89-14860

MS-51

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 9 1989

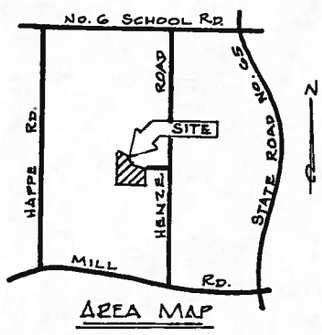
Tom Humphrey
AUDITOR
4187

RECEIVED FOR RECORD
at 12:35 P. M.
Aug. 9, 1989
Plat Drawer MS
Card 51
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

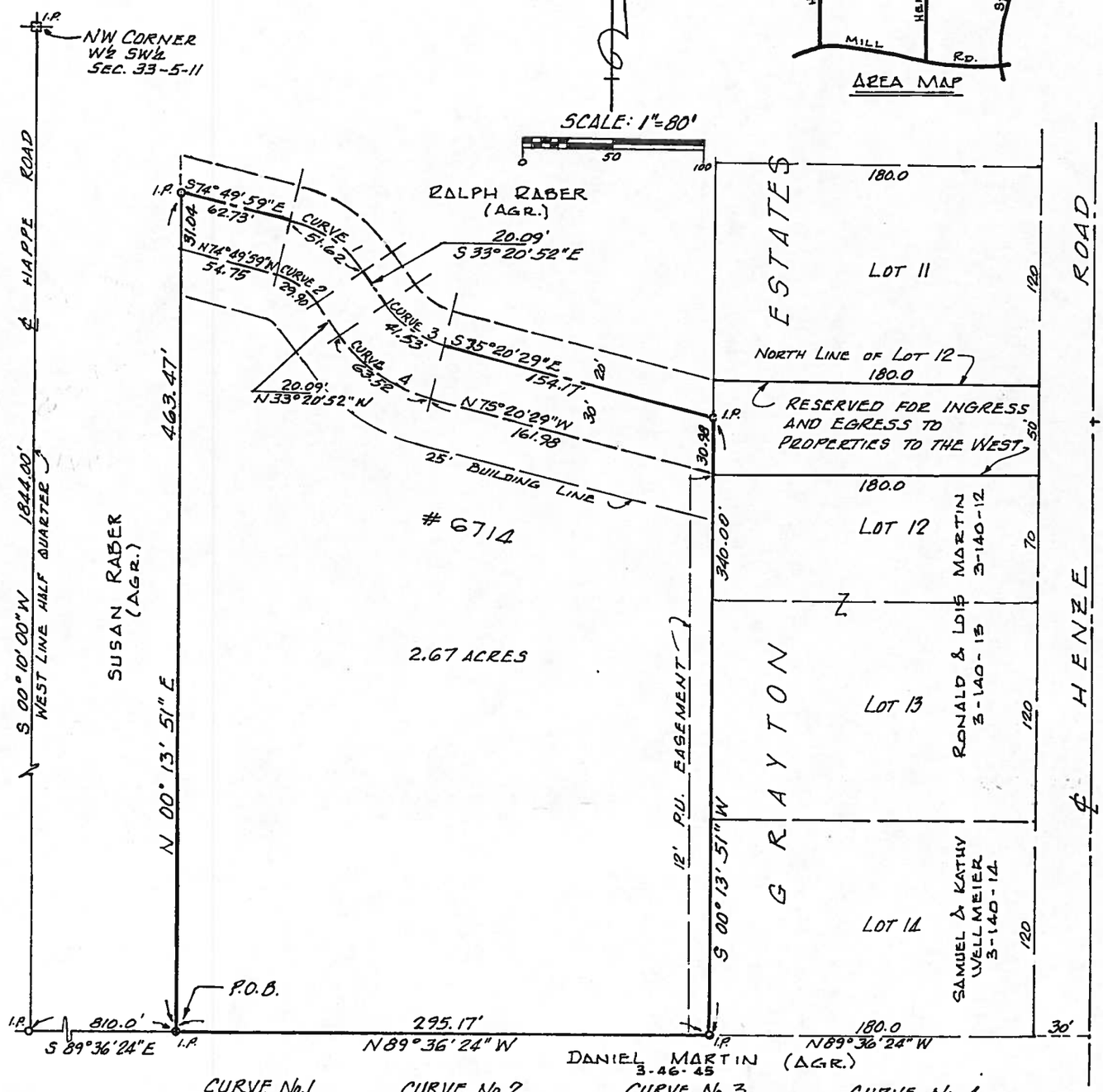
CORRECTED PLAT OF ROLLING HILLS SUBDIVISION

ADJOINING PROPERTY OWNERS
RALPH RABER 2713 AUSTIN AVE. 47712
SUSAN RABER 4500 ORCHARD RD. 47712
DANIEL MARTIN 6500 HENZE RD. 47712
SAMUEL & KATHY WELLMEIER 6590 HENZE RD 47712
RONALD & LOIS MARTIN 6600 HENZE RD. 47712



