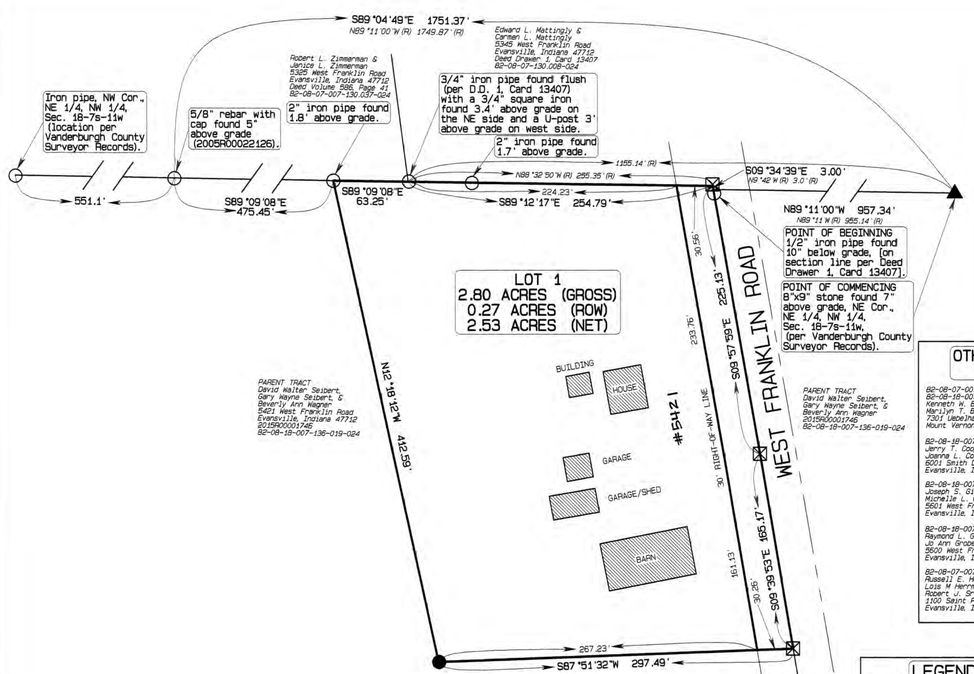
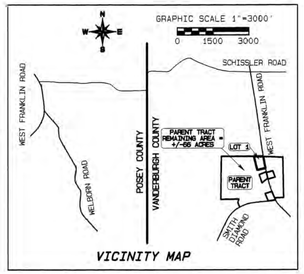
HAPPE VALLEY 1





VICINITY MAP

OTHER ADJOINERS OF PARENT TRACT

82-08-07-007-130.049-024
82-08-18-007-136.001-024
Kenneth W. Bergdorf &
Marilyn T. Bergdorf
7301 Ledehack Road
Mount Vernon, Indiana 47620

82-08-18-007-136.018-024
Jerry T. Cooper &
Joanna L. Cooper
6001 Smith Diamond Road
Evansville, Indiana 47712

82-08-18-007-136.020-024
Joseph S. Gilles &
Michelle L. Gilles
5601 West Franklin Road
Evansville, Indiana 47712

82-08-18-007-136.021-024
Raymond L. Groden &
Jo Ann Groden
5600 West Franklin Road
Evansville, Indiana 47712

82-08-07-007-130.009-024
Russell E. Herrmann,
Lois M Herrmann, &
Robert J. Sr. Herrmann
1100 Saint Phillips Road
Evansville, Indiana

82-08-07-007-130.007-024
Kevin W. Mosker &
Kristy A. Mosker
10560 Schissler Road
Evansville, Indiana 47712

82-08-18-007-136.024-024
William C. Murphy
3200 South Red Bank Road
Evansville, Indiana 47712

82-08-18-007-136.063-024
Vaughn Pemberton &
Gloria D. Pemberton
5800 Smith Diamond Road
Evansville, Indiana 47712

82-08-18-007-136.065-024
David W. Seibert &
Susan A. Seibert
3 Cromwell Circle
Noblesville, Indiana 46060

