

MARX MINOR COMMERCIAL SUBDIVISION

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
 AUG 07 1998
Sharon M. Crouch
 AUDITOR
 # 5540

P-167

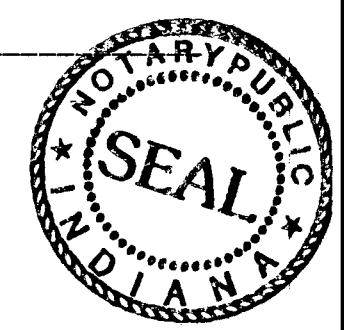
Owner's Certificate

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 Marx Minor Commercial Subdivision.

Strips or areas of land, of the dimensions shown on this plot and marked "L.M. & S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Board of Public Works.

Developer
 Harvey A. Klensch, Managing Member

By: *Harvey A. Klensch*
 CTC, LLC, an Indiana limited liability company
 2125 Glenview Drive
 Evansville, IN 47720



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 Subdivider(s), 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 28th day of July, 1998

My Commission Expires: 4-11-99

Notary Resides in: Vanderburgh County, Indiana
Sharon M. Crouch
 (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, 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 4, 1998.

Robert H. Brown, Jr.
 President
Barbara L. Cunningham
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara L. Cunningham
 Executive Director

PLAT RELEASE DATE: Aug. 7, 1998

Boundary Description

Part of the Northeast Quarter of the Southeast Quarter of Section (22) in Township (6) South, Range (11) West in Vanderburgh County, Perry Township, Indiana and more particularly described as follows:

Commencing at a square concrete monument marking the Southwest corner of the Northeast Quarter of Section (23); thence North 89 degrees 28 minutes 00 seconds West six hundred thirty-seven and forty-five hundredths (637.45) feet; thence North 89 degrees 58 minutes 00 seconds West one hundred thirty-six and twenty-six hundredths (136.26) feet to a square concrete monument; thence South 03 degrees 11 minutes 06 seconds West seven hundred seventy-seven and seventy-one hundredths (777.71) feet to a P.K. nail in the center of Upper Mt. Vernon Road; thence South 54 degrees 27 minutes 29 seconds East along said road sixty-two and seventy-five hundredths (62.75) feet to a P.K. nail; thence South 51 degrees 43 minutes 23 seconds East along said road eighty-two and fifty-six hundredths (82.56) feet to a P.K. nail; thence South 51 degrees 46 minutes 47 seconds East along said road fifty-three and ninety-seven hundredths (53.97) feet to a railroad spike; thence North 22 degrees 47 minutes 29 seconds East seventeen and forty-nine hundredths (17.49) feet to an iron at the initial point of beginning of the following described easement; thence North 24 degrees 24 minutes 28 seconds East three hundred forty-three and thirty-nine hundredths (343.39) feet; thence North 69 degrees 12 minutes 53 seconds East twenty-five and seventy-five hundredths (25.75) feet; thence South 24 degrees 43 minutes 49 seconds East Eight-one and eight hundredths (81.08) feet; thence South 48 degrees 45 minutes 06 seconds East seventy-six and sixty-one hundredths (76.61) feet; thence South 70 degrees 43 minutes 53 seconds East one hundred five and twenty-six hundredths (105.26) feet; thence North 65 degrees 05 minutes 32 seconds East one hundred twenty-six and forty hundredths (126.40) feet; thence South 65 degrees 44 minutes 33 seconds East one hundred fifteen and forty-three (115.43) feet; thence South 64 degrees 42 minutes 25 seconds East twenty-eight and ninety-seven (28.97) feet; thence South 24 degrees 24 minutes 28 seconds West three hundred seventy-five and two hundredths (375.02) feet; thence North 67 degrees 13 minutes 41 seconds West one hundred eighty-eight and eighteen hundredths (188.18) feet; thence North 67 degrees 34 minutes 44 seconds West forty and twenty-four hundredths (40.24) feet; thence North 73 degrees 49 minutes 38 seconds West thirty-nine and forty-one hundredths (39.41) feet; thence North 74 degrees 41 minutes 00 seconds West twenty-seven and nine hundredths (27.09) feet; thence North 73 degrees 32 minutes 31 seconds West twenty-five and forty-six hundredths (25.46) feet; thence North 69 degrees 28 minutes 51 seconds West forty-two and sixty hundredths (42.60) feet; thence North 67 degrees 12 minutes 31 seconds West one hundred twenty-one and eight hundredths (121.08) feet to the true point of beginning and containing a Gross Area of 3.60 acres.

