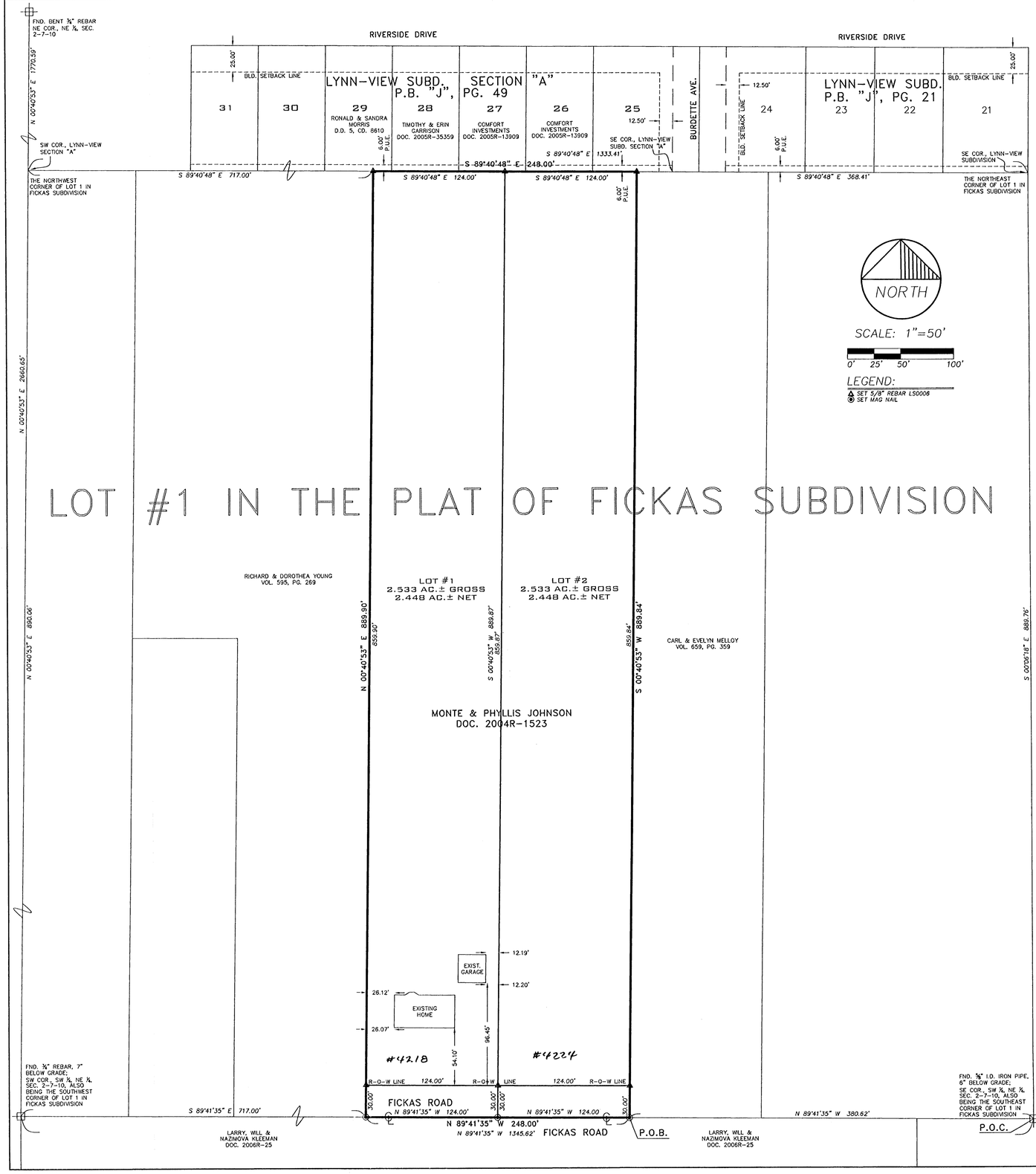
MONTE MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
11.14.2007 (DATE)
BILL FLUTY AUDITOR
7485 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 11.14.07 1:22 P M
PLAT BOOK S-
PAGE 68
INSTR# 2007R00035000
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of Lot 1 in the Plat of Fickas Subdivision of the Estate of Humphrey Fickas deceased situated in Section 2, 3, 10 and 11 in Township 7 South, Range 10 West of the 2nd P.M. lying in Knight Township, an addition lying adjacent to the City of Evansville, Vanderburgh County, Indiana, according to the record plat thereof, as recorded in Plat Book "D", pages 410 and 411, in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5/8" I.D. iron pipe at the Southeast corner of said Lot 1, also being the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 7 South, Range 10 West; thence along the South line of said Lot 1 and Quarter, Quarter Section, North 89°41'35" West 380.62 feet to a mag nail at the true point of beginning; thence continue along said South line