82-08-07-007-131.014-024
The Woodland Lake Corp
c/o Daniel Hostetler
10177 Byron Court
Newburgh, Indiana 47630

82-08-07-007-130.035-024
Zimmer Properties, Inc.
501 Saint Clair Court
Evansville, Indiana 47711

- BASIS OF BEARINGS: The north line of the NE 1/4, NW 1/4, Sec. 18-7S-11W (N89°11'00"W per deeds).
- LAST DATE OF FIELDWORK: October 21, 2015

Relative Positional Accuracy: Rural survey: 0.26 feet plus 200 parts per million.

GRAPHIC SCALE 1"=60'
0 30 60 90

LEGEND

- ▲ – Stone found as noted.
- ⊙ – Corner and/or monument as noted.
- ● – 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- ⊠ – Mag nail set.
- (R) – Record dimension. Dimensions are field measured this survey unless noted record.

BOUNDARY DESCRIPTION LOT 1 (2.80 ACRES):

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHTEEN (18) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SEVEN (7), ALL IN TOWNSHIP SEVEN (7) SOUTH, RANGE ELEVEN (11) WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 8 INCH BY 9 INCH STONE FOUND MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST 957.34 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE CENTER LINE OF WEST FRANKLIN ROAD MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE ALONG SAID ROAD SOUTH 09 DEGREES 57 MINUTES 55 SECONDS EAST 225.13 FEET TO A MAG NAIL SET; THENCE ALONG SAID CENTER LINE SOUTH 09 DEGREES 39 MINUTES 53 SECONDS EAST 165.17 FEET TO A MAG NAIL SET; THENCE LEAVING SAID CENTER LINE SOUTH 87 DEGREES 51 MINUTES 32 SECONDS WEST 297.49 FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" SET; THENCE NORTH 12 DEGREES 18 MINUTES 12 SECONDS WEST 412.59 FEET TO A 2 INCH IRON PIPE FOUND 1.8 FEET ABOVE GRADE; THENCE SOUTH 89 DEGREES 09 MINUTES 08 SECONDS EAST 63.25 FEET TO A 3/4 INCH IRON PIPE FOUND; THENCE SOUTH 89 DEGREES 12 MINUTES 17 SECONDS EAST 254.79 FEET TO A MAG NAIL SET IN THE CENTER LINE OF WEST FRANKLIN ROAD; THENCE ALONG SAID CENTER LINE SOUTH 09 DEGREES 34 MINUTES 39 SECONDS EAST 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.80 ACRES, MORE OR LESS.

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

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 DATE MARCH 30, 2016

FRED J. KUESTER, LS #S0137

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

FRED J. KUESTER REGISTERED No. S0137 STATE OF INDIANA LAND SURVEYOR

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.

Fred J. Kuester

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND 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 NOVEMBER 9 20 15 (AT SUBDIVISION REVIEW).

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE May 17, 2016

GENERAL NOTES:

1) UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.
LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE.
LOT 1 IS SERVED BY A PRIVATE WATER SOURCE.
LOT 1 HAS AN EXISTING ONSITE SEWAGE DISPOSAL SYSTEM.

2) OSDS UTILITY STATEMENT:

PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.3.

3) TEMPORARY EROSION CONTROL (DURING CONSTRUCTION):

FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS IN EXCESS OF ONE ACRE, A STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED IN ACCORDANCE WITH VANDERBURGH COUNTY CODE TITLE 13.05 "CONSTRUCTION SITE STORM WATER RUNOFF CONTROL". ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE IMPLEMENTED AS DESCRIBED IN THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT SITE. FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS LESS THAN ONE ACRE, TEMPORARY STABILIZATION AS DESCRIBED IN SECTION 13.05.11.C.16 OF THE VANDERBURGH COUNTY CODE MUST BE PROVIDED IF UNVEGETATED AREAS ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR 15 DAYS OR MORE. WHEN LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED, FINAL STABILIZATION SHALL BE COMPLETED AS DESCRIBED IN SECTION 13.05.11.C.20 OF THE VANDERBURGH COUNTY CODE.

