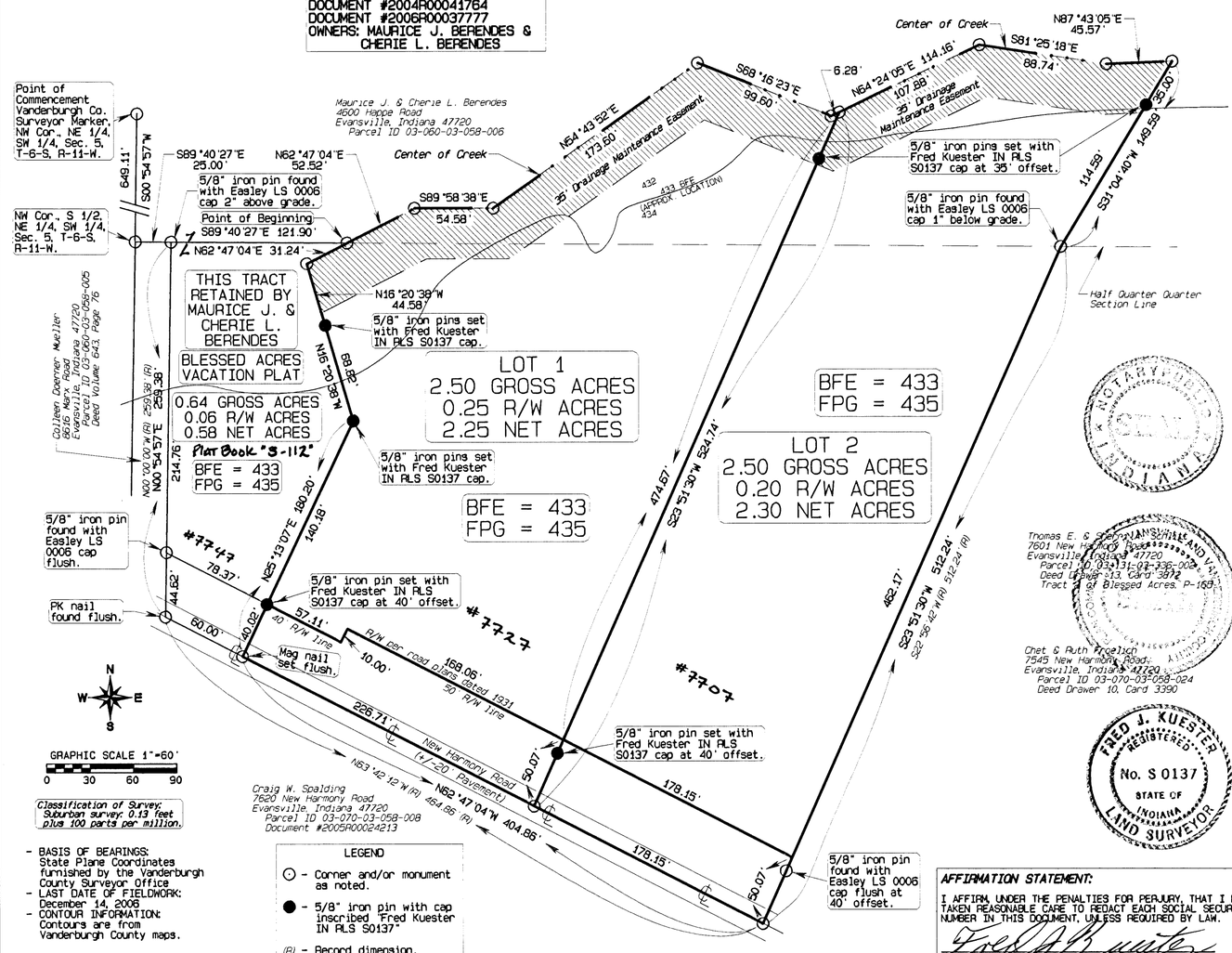
# HARMONY HIGH POINT SUBDIVISION

DEED RECORDS OF PARENT TRACTS:
DOCUMENT #2004R00041764
DOCUMENT #2006R00037777
OWNERS: MAURICE J. BERENDES & CHERIE L. BERENDES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 19, 2008 (DATE)
BILL FLUTY AUDITOR
6653 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11-19-08 * 9:25 A.M.
PLAT BOOK S
PAGE 113
INSTR# 2008R00030110
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY




- BASIS OF BEARINGS: State Plane Coordinates furnished by the Vanderburgh County Surveyor Office
- LAST DATE OF FIELDWORK: December 14, 2006
- CONTOUR INFORMATION: Contours are from Vanderburgh County maps.