Subject to all easements and rights-of-way of record.

General Notes

Utilities: Water and sanitary sewers are available to be extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City of Evansville Indiana, Community Panel Number 180257 0003 B, dated October 15, 1981.

Storm Drainage Maintenance: CTC, LLC and/or its successors in title shall be responsible, including financially, for maintaining the storm water drainage system and its easements.

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 Board of Public Works 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 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.

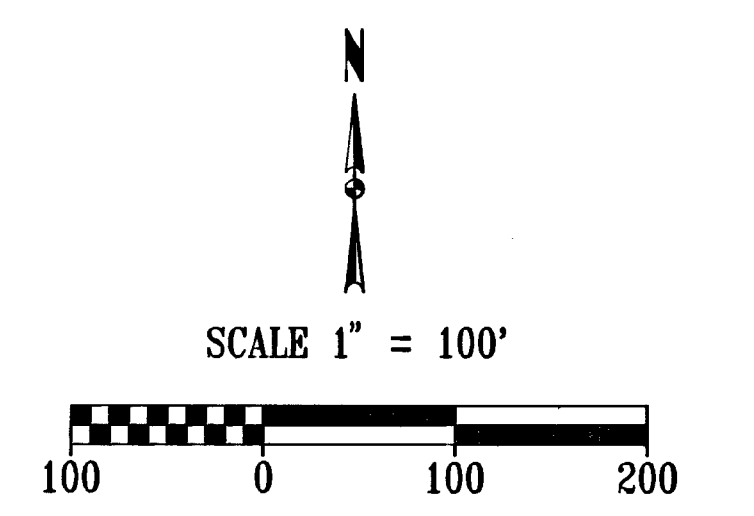
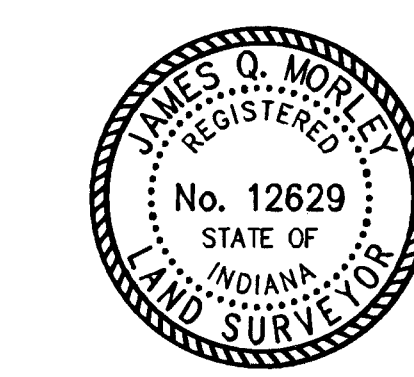
Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Surveyor's Certificate

I, James Q. Morley, 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 28th day of July, 1998

