89-09341

# MS-42

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

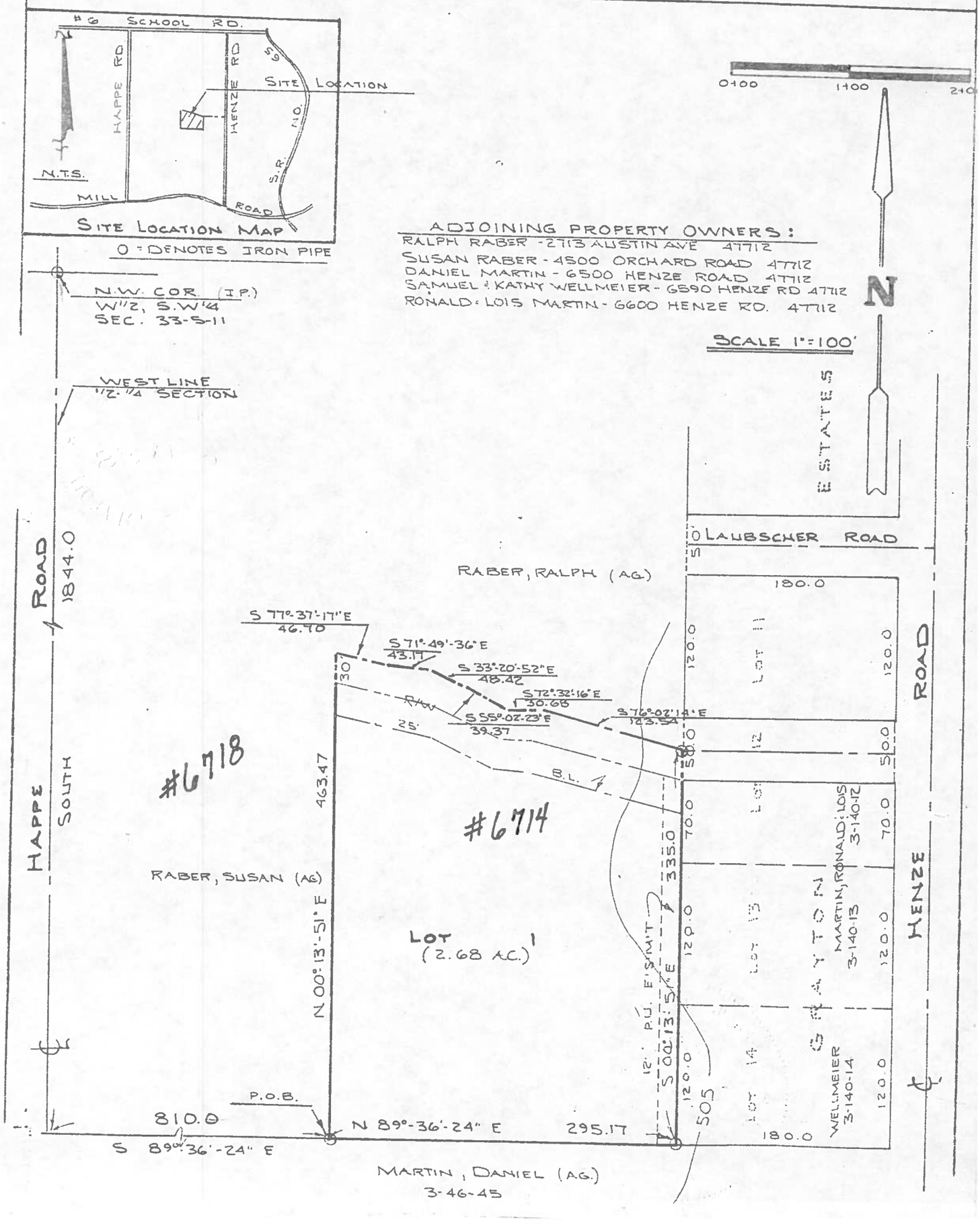
MAY 24 1989

Sam Humphrey
AUDITOR 2557

RECEIVED FOR RECORD
at 1:25 P M.
MAY 25 1989
Plat Drawer MS C
Card 42
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

## ROLLING HILLS SUB



## SURVEYORS CERTIFICATE

I, Sam Biggerstaff, 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.