LEGEND
- ○ - Corner and/or monument as noted.
- ● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137"
- (R) - Record dimension.

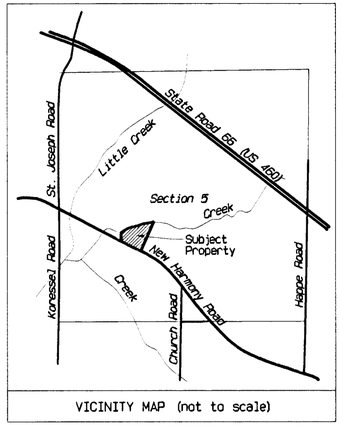
## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF TRACT ONE (1) OF BLESSED ACRES AS RECORDED IN PLAT BOOK P-165 ALL IN SECTION FIVE (5), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

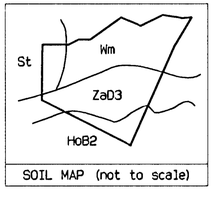
COMMENCING AT A VANDERBURGH COUNTY MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION SOUTH 00 DEGREES 54 MINUTES 57 SECONDS WEST SIX HUNDRED FORTY-NINE AND ELEVEN HUNDREDTHS (649.11) FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 27 SECONDS EAST TWENTY-FIVE AND NO HUNDREDTHS (25.00) FEET TO A 5/8 INCH IRON PIN FOUND WITH EASLEY LS 0006 CAP; THENCE CONTINUE SOUTH 89 DEGREES 40 MINUTES 27 SECONDS EAST ONE HUNDRED TWENTY-ONE AND NINETY HUNDREDTHS (121.90) FEET TO THE CENTER OF A CREEK MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 62 DEGREES 47 MINUTES 04 SECONDS EAST FIFTY-TWO AND FIFTY-TWO HUNDREDTHS (52.52) FEET TO A POINT IN SAID CREEK; THENCE SOUTH 89 DEGREES 58 MINUTES 38 SECONDS EAST FIFTY-FOUR AND FIFTY-EIGHT HUNDREDTHS (54.58) FEET TO A POINT IN SAID CREEK; THENCE NORTH 54 DEGREES 43 MINUTES 52 SECONDS EAST ONE HUNDRED SEVENTY-THREE AND SIXTY HUNDREDTHS (173.60) FEET TO A POINT IN SAID CREEK; THENCE SOUTH 68 DEGREES 16 MINUTES 23 SECONDS EAST NINETY-NINE AND SIXTY HUNDREDTHS (99.60) FEET TO A POINT IN SAID CREEK; THENCE NORTH 64 DEGREES 24 MINUTES 05 SECONDS EAST ONE HUNDRED FOURTEEN AND SIXTEEN HUNDREDTHS (114.16) FEET TO A POINT IN SAID CREEK; THENCE SOUTH 81 DEGREES 25 MINUTES 18 SECONDS EAST EIGHTY-EIGHT AND SEVENTY-FOUR HUNDREDTHS (88.74) FEET TO A POINT IN SAID CREEK; THENCE NORTH 87 DEGREES 43 MINUTES 05 SECONDS EAST FORTY-FIVE AND FIFTY-SEVEN HUNDREDTHS (45.57) FEET TO A POINT IN SAID CREEK; THENCE LEAVING SAID CREEK SOUTH 31 DEGREES 04 MINUTES 40 SECONDS WEST ONE HUNDRED FORTY-NINE AND FIFTY-NINE HUNDREDTHS (149.59) FEET TO A 5/8 INCH IRON PIN FOUND WITH EASLEY LS 0006 CAP; THENCE SOUTH 23 DEGREES 51 MINUTES 30 SECONDS WEST FIVE HUNDRED TWELVE AND TWENTY-FOUR HUNDREDTHS (512.24) FEET TO A POINT IN THE CENTER LINE OF NEW HARMONY ROAD; THENCE ALONG SAID CENTER LINE NORTH 62 DEGREES 47 MINUTES 04 SECONDS WEST FOUR HUNDRED FOUR AND EIGHTY-SIX HUNDREDTHS (404.86) FEET TO MAG NAIL SET FLUSH; THENCE NORTH 25 DEGREES 13 MINUTES 07 SECONDS EAST ONE HUNDRED EIGHTY AND TWENTY HUNDREDTHS (180.20) FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" SET; THENCE NORTH 16 DEGREES 20 MINUTES 38 SECONDS WEST SIXTY-EIGHT AND EIGHTY-TWO HUNDREDTHS (68.82) FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" SET; THENCE CONTINUE NORTH 16 DEGREES 20 MINUTES 38 SECONDS WEST FORTY-FOUR AND FIFTY-EIGHT HUNDREDTHS (44.58) FEET TO A POINT IN SAID CREEK; THENCE NORTH 62 DEGREES 47 MINUTES 04 SECONDS EAST THIRTY-ONE AND TWENTY-FOUR HUNDREDTHS (31.24) FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.