1st: North 89°41'35" West 248.00 feet to a mag nail; thence

2nd: North 00°40'53" East 889.90 feet to a 5/8" rebar with LS cap S0006 in the North line of said Lot 1 and the South line of Lynn-View Subdivision Section "A", as per plat thereof, recorded in Plat Book "J", page 49 in the office of the Recorder; thence along said line

3rd: South 89°40'48" East 248.00 feet to a 5/8" rebar with LS cap S0006; thence

4th: South 00°40'53" West 889.84 feet to the true point of beginning and containing 5.066 acres more or less.

SUBJECT TO: The right-of-way for Fickas Road, 30 feet in width and lying Northerly of and coincident with the 1st course of the above described parcel.

THE GENERAL NOTES:

1. OWNERS: MONTE & PHYLLIS JOHNSON
4218 FICKAS ROAD
EVANSVILLE, IN 47714

2. UTILITIES: EVANSVILLE WATER AND SEWER ARE AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180257 0008 B, DATED OCTOBER 15, 1981.

4. 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.

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 PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

SIGNATURE: Donald E. Gries
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: December 18, 2006

THIS INSTRUMENT WAS PREPARED BY DONALD E. GRIES, PLS 29900003.

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT: I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

x Donald E. Gries
DONALD E. GRIES, PLS
INDIANA REGISTRATION NO. LS29900003

OWNER'S 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 MONTE MINOR SUBDIVISION

RIGHT-OF-WAY DEDICATION: ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Monte J. Johnson
MONTE J. JOHNSON
4218 FICKAS ROAD
EVANSVILLE, IN 47714

Phyllis A. Johnson
PHYLLIS A. JOHNSON
4218 FICKAS ROAD
EVANSVILLE, IN 47714

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS 10th DAY OF October 2007.

MY COMMISSION EXPIRES: 11/22/2014

WITNESS MY HAND AND SEAL x Patricia E. Keith
Patricia E. Keith

RESIDENT OF VANDERBURGH COUNTY

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 9/11/07

PRESIDENT

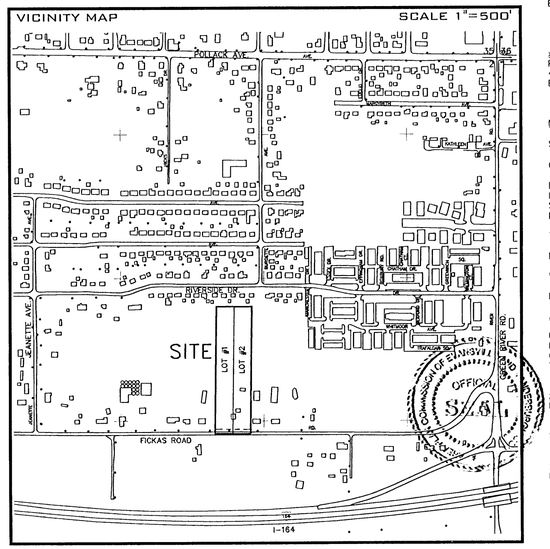
ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

x Nov. 14, 2007
PLAT RELEASE DATE

VICINITY MAP SCALE 1"=500'



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APC # 22-MS-2007

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD (812) 424-2481 EVANSVILLE, INDIANA 47710

MONTE MINOR SUBDIVISION
4218 FICKAS ROAD
CLIENT: MONTE & PHYLLIS JOHNSON
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=50'
DATE: 07/10/07
PROJECT NO.: S-8555
REVISIONS
SHEET NO.: 1 OF 1

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