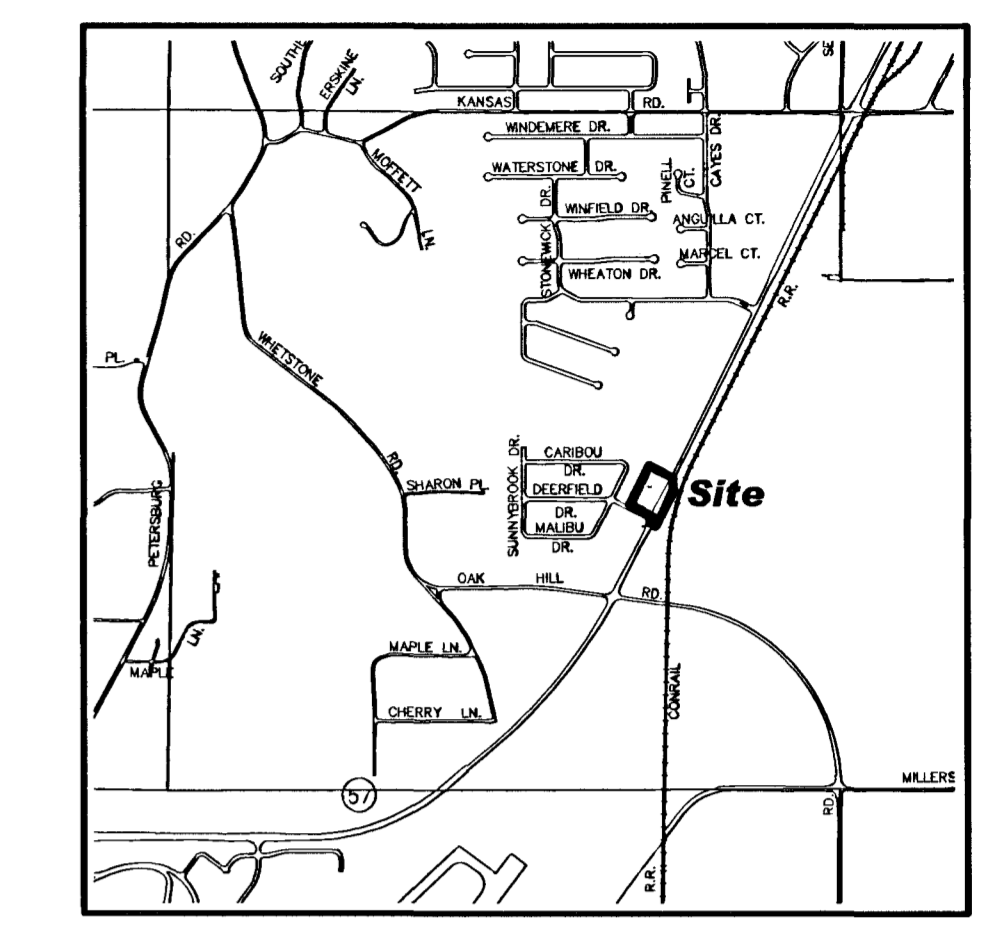
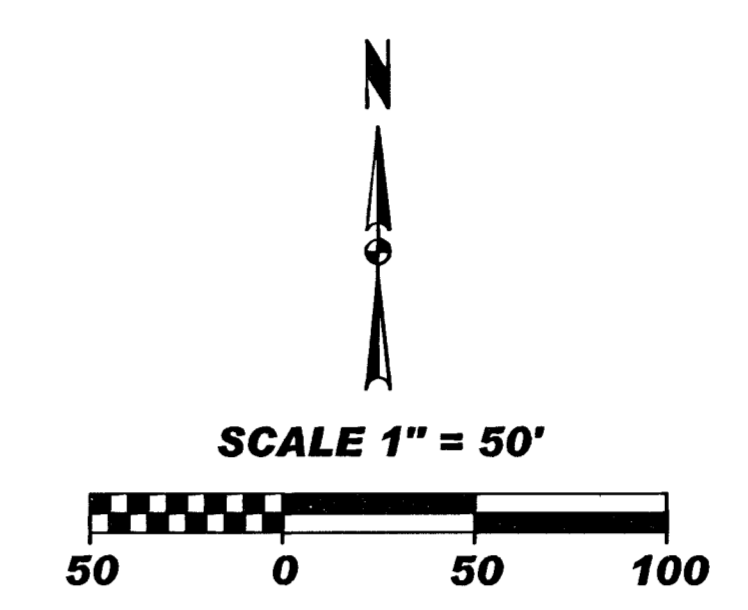