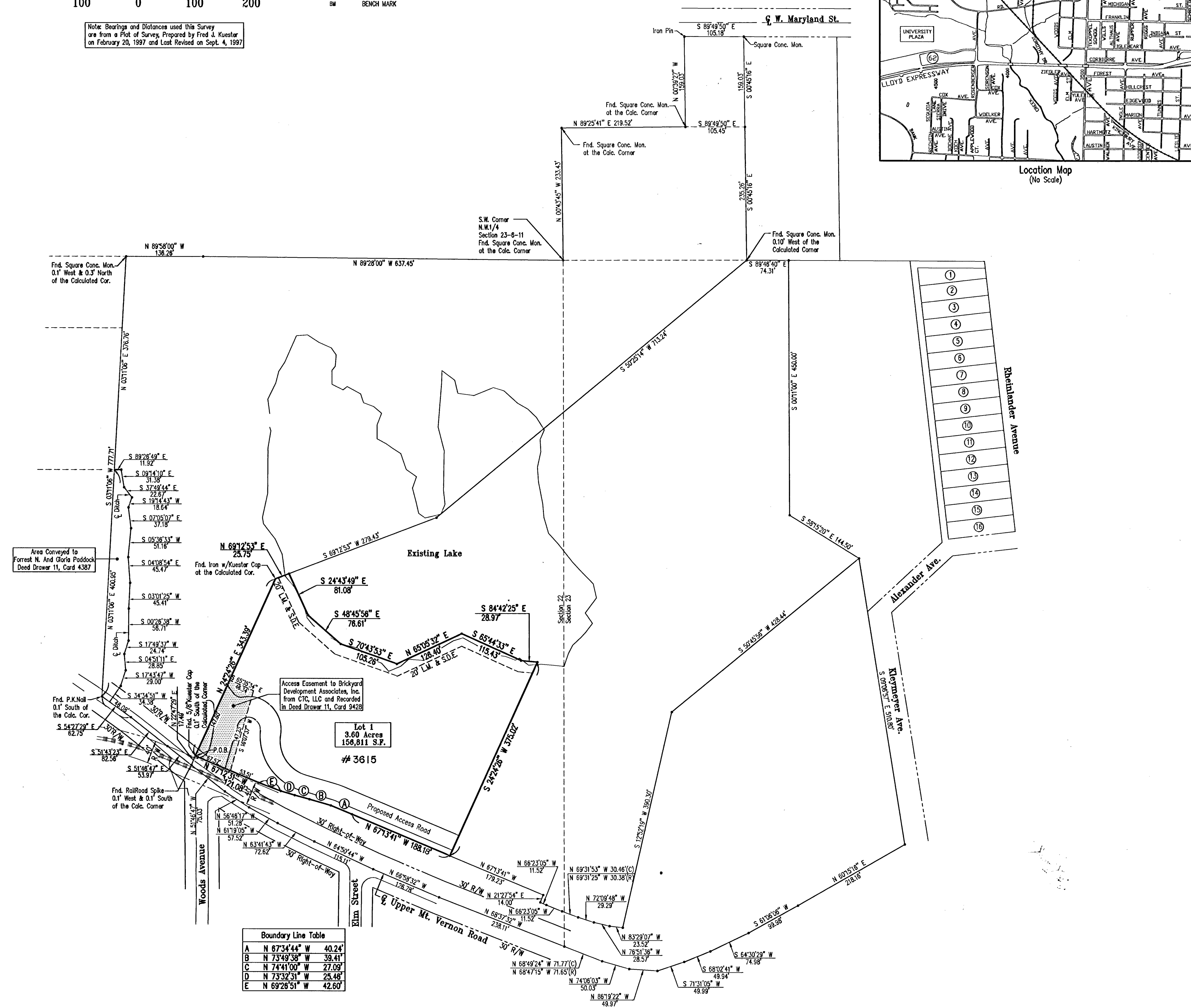
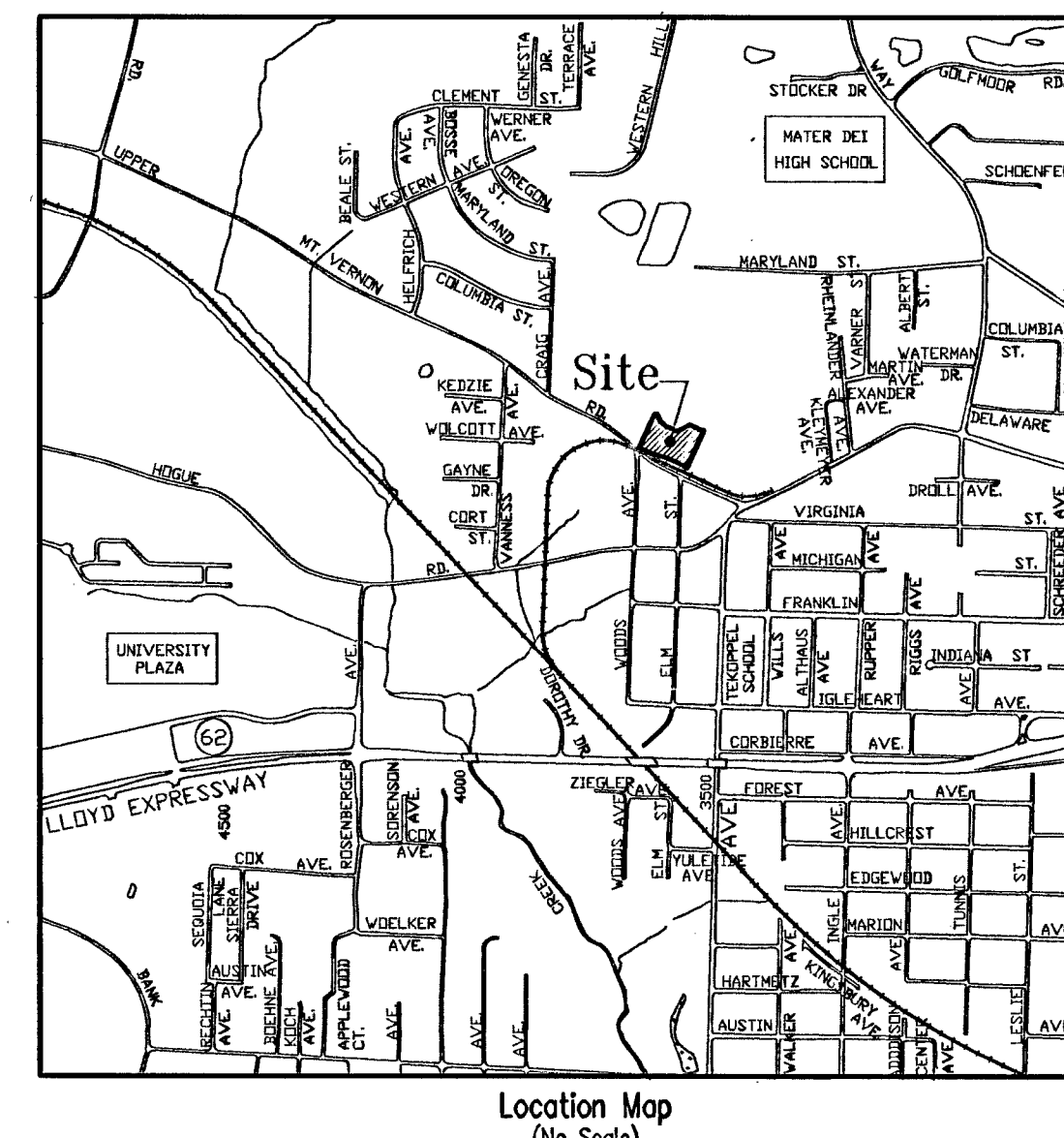
James Q. Morley
 James Q. Morley, R.L.S.
 Indiana Registration No. 12629
 Morley and Associates, Inc.
 600 SE. Sixth Street
 Evansville, IN. 47713
 (812) 484-9585



LEGEND

- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY LINE
- RAILROAD TRACK
- RECORD DIMENSION
- CALCULATED DIMENSION
- MEASURED DIMENSION
- POINT OF BEGINNING
- CURRENT ZONING
- FLOOD PROTECTION GRADE
- BENCH MARK

Note: Bearings and Distances used this Survey are from a Plot of Survey, Prepared by Fred J. Kuester on February 20, 1997 and Last Revised on Sept. 4, 1997



Boundary Line Table

A	N 67°34'44" W	40.24'
B	N 73°49'38" W	39.41'
C	N 74°41'00" W	27.09'
D	N 73°32'51" W	28.46'
E	N 69°29'51" W	42.60'