DATE May 17, 1989

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

## OWNERS CERTIFICATE

SUSAN I. RABER, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS ROLLING HILLS SUB.

Susan I. Raber

SUSAN I. RABER

## 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 Acknowledged THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 17th DAY OF May 1989

MY COMMISSION EXPIRES: November 25, 1990

Staci D. Fulton
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

STACI D. FULTON
PRINTED

NOTARY PUBLIC SEAL

## A.P.C. 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 SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON MAY 25, 1989.

PRESIDENT Alfred H. Baur, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 25, 1989

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-42

NOTES: (THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION)

1.) UTILITIES: According to S.I.G. & E.Co., Electric Power is available to the site; water is available to the site and would be served by the German Township Water District. SINCE NO SANITARY SEWER IS AVAILABLE, A CERTIFIED SEPTIC SYSTEM WILL BE INSTALLED

2.) FLOOD INFORMATION: According to F.I.R.M. Panel 75 of 100, dated March 19, 1982, for Vanderburgh County, Indiana, this site lies outside the 100 year flood zone.

3.) SOIL TYPES: The soil types for the proposed site according to the Soil Survey of Vanderburgh County, Indiana are HOB2 (Hosmer Silt Loam, 2 to 6% slopes, eroded, medium runoff) and HOC3 (Hosmer Silt Loam 6 to 12 % slopes, rapid runoff).

4.) EROSION CONTROL: Soils with slopes of 0 to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting, within 45 days of disturbance of soils and must remain in place until final grading and shaping.) Soils with slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

5.) ZONING: The zoning for the proposed site, as well as adjoining tracts is agricultural.

6.) OWNER AND DEVELOPERS: Susan I. Reber, 4500 Orchard Road, Evansville, IN 47712.

7.) ENGINEER AND SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, IN 47711

8.) Septic Systems will be installed under the supervision of a licensed engineer and will conform with HSE - 26 Standards.

DESCRIPTION

A part of the West half of the Southwest Quarter of Section Thirty-three (33), Township Five (5) South, Range Eleven (11) West, lying in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a point which is located by beginning at the Northwest corner, of said half Quarter Section; from said Northwest corner thence South along the West line of said half Quarter Section (also being the center of Happe Road) for 1,844.0 feet; thence South 89 degrees, 36 minutes and 24 seconds East along the South line of Grayton Estates, as per plat thereof, recorded in Plat Book "K", page 110, in the office of the Recorder of Vanderburgh County, Indiana, for 810.0 feet to the aforementioned place of beginning; from said place of beginning thence North 00 degrees, 13 minutes and 51 seconds East for 463.47 feet; thence South 77 degrees, 37 minutes and 17 seconds East for 46.70 feet; thence South 71 degrees, 49 minutes and 36 seconds East for 43.17 feet; thence South 33 degrees, 20 minutes and 52 seconds East for 48.42 feet; thence South 55 degrees, 02 minutes and 23 seconds East for 39.37 feet; thence South 72 degrees, 32 minutes and 16 seconds East for 30.68 feet; thence South 76 degrees, 02 minutes and 14 seconds East for 123.54 feet; thence South 00 degrees, 13 minutes and 51 seconds West for 335.0 feet to the Southwest corner of Lot 14, said Grayton Estates; thence North 89 degrees, 36 minutes and 24 seconds West for 295.17 feet to the place of beginning.

The above described real estate is subject to Thirty (30) feet off the entire North side of the above described real estate, thereof, for ingress and egress & P.U. TO Lot 1.

Also a Fifty (50) foot strip of ground off the North side of Lot 12 said Grayton Estates from Henze Road to the above described real estate to be used by the owners of Lot 1 Rolling Hills Subdivision, for the purpose of ingress and egress & P.U. TO said Lot 1, said Fifty (50) foot strip recorded in Deed Drawer #4, Card #149, in the office of the Recorder of Vanderburgh County, Indiana.

The above described real estate is subject to all other rights-of-way and easements of record.