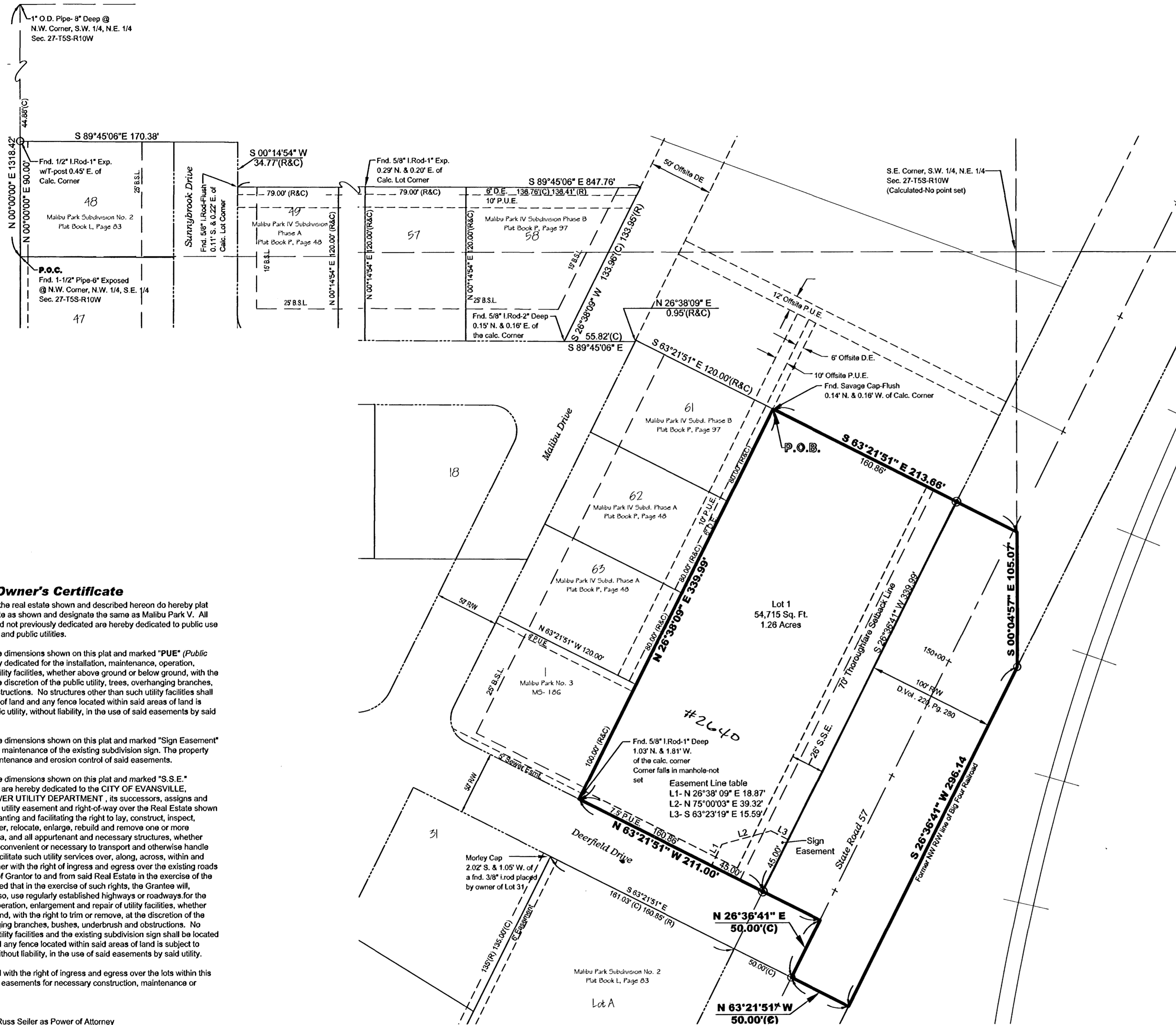


