Hicks Minor Subdivision

RECEIVED FOR RECORD A
DATE 07-02-04 11:12 M
PLAT BOOK R-
PAGE 115
INSTR # 2004R00023348
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 02 2004
Bill Hurst AUDITOR
#4586

SCALE 1" = 100'
0 100 200 300'

Replat Artes Subdivision

Lot 6 | Lot 7 | Lot 8 | Lot 9 | Lot 10 | Lot 11 | Lot 12 | Lot 13 | Lot 1

James J. Helfrich 1/2
Mary B. Helfrich 1/2
2303 W. Franklin St.
Evansville, IN 47712
Tax Codes
03-080-03-070-038 and
05-010-07-068-046

David & Carolyn Rose Pfettscher
3109 Harmony Way
Evansville, IN 47720
Tax Codes 03-090-03-100-004 and 03-090-03-100-005

Lawrence G. & Teri K. Hayden
4125 Allens Lane
Evansville, IN 47720
Tax Code 03-090-03-100-006

Steven L. Fenwick et al.
5700 Oak Hill Road
Evansville, IN 47711
Tax Codes 03-090-03-100-008, 03-090-03-100-009 and 05-090-03-100-010

Doris Jean Dausman et al.
3801 Allens Lane
Evansville, IN 47720
Tax Code 03-090-03-100-011

NE Cor. NW 1/4 NE 1/4
Sec. 15, T6S, R11W
Fnd. 5/8" Rebar 3" Below Grade (Not Used), 0.08' N. of Sec. Line

Southwell Sub.
Steven D. & Ann C. Southwell
3718 New Harmony Rd.
Evansville, IN 47720
Tax Code 03-130-03-240-001

P.O.B.

ALLEN'S LANE

Exist. Rd. ℄

S87°42'11"E 715.23'

S87°42'11"E 417.23'

S87°42'11"E 2542.03'

Sec. Line

1291.14'

Exist. Rd. ℄

NW Cor. NE 1/4
Sec. 15, T6S, R11W
Fnd. Vand. Co. Surv. Disk

NE Cor.
Sec. 15, T6S, R11W
Fnd. 1/2" Iron Pin 7" Below Grade

John A. & Sandra J. Schnarr
3020 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-068-046

Jon & Tracey J. David
3010 Harmony Way
Evansville, IN 47720
Tax Code
05-010-07-068-047

HARMONY WAY

417.23'

#4001

25.00'

N02°17'49"E 50.00'

110'

25' R/W

50'

160'

389.65'

414.65'

S02°17'49"W

Lot 1
2.50 Ac.
(Exclusive of Road R/W)

N36°36'59"W 468.64'

Alley

Lot 15 of Block 3

Doreen Esther Alice Hallenberber
3620 Allens Lane
Evansville, IN 47720
Tax Code 05-080-07-202-014

Oak Summit Heights

Deanna E. Hoy & Doreen E. Hallenberber
3620 Allen Lane
Evansville, IN 47720
Tax Codes 05-080-07-202-013 and 05-080-07-202-020

Lot 14 of Block 3

James L. & Rosmary Elma Hicks
3001 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-070-001

Parent Parcel = 16 Ac. (Deed)
− 2.74 Ac. (Lot 1 Gross Area)
13.3 Ac. ± (Remaining)

50' Natural Drainage Easement: No buildings, structures, fences, shrubs, trees, or other obstructions to natural drainage are to be placed in easement.

N87°42'11"W 122.85'

Kent R. & Ann-Marie Dougan
3000 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-068-092

Michael O. & Belinda K. Dilback
2920 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-070-037

Susan B. Babb, Trustee
317 Charity Circle
Evansville, IN 47712
Tax Code 05-010-07-070-036

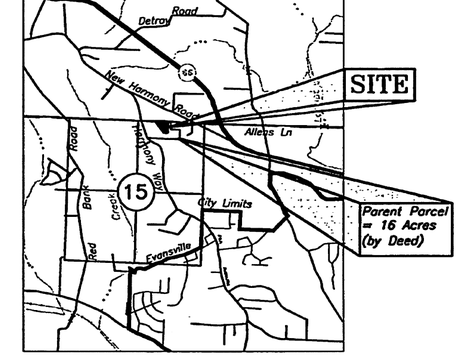
William L. & Wrenna L. Long
2825 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-070-002