VICINITY MAP (not to scale)



SOIL MAP (not to scale)

## OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "HARMONY HIGH POINT SUBDIVISION".

Maurice J. Berendes DATE 11-18-08
MAURICE J. BERENDES

Cherie L. Berendes DATE 11-18-08
CHERIE L. BERENDES

MAURICE J. BERENDES & CHERIE L. BERENDES
4600 N. HAPPE ROAD
EVANSVILLE, INDIANA 47720

## 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 OWNERS 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 18th DAY OF November 20 08

MY COMMISSION EXPIRES: Oct. 14, 2016

NOTARY PUBLIC Kathie S. Holley PRINTED Kathie S. Holley

RESIDENT OF Vanderburgh COUNTY, INDIANA

## AREA PLAN COMMISSION 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 AT A MEETING HELD ON FEBRUARY 13, 2007 (AT SUBDIVISION REVIEW).

PRESIDENT — ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Nov. 19, 2008

## SURVEYOR'S CERTIFICATE:

SURVEYOR'S 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 LOCATIONS NOTED.

FRED J. KUESTER, LS #S0137 DATE 10-8-08

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

## AFFIRMATION STATEMENT:

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

## GENERAL NOTES:

1) OWNER - MAURICE J. BERENDES & CHERIE L. BERENDES
4600 N. HAPPE ROAD
EVANSVILLE, INDIANA 47720

2) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE TO LOT 1 AND LOT 2.
EVANSVILLE CITY WATER IS AVAILABLE TO LOT 1 AND LOT 2.
OSOS UTILITY STATEMENT: PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.1.

3) NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

4) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL BE USED PRIMARILY FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND HAVE A SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

5) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE A AND FLOOD ZONE C AS INDICATED ON FIRM PANEL NO. 75 OF 100, NO. 180256 0075 C, DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA. MINIMUM 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 PERCENT SLOPES, ERODED.
ZaD3 - ZANESVILLE SILT LOAM, 12 TO 18 PERCENT SLOPES, SEVERELY ERODED.
St - STENDAL SILT LOAM, 0 TO 2 PERCENT SLOPES.
Wm - WILBUR SILT LOAM, 0 TO 2 PERCENT SLOPES.

7) MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

S-113
APC# 7-M3-2007

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
PHONE # (812) 753-4843

# HARMONY HIGH POINT SUBDIVISION

| | | |
|---|---|---|
| SCALE: 1"= 60 | APPROVED BY: FJK | DRAWN BY: CAK |
| DATE: OCTOBER, 2008 | | REVISED: |

Part of the NE 1/4 of the SW 1/4 and Tract 1 of Blessed Acres all in Sec. 5, T-6-S, R-11-W, German Twp., Vanderburgh Co., Indiana.

file: 2008-10-berends7.smi
client: Maurice J. & Cherie L. Berendes

SHEET 1 OF 1

Vanderburgh Co., German Twp., Sec. 5-6s-11w