4) FLOOD PLAIN DATA:

LOT 1 LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0175 D (MAP NUMBER 18163C0175D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

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

6) MAILBOX STATEMENT:

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

7) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER 22-SW-2015 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY SUBDIVISION ORDINANCE 16.12.020(B)(2), WAS APPROVED AT SUBDIVISION REVIEW ON 11/09/2015.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 17, 2016 (DATE)
BRIAN GERTH AUDITOR
2510 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.17.16 3:14p
PLAT BOOK U
PAGE 26
INST# 2016R00012847
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE:

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 "HAPPE VALLEY 1".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

David Walter Seibert DATE 5/9/2016

DAVID WALTER SEIBERT
3 CROMWELL CIRCLE
NOBLESVILLE, INDIANA 46060

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF Indiana, PERSONALLY APPEARED DAVID WALTER SEIBERT 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 9th DAY OF May 2016

MY COMMISSION EXPIRES: October 26, 2017

NOTARY PUBLIC Thomas P. Norton PRINTED Thomas P. Norton

RESIDENT OF Vanderburgh COUNTY, INDIANA

THOMAS P. NORTON Vanderburgh County My Commission Expires October 26, 2017

OWNER'S CERTIFICATE:

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 "HAPPE VALLEY 1".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Gary Wayne Seibert DATE 5-9-2016

GARY WAYNE SEIBERT
7900 S 800 E
FORT BRANCH, INDIANA 47648

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF Indiana, PERSONALLY APPEARED GARY WAYNE SEIBERT 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 9th DAY OF May 2016

MY COMMISSION EXPIRES: October 26, 2017

NOTARY PUBLIC Thomas P. Norton PRINTED Thomas P. Norton

RESIDENT OF Vanderburgh COUNTY, INDIANA

THOMAS P. NORTON Vanderburgh County My Commission Expires October 26, 2017

OWNER'S CERTIFICATE:

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 "HAPPE VALLEY 1".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Beverly Ann Wagner DATE 5-9-2016

BEVERLY ANN WAGNER
9201 HOGUE ROAD
EVANSVILLE, INDIANA 47712

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF Indiana, PERSONALLY APPEARED BEVERLY ANN WAGNER 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 9th DAY OF May 2016

MY COMMISSION EXPIRES: October 26, 2017

NOTARY PUBLIC Thomas P. Norton PRINTED Thomas P. Norton

RESIDENT OF Vanderburgh COUNTY, INDIANA

THOMAS P. NORTON Vanderburgh County My Commission Expires October 26, 2017

OWNER'S CERTIFICATE:

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 "HAPPE VALLEY 1".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Geraldine M. Seibert DATE 5-9-2016

GERALDINE M. SEIBERT
1761 N ALVORD BOULEVARD
EVANSVILLE, INDIANA 47711

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF Indiana, PERSONALLY APPEARED GERALDINE M. SEIBERT 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 9th DAY OF May 2016

MY COMMISSION EXPIRES: October 26, 2017

NOTARY PUBLIC Thomas P. Norton PRINTED Thomas P. Norton

RESIDENT OF Vanderburgh COUNTY, INDIANA

THOMAS P. NORTON Vanderburgh County My Commission Expires October 26, 2017

U-26
APC #S4-MS: 2016

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

HAPPE VALLEY 1
5421 WEST FRANKLIN ROAD, EVANSVILLE, INDIANA 47712

SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: MARCH 2016		REVISED: 0

Part of the NE 1/4 of the NW 1/4 of Section 18, and Part of the SE 1/4 of the SW 1/4 of Section 7, all in Township 7 South, Range 11 West, Perry Township, Vanderburgh County, Indiana.

file: 2016-03-happe valley 1 minor subdivision.smi
client: Gary Seibert, David Seibert, & Beverly Wagner

SHEET 1 OF 1

Vanderburgh Co., Perry Twp., Sec 18 & 7-7S-11W