John R. & Spoetti Brenda A. Harmony Way 47720
2825 Harmony Way
Evansville, IN
Tax Code 05-010-07-070-003

Anthony T. & Dories J. D'Mellow
2829 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-070-004

Thomas H. Weinzapfel
2811 Harmony Way
Evansville, IN 47720
Tax Code 05-010-07-071-002

Approx. Limits Flood Zone A



LOCATION MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 6 South, Range 11 West of the Second Principal Meridian, Perry Township, Vanderburgh County, Indiana, described as follows: Commencing at the northwest corner of said Northeast Quarter of Section 15; thence South 87 degrees 42 minutes 11 seconds East 715.23 feet along the north line of said section to the POINT OF BEGINNING of this description; thence continuing South 87 degrees 42 minutes 11 seconds East 417.23 feet along the north line of said section; thence South 2 degrees 17 minutes 49 seconds West 414.65 feet (passing a 3/4" rebar with plastic cap stamped "BLA FIRM 0030" at 25.00 feet) to a 3/4" rebar with plastic cap stamped "BLA FIRM 0030" (hereinafter referred to as a BLA Rebar); thence North 87 degrees 42 minutes 11 seconds West 122.85' feet to a BLA Rebar; thence North 36 degrees 36 minutes 59 seconds West 468.64 feet to a BLA Rebar; thence North 2 degrees 17 minutes 49 seconds East 50.00 feet (passing a BLA Rebar at 25.00 feet) to the point of beginning and containing 2.74 acres, more or less.

GENERAL NOTES

1.) Flood Plain Data: Per F.I.R.M. panel number 180256 0075 C, dated August 5, 1991, Vanderburgh County, Indiana, No portion of Lot 1 lies within Flood Zone A.

2.) Utilities: Public sewers are not currently available to the site. Gas, telephone, and Evansville City water lines are accessible from Lot 1 along Allen's Lane. Electric service is not currently available along Allen's Lane in the area fronted by Lot 1; existing distribution lines run along the eastern side of Harmony Way.

3.) Access: Legal access to Lot 1 is off of Allen's Lane.

4.) Temporary Erosion Control: Slopes of 0% – 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 straw bales and/or erosion control blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

5.) Erosion Control for Ditches: Slopes of 0% – 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% – 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

6.) Monuments: Monuments have been set at lot corners as shown. Monuments set as a part of this plat are 3/4" x 30" rebars w/cap stamped "BLA FIRM 0030". Denoted by o

SURVEYOR'S CERTIFICATE

I, Perry E. Jones, 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 and that all monuments shown exist at locations as noted.

Witness my hand and seal the 18th day of June, 2004.

Perry E. Jones

Perry E. Jones, R.L.S.
Indiana Registration No. 9600016

PERRY E. JONES REGISTERED NO. 9600016 STATE OF INDIANA LAND SURVEYOR

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 11, 2004.

Mark Fox for

President

Bradley E. Mills

Attest Executive Director

OFFICIAL SEAL VANDERBURGH COUNTY INDIANA

R-115

Secondary Plat complies with the Ordinance and is released for recording.

Bradley E. Mills

Executive Director

PLAT RELEASE DATE: July 2, 2004

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 designate the same as HICKS MINOR SUBDIVISION. Any additional road right-of-way shown and not previously dedicated is hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Natural Drainage Easement" are dedicated for the conveyance of surface water. The property owner shall not place in such Natural Drainage Easements any buildings, structures, fences, shrubs, trees, or other obstructions that impede or reduce the flow of water.

By: James L. Hicks Rosemary Elma Hicks
James L. Hicks Rosemary Elma Hicks

3001 Harmony Way
Address
Evansville, Indiana 47720
City State Zip

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 the 25 day of JUNE, 2004.

My Commission Expires: 11/27/06

Evansville.
Notary Resides in

Vanderburgh, IN
County, Indiana

Notary Public

Katherine A. Williams
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

R-115 APC 24-MS-2004