98-12123

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April 17, 1998
Plat Book P
Page 153
BETTY J. HOWARD RECORDER
VANDERBURGH COUNTY
CTRL# 0061

2541

HARMONY HOLLOW ESTATES

P-153

SCALE 1"=100'

GENERAL NOTES

Zoning: The subject parcel and adjacent property is zoned agricultural.

Flood Plain Data: By graphic plotting only a part of Lots 3 and 4 lie within Zone A as indicated on the Flood Insurance Rate Map, Community Panel No. 180258 0075 C with an effective date of Aug. 5, 1991.

Minimum First Floor Elevations: Have been established by the Vanderburgh County Building Commissioner as shown hereon. These minimum F.P.G. elevations for Lots 3 & 4 shall include basements and garages.

Basements and Garages: Basements and garages are also subject to the minimum finished floor requirements, and must be approved by the Vanderburgh County Building Commissioner.

Crawl Spaces: Any crawl space constructed on Lot No. 3 shall include waterproofing, drainage tile, installed sump pumps, if gravity drain tile cannot be installed, and yard slopes in excess of code minimum, as directd by the Vanderburgh County Building Commissioner.

Utilities: Sanitary sewers are not available and therefore approved septic systems will be utilized for sewage disposal. Water will either be extended to the site or wells will be utilized. Gas, telephone and electric will be extended to the site.

Access: Access to New Harmony Road will be across existing Harmony Hollow Drive and it's proposed extension. Access to Lots 1 thru 4 will be off the extension of Harmony Hollow Drive.

Temporary Erosion Control: (during construction)
Slopes 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% - 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at control mat completion of ditch grading.
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments
Monuments have been found or set at all boundary & lot corners.
Monuments set as a part of this plat are 3/4" x30" Rebars w/ RLS 8800054 Cap and are designated by a ●.

Maximum Road Profile Grade = 2.6%

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: February 23, 1998

Road construction plans for this plat were approved by the Vanderburgh County Commissioners on: March 16, 1998

