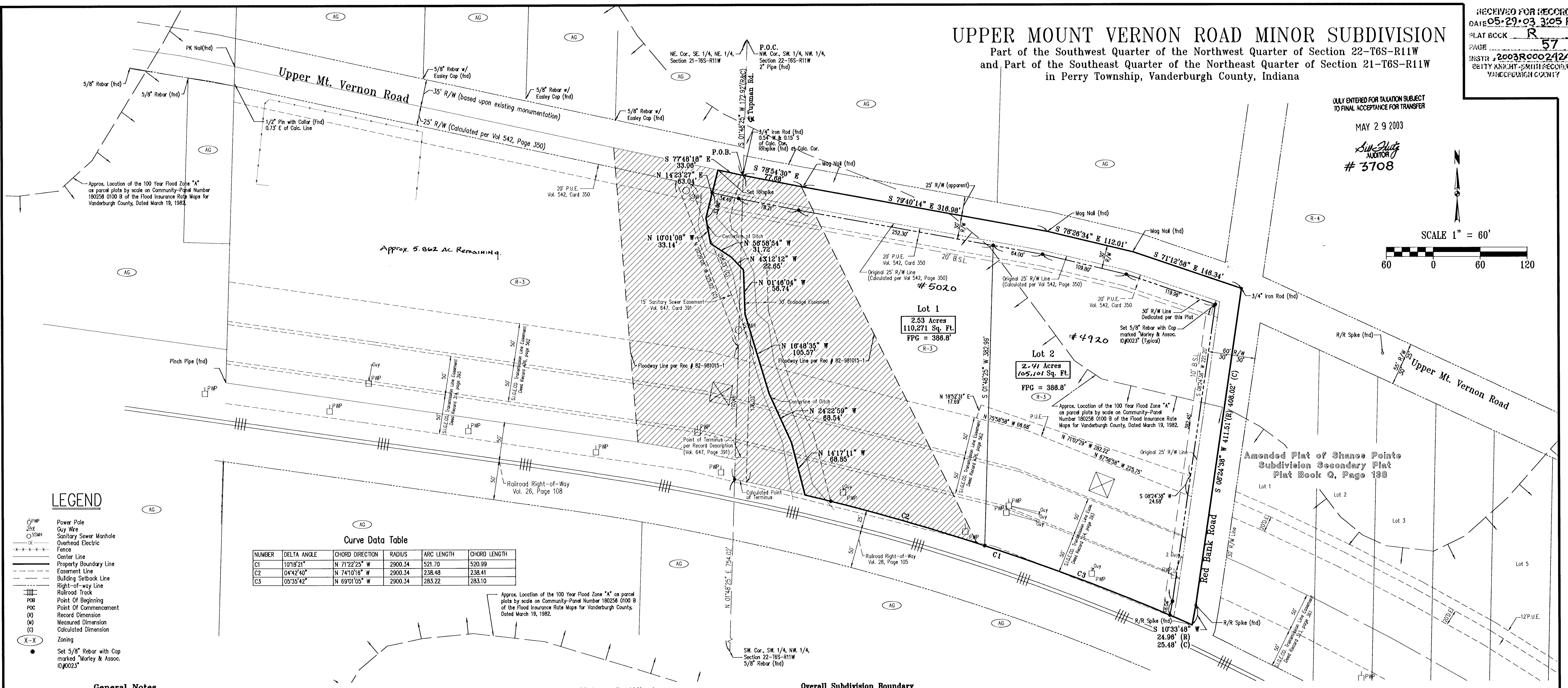
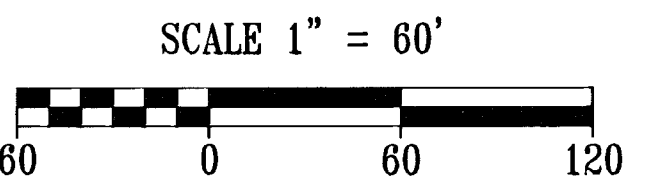


UPPER MOUNT VERNON ROAD MINOR SUBDIVISION
Part of the Southwest Quarter of the Northwest Quarter of Section 22-T6S-R11W
and Part of the Southeast Quarter of the Northeast Quarter of Section 21-T6S-R11W
in Perry Township, Vanderburgh County, Indiana

JULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAY 29 2003

Sw. Shultz
AUDITOR
3708



LEGEND

- Power Pole
- Guy Wire
- Sanitary Sewer Manhole
- Overhead Electric
- Fence
- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-way Line
- Railroad Track
- P.O.B.
- P.O.C.
- Record Dimension
- Measured Dimension
- Calculated Dimension
- Zoning
- Set 5/8" Rebar with Cap marked "Morley & Assoc. 10/0023"

Curve Data Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°18'21"	N 71°22'25" W	2900.34	521.70	520.99
C2	04°42'40"	N 74°10'16" W	2900.34	238.48	238.41
C3	05°35'42"	N 69°01'05" W	2900.34	283.22	283.10

General Notes

Zoning: The subject property is currently zoned R-3. The adjoining properties are zoned as shown on this plat.