AREA MAP

SCALE: 1"=80'
0 50 100



CURVE No. 1	CURVE No. 2	CURVE No. 3	CURVE No. 4
Δ = 41° 29' 07"	Δ = 41° 29' 07"	Δ = 41° 59' 37"	Δ = 41° 59' 37"
D = 80.366739°	D = 138.76435°	D = 101.104288°	D = 66.10799°
T = 27.00'	T = 15.64'	T = 21.75'	T = 33.26'
R = 71.29'	R = 41.29'	R = 56.67'	R = 86.67'
L = 51.62'	L = 29.90'	L = 41.53'	L = 63.52'

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 August 7, 1989

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, 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 Corrected Plat of Rolling Hills Subdivision.

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 7TH DAY OF August 1989

MY COMMISSION EXPIRES: November 25, 1990

Staci D. Fulton
NOTARY PUBLIC

STACI D. FULTON
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF INDIANA 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.

Alfred H. Bana, Jr.
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE AUG 9, 1989

Barbara L. Cunningham
EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-51

DESCRIPTION OF CORRECTED PLAT OF ROLLING HILLS SUBDIVISION

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:

Beginning at a point which is located by commencing at the Northwest corner of said half Quarter Section; from said Northwest corner thence South 00 degrees, 10 minutes West 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 extended, 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 mintues and 51 seconds East for 463.47 feet; thence South 74 degrees, 49 minutes and 59 seconds East for 62.73 feet to the beginning of a curve to the right subtended by a radius of 71.29 feet, thence in a Southeasterly direction along the arc of said curve for 51.62 feet to the end of said curve; thence South 33 degrees, 20 minutes and 52 seconds East for 20.09 feet to the beginning of a curve to the left subtended by a radius of 56.67 feet; thence in a Southeasterly direction along the arc of said curve for 41.53 feet to the end of said curve; thence South 75 degrees, 20 minutes and 29 seconds East for 154.17 feet to a point on the West line of Lot 12 in Grayton Estates, which lies South 00 degrees, 13 minutes and 51 seconds West a distance of 20.00 feet from the Northwest corner of said Lot 12; thence South 00 degrees, 13 minutes and 51 seconds West along the West line of Lots 12 through 14 in Grayton Estates for 340.00 feet; thence North 89 degrees, 36 minutes and 24 seconds West along the South line of Grayton Estates extended for 295.17 feet to the place of beginning and containing a gross area of 2.67 acres.

The above described real estate is subject to a 30.0 foot easement for Roadway Purposes, Public Utilities and Drainage off the North side thereof, said Easement described as follows:

Beginning at the Northwest corner of the above described real estate; thence South 74 degrees, 49 minutes and 59 seconds East for 62.73 feet to the beginning of a curve to the right subtended by a radius of 71.29 feet thence in a Southeasterly direction along the arc of said curve for 51.62 feet to the end of said curve; thence South 33 degrees, 20 minutes and 52 seconds East for 20.09 feet to the beginning of a curve to the left subtended by a radius of 56.67 feet; thence in a Southeasterly direction along the arc of said curve for 41.53 feet to the end of said curve; thence South 75 degrees, 20 minutes and 29 seconds East for 154.17 feet, to a point on the West line of Lot 12 in said Grayton Estates; thence South 00 degrees, 13 minutes and 51 seconds West along the West line of said Lot 12 for 30.98 feet; thence North 75 degrees, 20 minutes and 29 seconds West for 161.98 feet to the beginning of a curve to the right subtended by a radius of 86.67 feet; thence in a Northwesterly direction along the arc of said curve for 63.52 feet to the end of said curve, thence North 33 degrees, 20 minutes and 52 seconds West for 20.09 feet to the beginning of a curve to the left subtended by a radius of 41.29 feet; thence in a Northwesterly direction along the arc of said survey for 29.90 feet to the end of said curve; thence North 74 degrees, 49 minutes and 59 seconds West for 54.75 feet, thence North 00 degrees, 13 minutes and 51 seconds East for 31.04 feet to the place of beginning.

Also the North 50.0 feet of Lot 12 of Grayton Estates, as per plat thereof, recorded in Plat Book "K", page 110, in the office of the Recorder of Vanderburgh County, Indiana, all of which is reserved for an easement for Roadway Purposes, Public Utilities and Drainage, for the properties lying West thereof.

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 FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana, this site lies outside the 100 year flood zone.

3.) SOIL TYPE: 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 musched 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 thant 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 DEVELOPER: Susan I. Raber, 4500 Orchard Road, Evansville, IN 47712..

7.) ENGINEER AND SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, IN 47712

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