93-32916

AREA PLAN COMMISSION OFFICIAL FORM

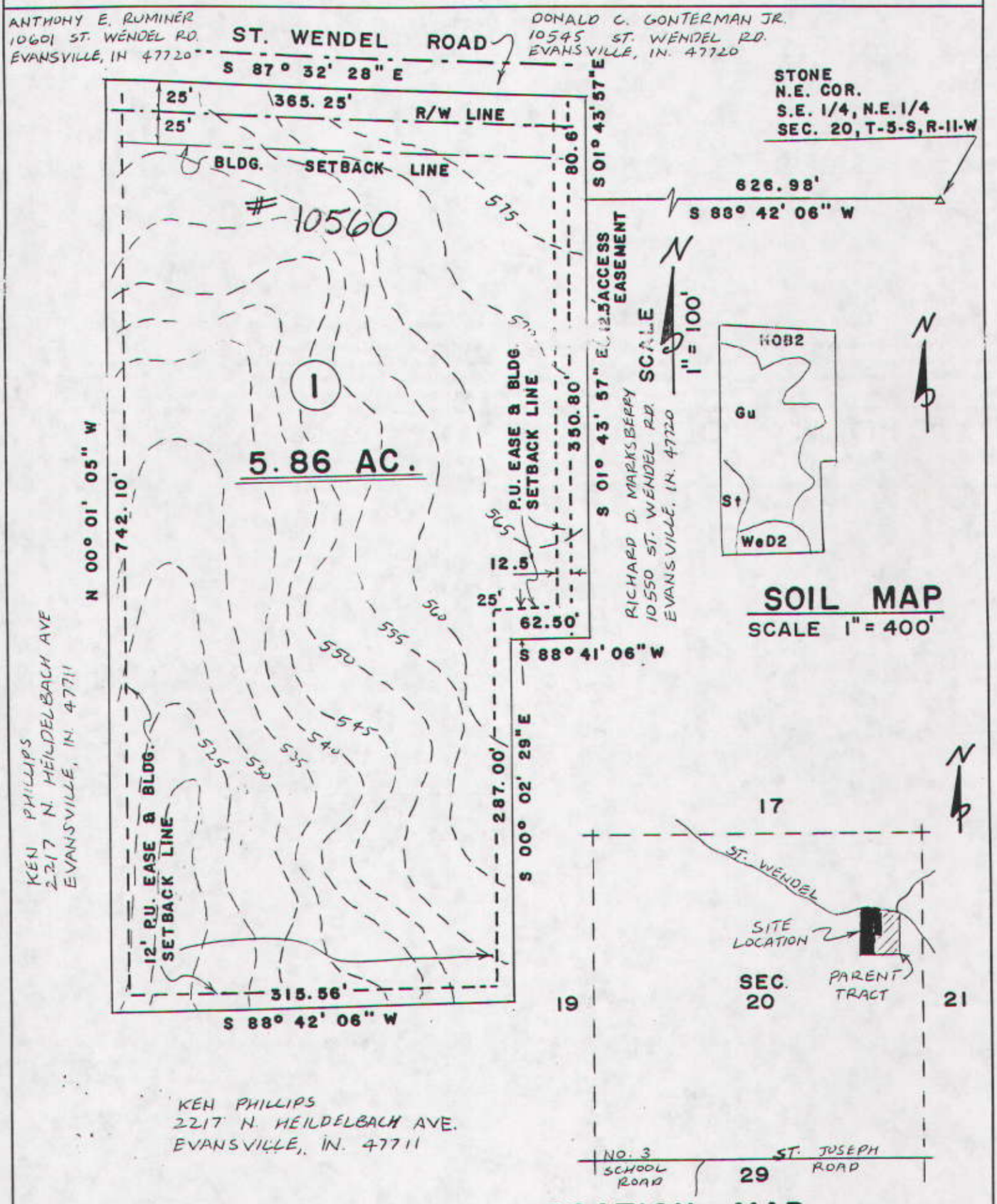
RECEIVED FOR RECORD
at 3:37 P.M.
Nov 24 1993
Plat Drawer MS
Card 187
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-187

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
NOV 24 1993
6846
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

H. B. SUBDIVISION



KEN PHILLIPS
2217 N. HEILDELBACH AVE.
EVANSVILLE, IN. 47711

PAGE NO. 1

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, 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 ALL LOCATIONS NOTED.

DATE NOV. 8, 1993 Fred J. Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

KARENE. HASSELBRINK and STEVEN P. HASSELBRINK, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS H.B. SUBDIVISION

Steven P. Hasselbrink Karen E. Hasselbrink

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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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.

WITNESS MY HAND AND SEAL THIS 9th DAY OF November 1993.

MY COMMISSION EXPIRES: July 10, 1996

RESIDENT OF Vanderburgh COUNTY

Richard A. Klein
NOTARY PUBLIC

RICHARD A. KLEIN
PRINTED

NOTARY PUBLIC STATE OF 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON Nov 24 1993

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Nov. 24, 1993

PRESIDENT Richard H. Baur, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section (20), Township (5) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a stone marking the Northeast corner of the Southeast quarter of the Northeast quarter of said section South 88 degrees 42 minutes 06 seconds West six hundred twenty-six and ninety-eight hundredths (626.98) feet to the point of beginning of the following described real estate; thence South 01 degrees 43 minutes 57 seconds East three hundred fifty and eighty hundredths (350.80) feet; thence South 88 degrees 41 minutes 06 seconds West sixty-two and fifty hundredths (62.50) feet; thence South 00 degrees 02 minutes 29 seconds East two hundred eighty-seven and no hundredths (287.00) feet; thence South 88 degrees 42 minutes 06 seconds West three hundred fifteen and fifty-six hundredths (315.56) feet; thence North 00 degrees 01 minutes 05 seconds West seven hundred forty-two and ten hundredths (742.10) feet to a point in St. Wendel Road; thence South 87 degrees 32 minutes 28 seconds East along said road three hundred sixty-five and twenty-five hundredths (365.25) feet; thence South 01 degree 43 minutes 57 seconds East eighty and six hundredths (80.60) feet to the point of beginning.

Containing 5.86 acres more or less

Subject to all legal right of ways and or easements.

General Notes:

1) Owner — Steven P. & Karen E. Hasselbrinck
900 S. Spring Street
Evansville, IN. 47714

2) Utilities — Southern Indiana Gas and Electric is available, German Township Water, septic systems must be in compliance with Rule 410 IAC 6-8.1 and amendments thereto.

3) Zoning — Subject property is zoned Agriculture

4) Erosion Control — Slopes 0% to 6% shall be mulched and seeded, i.e. rye & wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until grading and shaping. Slopes of more than 6% shall have straw bales and/or erosions in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data — All property is located outside the 100 year flood zone according to FIRM 75 of 100 dated August 5, 1991 for Vanderburgh County, Indiana Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

6) Soil Data — HoB2 - Hosmer Silt Loam 2% to 6% slopes, eroded

Gu - Gullied Land

St - Stendal Silt Loam

WeD2 - Wellston Silt Loam, 12% to 18% slopes, eroded