Utilities: Water, Sanitary Sewers, Gas and Electric are available to be extended to each lot within the subdivision.

Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: A portion of the within described tract of land does lie within that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0100 B of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 19, 1982.

Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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 seeded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require strip or other approved stabilization at completion of ditch grading if the ditch length at that point is greater than 100 feet.

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

Property is subject to ingress/egress by SICECO through an easement - location of easement is unspecified.

Reference Survey: Doc. 2003R-00017982

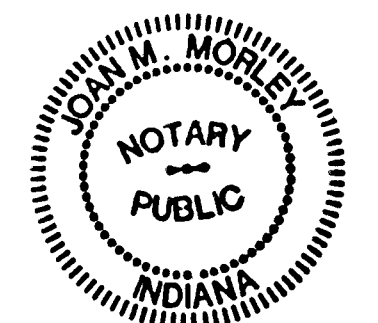
Owner's Certificate

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 **Upper Mount Vernon Road Minor Subdivision**. 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 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Ray Zeller
25221 UPPER MT VERNON RD
EVANSVILLE IN 47712



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, (Ray Zeller) 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 15th day of May, 2003.

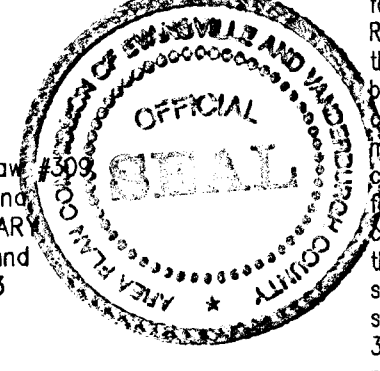
My Commission Expires: 5-3-2009
Notary Public

Notary Resides in Vanderburgh County, Indiana
Notary Public

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 96-359 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 8, 2003

Subdivision Review
Mark Foster
President
Dwight E. Mill
Attest Executive Director



Secondary Plat complies with the Ordinance and is released for Record
Dwight E. Mill
Executive Director
PLAT RELEASE DATE: May 29, 2003

Overall Subdivision Boundary

Part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 11 West, and part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 6 South, Range 11 West, all in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a 2" pipe at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 22; thence along the west line of said Quarter Quarter Section, South 01 degrees 48 minutes 25 seconds West 172.92 feet to the centerline of Upper Mount Vernon Road and the Point of Beginning; thence along said centerline the following 4 courses, South 73 degrees 54 minutes 30 seconds East 77.88 feet; 2) thence South 79 degrees 40 minutes 14 seconds East 316.98 feet; 3) thence South 76 degrees 26 minutes 34 seconds East 112.01 feet; 4) thence South 71 degrees 12 minutes 58 seconds East 146.34 feet to the Centerline Intersection of Upper Mount Vernon Road and Red Bank Road; thence along the centerline of Red Bank Road, South 08 degrees 24 minutes 38 seconds West 408.02 feet; thence continuing along said Centerline, South 10 degrees 33 minutes 48 seconds West 25.48 feet to a point on the north right-of-way line of the former Evansville & Mount Vernon Electric Railroad (currently CSX Railroad), as recorded in Deed Vol. 26, Page 105 in the Office of the Recorder of Vanderburgh County, Indiana, said point also being the point of curvature of a non-tangent curve to the left, concave to the Southwest, having a central angle of 10 degrees 18 minutes 21 seconds and a radius of 2900.34 feet from which a chord bears North 71 degrees 22 minutes 25 seconds West 520.99 feet; thence along the arc of said curve 521.70 feet to the centerline of an existing ditch; thence along said centerline the following 8 courses, 1) North 14 degrees 17 minutes 11 seconds West 68.55 feet; 2) thence North 24 degrees 22 minutes 59 seconds West 68.54 feet; 3) thence North 16 degrees 48 minutes 35 seconds West, 105.57 feet; 4) thence North 01 degrees 46 minutes 04 seconds West 56.74 feet; 5) thence North 43 degrees 12 minutes 12 seconds West 22.65 feet; 6) thence North 56 degrees 58 minutes 54 seconds West 31.72 feet; 7) thence North 10 degrees 01 minutes 08 seconds West 33.14 feet; 8) thence continuing along said centerline and the extension of said centerline, North 14 degrees 23 minutes 27 seconds East 63.04 feet to the centerline of Upper Mount Vernon Rd.; thence along centerline thereof, South 77 degrees 48 minutes 18 seconds East 33.06 feet to the Point of Beginning, containing 5.69 acres (248,053 sq. ft.).