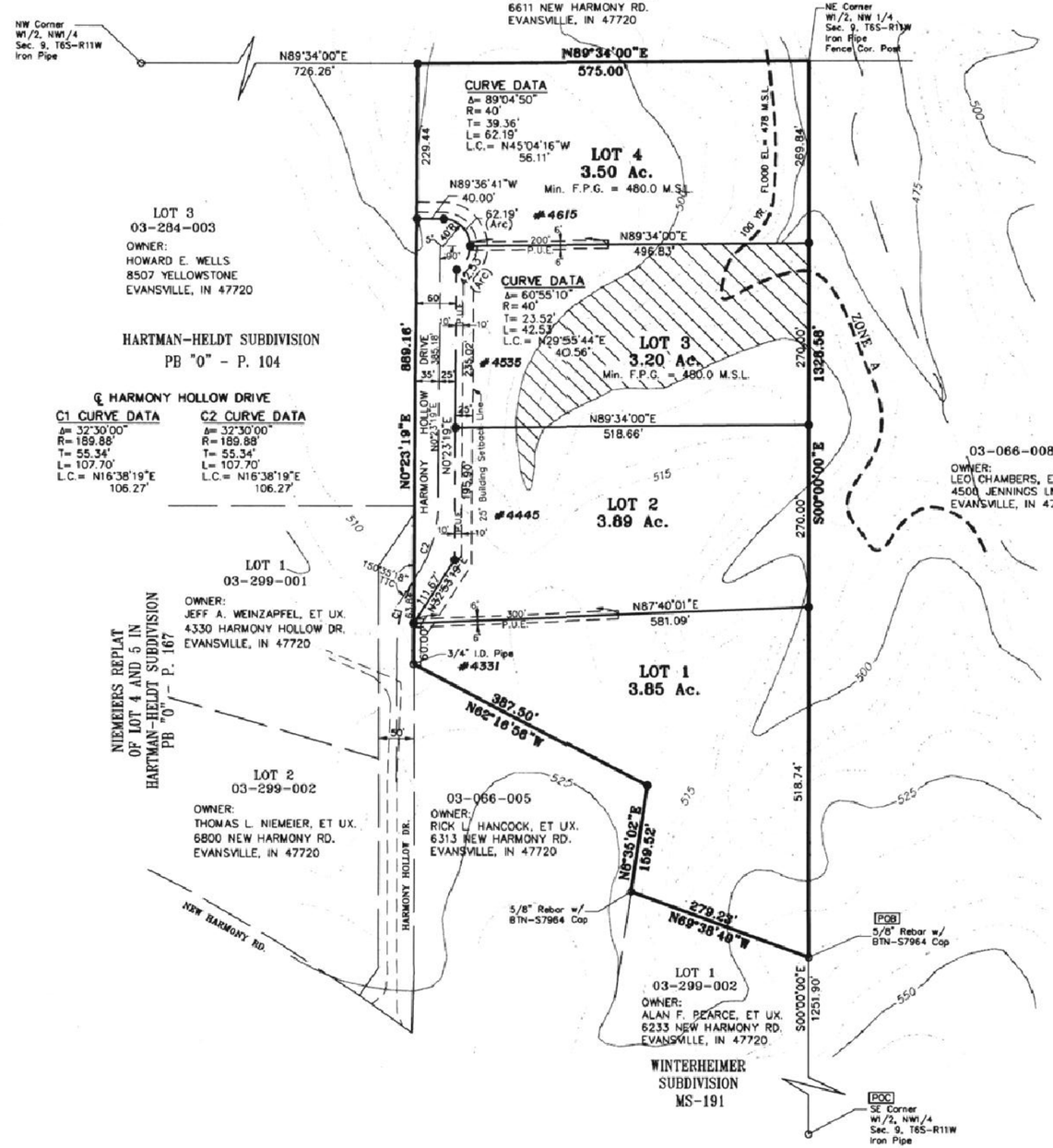
Roadway Maintenance

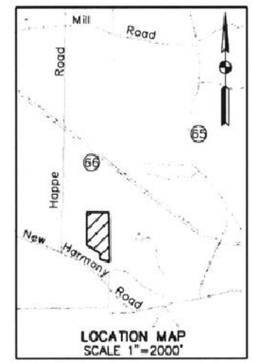
The roadway maintenance agreement for Harmony Hollow Drive recorded as Document number 98-06508 shall apply.

Any additional parcelization of the lots created by this plat or any further extension of Harmony Hollow Drive will require that it be upgraded to meet the current roadway standards at the time of the parcelization or extension.

Drainage

The area shown crosshatched on Lot No. 3 is a natural surface water course. Any alteration within the crosshatched area, including but not limited to, the erection of a structure, general filling, or piping that is intended to in any way redirect the flow through this lot, must have a detailed plan for such activities approved by the Drainage Board prior to issuance of a Building Permit for this site.





BOUNDARY DESCRIPTION

Part of the West Half of the Northwest Quarter of Section 9, Township 6 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana, described as follows:

Commencing at the southeast corner of the West Half of the Northwest Quarter of said Section 9; thence along the east line of said half quarter section North 00 degrees 00 minutes 00 seconds East 1251.90 feet to a 5/8 inch rebar with "BTN-S7964" cap and being the POINT OF BEGINNING of this description; thence North 69 degrees 38 minutes 40 seconds West 279.23 feet to a 5/8 inch rebar with "BTN-S7964" cap on the east line of the land described in a deed to Ken and Alma Hansen recorded in Deed Record 528, page 139 in the office of the Recorder of Vanderburgh County; thence along said east line of Hansen North 08 degrees 35 minutes 02 seconds East 159.52 feet to the northeast corner thereof; thence along the north line of said Hansen North 62 degrees 16 minutes 58 seconds West 387.50 feet to a 3/4 inch pipe marking the northwest corner thereof; thence North 00 degrees 23 minutes 19 seconds East 889.16 feet to a point on the north line of the West Half of the Northwest Quarter of said Section 9; thence along said north line North 89 degrees 34 minutes 00 seconds East 575.00 feet to the northeast corner of said half quarter section; thence along the east line of said half quarter section South 00 degrees 00 minutes 00 seconds West 1328.58 feet to the point of beginning and containing 14.718 acres, more or less.

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 on April 1, 1998, and that all monuments shown exist at locations as noted.

MATTHEW E. WANNEMUEHLER REGISTERED NO. 8800054 STATE OF INDIANA LAND SURVEYOR

Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054
BERNARDIN LOCHMUELLER & ASSOCIATES, INC.
6200 Vogel Road
Evansville, Indiana 47715

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 designates the same as HARMONY HOLLOW ESTATES. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement"(P.U.E.), are hereby dedicated to the 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 other landscaping. No structures other than such utility facilities shall be located within said strip of land.

Strips of ground marked "Drainage Easement"(D.E.) are dedicated for surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with 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 maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Lake Maintenance & Storm Detention Easements" (L.M. & S.D.E.) or "Drainage Easement"(D.E.) which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Lake Maintenance & Storm Detention Easements"(L.M. & S.D.E.) or "Drainage Easements"(D.E.) clear of any impediments which may happen to fall or enter therein.

Daniel T. Niemeier
2513 Dieffenbach Road
Evansville, IN 47720

Laura L. Niemeier

Randall H. Bauer
3800 Church Road
Evansville, IN 47720

Joan M. Bauer

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 Owner(s) and Subdivider(s), 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 2nd day of April, 1998

My Commission Expires:
03-10-01
Notary Resides in
VANDERBURGH
County, Indiana

NOTARY PUBLIC SEAL INDIANA

Terry A. Campbell
Notary Public
TERRY A. CAMPBELL
(Typed or printed name)

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 at a meeting held on May 7, 1998

President

Executive Director

PLAT RELEASE DATE: April 17, 1998

Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

96-0263.dwg 04/02/98 10:07 JEFF

APC # 7-S-98