point of beginning; thence continue along said North line
1st: North 90°00'00" East 285.80 feet; thence
2nd: South 00°00'00" West 240.00 feet to a 5/8" rebar with LS cap S0006; thence parallel with the North line of said Quarter, Quarter Section
3rd: South 20°58'17" West 838.07 feet to a 5/8" rebar with LS cap S0006; thence parallel with the North line of said Quarter, Quarter Section
4th: South 90°00'00" West 107.80 feet to a 5/8" rebar with LS cap S0006; thence parallel with the West line of said Quarter, Quarter Section; thence along said West line
5th: North 00°30'05" East 424.53 feet to a 5/8" rebar with LS cap S0006; thence parallel with the North line of said Quarter, Quarter Section
6th: North 90°00'00" East 85.00 feet to a 5/8" rebar with LS cap S0006; thence parallel with the West line of said Quarter, Quarter Section
7th: North 00°30'05" East 307.50 feet; thence
8th: North 08°00'07" East 292.09 feet to the point of beginning and containing 5.512 acres (240,111.8 ± varr feet) more or less.
SUBJECT TO: The right-of-way for No. 3 School Road, 30 feet in width and lying Southerly of and coincident with the 1st course of the above described parcel.