91-17986
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AUG. 6 1991
Plat Drawer MS
Card 112
BOB STEELE, RECORDER
VANDERBURGH COUNTY

MS-112

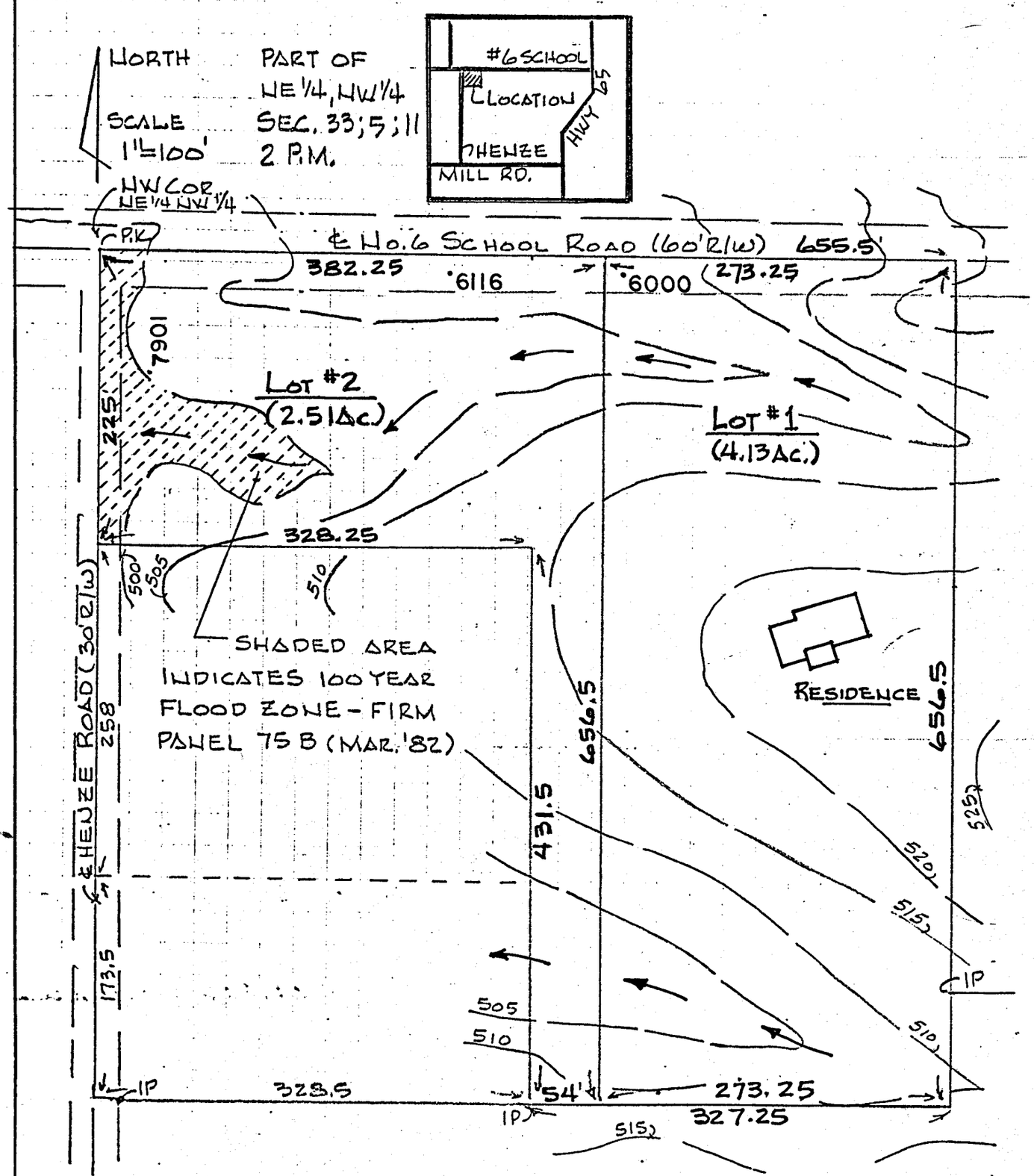
DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 6 1991 6166

Sam Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

HAPPE ACRES



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, STEVEN E. HAHN, 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 JUNE. 26, 1991 Steven Hahn

STEVEN E. HAHN No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

HAROLD A. STOVALL, PATRICIA A. STOVALL 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 HAPPE ACRES

Harold A. Stovall
HAROLD A. STOVALL

Patricia A. Stovall
PATRICIA A. STOVALL

Strips of ground, of the width shown on this plat and marked "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 strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and 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 and egress and temporary staging areas for work by public utilities.

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

WITNESS MY HAND AND SEAL THIS 29th DAY OF June 1991.

MY COMMISSION EXPIRES: 6-12-94

Anita M. Gilbert
NOTARY PUBLIC

Anita M. Gilbert
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

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 8-6, 1991.

PRESIDENT Alfred H. Barr, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE AUGUST 6 1991

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

HAPPE ACRES

LEGAL DESCRIPTION:

All that part of the Northeast Quarter of the Northwest Quarter of Section 33; Township 5 South; Range 11 West of the Second Principal Meridian in German Township, Vanderburgh County, Indiana more particularly described as:

Beginning at the Northwest corner of said Quarter Quarter, thence East, along the North line, a distance of 655.5 feet, to the Northwest corner of Herrmannwald Subdivision, thence South, along the West line of said subdivision, to the Southeast corner of said Quarter Quarter, a distance of 656.5 feet, thence West, along the south line of said Quarter Quarter, a distance of 327.25 feet, thence North a distance of 431.5 feet, thence West, parallel to the North line, a distance of 328.25 feet to the West line of said Quarter Quarter, thence North, along the West line, a distance of 225 feet to the place of beginning containing 6.64 acres more or less.

RESTRICTIONS: The Owner of Lot #2 and their successors shall allow the Owner of Lot #1 and their successors the right to construct and maintain a subsurface private waste disposal system on the Eastern 54 feet of Lot #2, to be used only by the residents of Lot #1.

Both lots shall be subject to the applicable restrictions of Warranty Deeds recorded in Deed Record 696 Page 536 and Deed Record 501 Page 533 in the Office of the Vanderburgh County Recorder.

GENERAL NOTES:

ZONING: Agricultural

UTILITIES: Gas and Electric is provided by Southern Indiana Gas and Electric. Telephone service is provided by Indiana Bell Telephone Co. Water is provided by the German Township Water Corp. No sanitary sewer is available. An approved septic system will be required.

FLOOD: The area indicated, lies within the 100 year flood zone according to FIRM Panel No. 180256 0075B for Vanderburgh County, Indiana. (Revised 3/19/82) Minimum finished floor level: 502'

SOIL DATA:
HoB2 - Hosmer silt loam, 2 to 6 percent slopes, eroded
HoC3 - Hosmer silt loam, 6 to 12 percent slopes, severely eroded
ZaD2 - Zanesville silt loam, 12 to 18 percent slopes, eroded

TEMPORARY CONSTRUCTION EROSION CONTROL:
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 the disturbance of the soil and must remain in place until final grading and shaping.
Slopes greater than 6% shall have straw bales and/or erosion blankets in place within 5 days.

OWNERS AND DEVELOPERS:
Harold A. & Patricia A. Stovall
6000 No. 6 School Road
Evansville, Indiana
47720

SURVEYOR AND ENGINEER:
Steven E. Hahn, S0174, 14593
801 Mels Drive
Evansville, Indiana
47712