Subject to a S.I.G.E.C.O. Transmission Line Easement recorded in Deed Record 476, Page 582.

Subject to a S.I.G.E.C.O. Transmission Line Easement recorded in Deed Record 314, Page 393.

Subject to a 20 foot Public Utility Easement recorded in Deed Volume 542, Card 350.

Subject to a 15 foot Sanitary Sewer Easement recorded in Deed Volume 647, Card 391.

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

Surveyor's Certificate

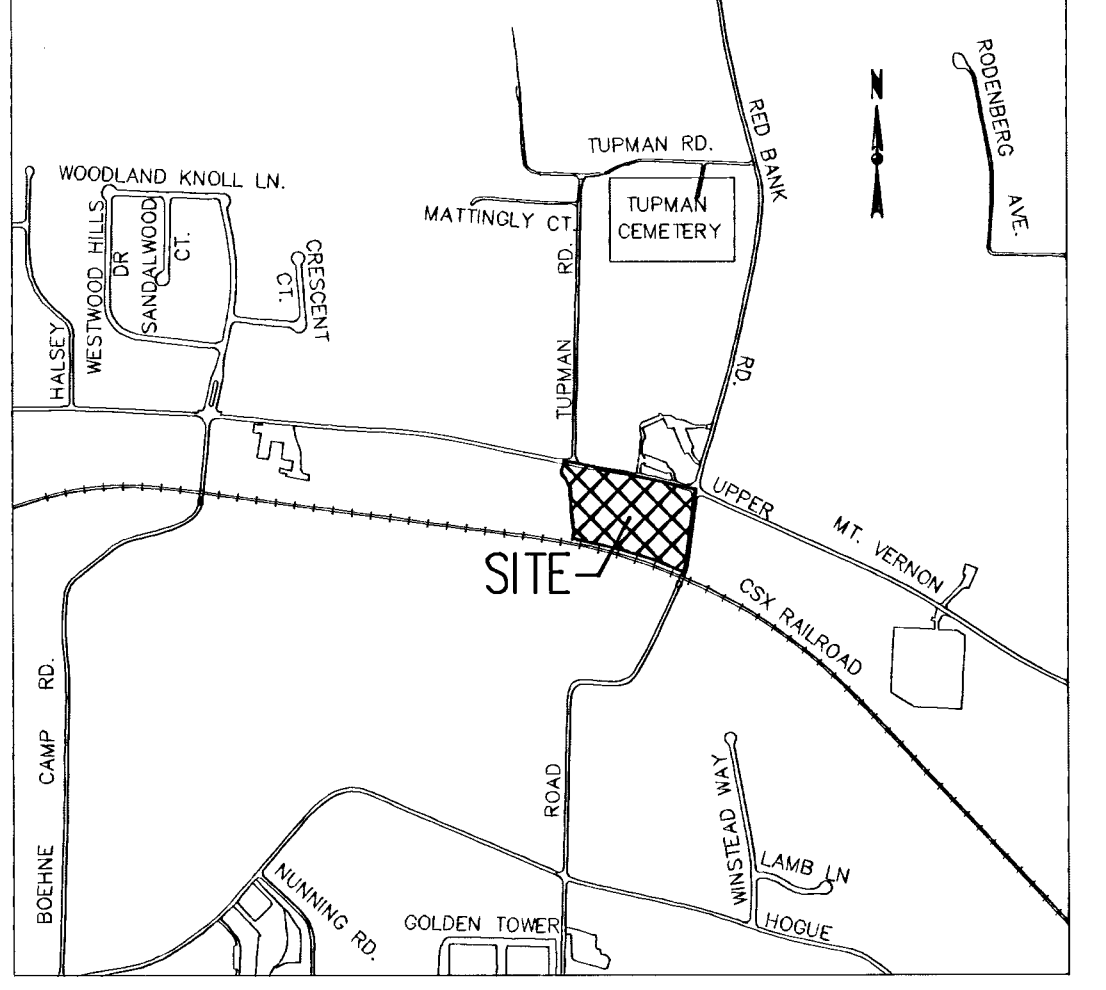
I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at

Witness my hand and seal this 15th day of May, 2003.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS 20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713



Vicinity Map



R-57
Secondary Plat
APC # 7-143-2003 5528 Minor_Bndy.dwg 05/15/03 M.W.S.

RECEIVED BY THE
VANDERBURGH COUNTY
5/21/03 10:06 AM