Malibu Park V

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 11.20.12 2:28p
 PLAT BOOK T
 PAGE 62
 INSTR 2012 R00030215
 Z TULEY RECORDER
 VANDERBURGH COUNTY



Location Map

General Notes

Flood Plain Data: The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community No. 180258 Panel No. 18163C0117D, 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.

Access: Lot 1 shall have no direct access to State Highway 57.

Utilities: City of Evansville Sanitary sewer and water are existing on site.

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: Inst. #2006R00034734 (Survey of overall parent tract)

Reference Survey: Inst. #2006R00034734-There have been no change of matters from said survey that would affect the property.

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

Noise Sensitive Statement: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.

FAA Notification: Any construction of improvements on Lot 1 will require FAA notification in order to comply with the State of Indiana's Tall Structure Act.

Boundary Description

Part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 5 South, Range 10 West lying in Vanderburgh County, Indiana and being more particularly described by metes and bounds as follows:

Commencing at a 1-1/2" Pipe found 6" exposed at the northwest corner of the northwest quarter of the southeast quarter of Section 27, Township 5 South, Range 10 West; thence along the west line of said quarter section, North 00 degrees 00 minutes 00 seconds East 90.00 feet to the northwest corner of Lot 48 in Malibu Park Subdivision No. 2, as per plat thereof, recorded in Plat Book L, Page 83 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line and extended north line of said Lot 48, South 89 degrees 45 minutes 08 seconds East 170.38 feet to a point on the east line of Malibu Drive per said plat, now known as Sunnybrook Drive; thence along the east line of Sunnybrook Drive, South 00 degrees 14 minutes 54 seconds West 34.77 feet to the northwest corner of Lot 49 in Malibu Park IV Subdivision Phase A, as per plat thereof, recorded in Plat Book P, Page 48 in said office of the Recorder; thence along the north line and extended north line of said Phase A, South 89 degrees 45 minutes 08 seconds East 34.78 feet to the northeast corner of Lot 58 in Malibu Park IV Subdivision Phase B, as per plat thereof, recorded in Plat Book P, Page 97 in said office of the Recorder; thence along the east line of said Lot 58, South 26 degrees 38 minutes 09 seconds West 133.96 feet; thence South 89 degrees 45 minutes 08 seconds East 55.82 feet to a point on the westerly line of Lot 61 in said Malibu Phase B; thence along the west line of said Lot 61, North 26 degrees 38 minutes 09 seconds East 0.95 feet to the north corner of said Lot 61; thence along the northeast line of said Lot 61, South 63 degrees 21 minutes 51 seconds East 120.00 feet to the point of beginning; thence continuing South 63 degrees 21 minutes 51 seconds East 213.66 feet to a point on the east line of said quarter quarter section; thence along said east line, South 00 degrees 04 minutes 57 seconds East 105.07 feet to the east right-of-way of State Road 57 per State Highway Project 291, dated 04/11; thence along said right-of-way, South 28 degrees 38 minutes 09 seconds West 298.14 feet to the extended south right-of-way of Deerfield Drive as recorded in Malibu Park Subdivision, as per plat thereof, recorded in Plat Book J, Page 275 in said office of the Recorder; thence along said extended right-of-way, North 63 degrees 21 minutes 51 seconds West 50.00 feet to the centerline of said State Road 57; thence along said centerline North 26 degrees 38 minutes 41 seconds East 50.00 feet to the extended North right-of-way of said Deerfield Drive; thence along said extended and said north right-of-way line, North 63 degrees 21 minutes 51 seconds West 211.00 feet to the southeast corner of Lot 1 of Malibu Park Subdivision, No. 3 as recorded in MS-188 in said office of the Recorder; thence along the east line of Lot 1, the east line of Lots 63 and 62 of said Malibu Park IV Subdivision Phase A, and the east line of Lot 61 of said Malibu Park IV Subdivision Phase B, North 26 degrees 38 minutes 09 seconds West 339.99 feet to the point of beginning containing 69,000 square feet, 2.04 acres.

Subject to easements and rights-of-way recorded.

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 26th day of OCTOBER, 2012.

Bret Alan Sermersheim
 Bret Alan Sermersheim, P.L.S.
 Indiana Registration No. LS20200009
 Morley and Associates, Inc.
 4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585



T-62
 APC # 27,145-12

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 Malibu Park V. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility 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 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.

Strips or areas of land, of the dimensions shown on this plat and marked "Sign Easement" are hereby dedicated for the maintenance of the existing subdivision sign. The property owner is responsible for maintenance and erosion control of said easements.

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 CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT, its successors, assigns and lessees, a permanent sewer utility easement and right-of-way over the Real Estate shown herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways 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 and the existing subdivision sign 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:
 Dolores Seller with William Russ Seller as Power of Attorney
 1424 Dammsick Rd.
 Evansville, IN 47725

By: *William Russ Seller, Jr.* POA 10.26.12
 William Russ Seller as Power of Attorney for Dolores Seller

Aka. William Russell Seller, Jr. as POA for Dolores M. Seller
 Durable Power of Attorney and
 Appointment of Health Care Representative
 as Recorded 03-17-2009 2009R0000661

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, William Russ Seller as POA for Dolores Seller, 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 26th day of OCTOBER, 2012.

My Commission Expires: August 5, 2018

Bret A. Sermersheim
 Notary Public

Notary Resides in
VANDERBURGH
 County, Indiana
Bret A. Sermersheim
 (Typed or Printed Name)



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, October 9, 2012 (Subdivision Review).

Blaine Oliver
 President

Blaine Oliver
 Alternate Executive Director

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

Blaine Oliver
 Executive Director

PLAT RELEASE DATE: Nov. 20, 2012



Affirmation Statement		Secondary Plat	
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.			
Designed By: BAS	Job Number: 6760	Drawn By: MDL	Date: 10/26/2012
Signature: <i>Bret A. Sermersheim</i>		File Name: 6760minor.dwg	

Morley and Associates Inc.
 Engineering Surveying Architecture Construction Management
 Evansville, IN (812) 464-9585
 Henderson, KY (270) 830-0300
 Jasper, IN (812) 634-9990
 www.morleyandassociates.com