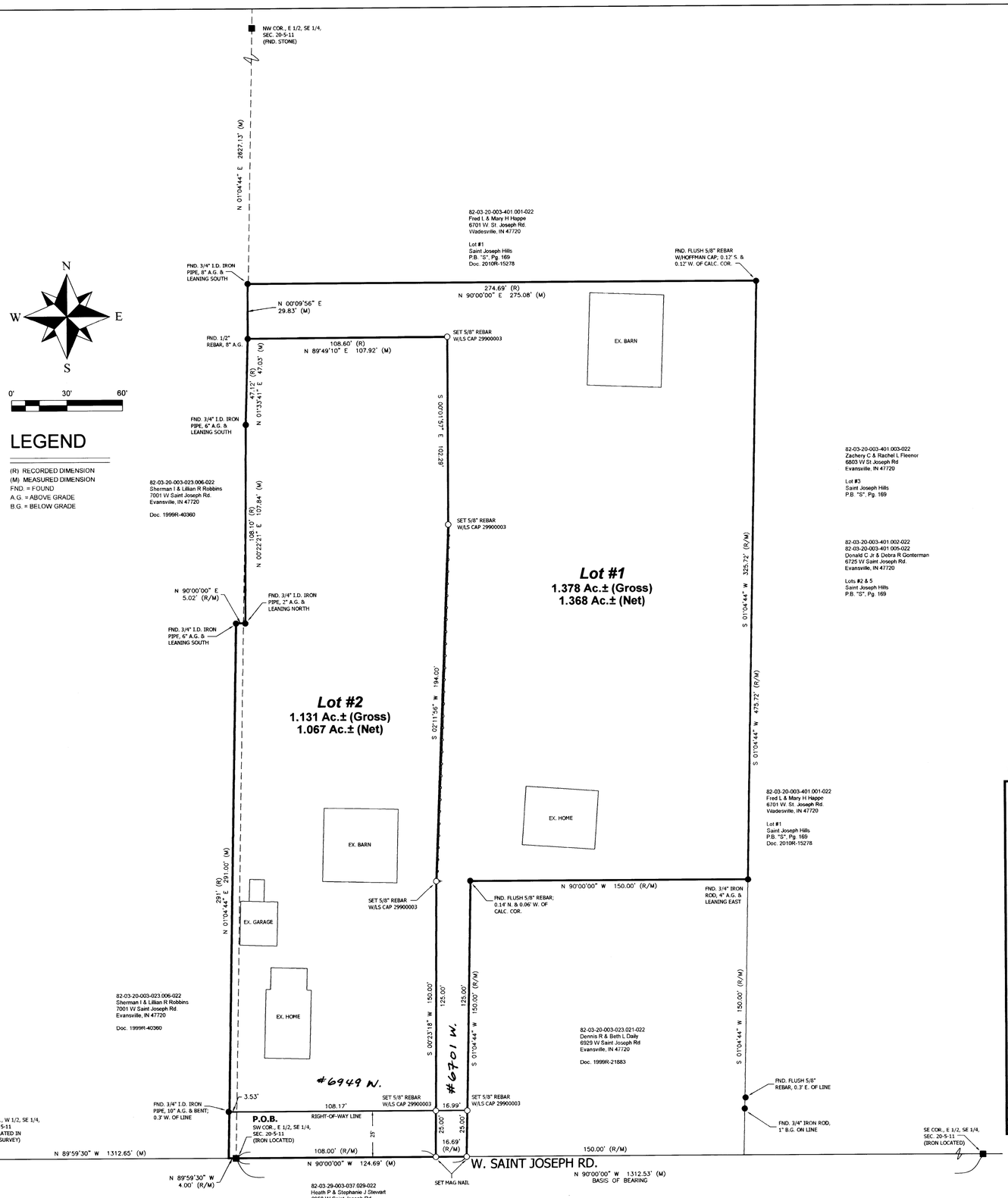
Happe Killian

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep. 17, 2014 (DATE)
JOE GRIES AUDITOR
5048 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 09.17.14 3:28p
PLAT BOOK T
PAGE 147
INSTR# 2014R0020825
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 20, Township 5 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southwest corner of the East Half of the Southeast Quarter of said Section; thence along the South line of the Southeast Quarter of said Section and the centerline of West Saint Joseph Road

1st: North 89°59'30" West 4.00 feet; thence parallel with the West line of said Half, Quarter Section

2nd: North 01°04'44" East 291.00 feet to a 3/4" inside diameter iron pipe; thence

3rd: North 90°00'00" East 5.02 feet to a 3/4" inside diameter iron pipe; thence

4th: North 00°22'21" East 107.84 feet to a 3/4" inside diameter iron pipe; thence

5th: North 01°33'41" East 47.03 feet to a ½" rebar; thence

6th: North 00°09'56" East 29.83 feet to a 3/4" inside diameter iron pipe; thence parallel with the South line of said Half, Quarter Section

7th: North 90°00'00" East 275.08 feet; thence parallel with the West line of said Half, Quarter Section

8th: South 01°04'44" West 325.72 feet; thence parallel with the South line of said Half, Quarter Section

9th: North 90°00'00" West 150.00 feet; thence parallel with the West line of said Half, Quarter Section

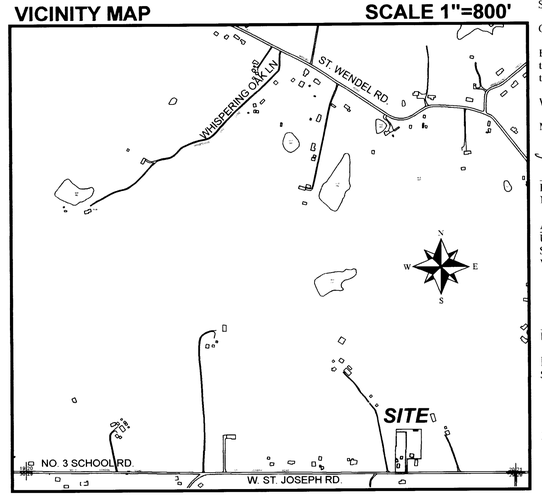
10th: South 01°04'44" West 150.00 feet to a mag nail in the South line of said Half, Quarter Section; thence along said South line and the centerline of West Saint Joseph Road

11th: North 90°00'00" West 124.69 feet to the point of beginning and containing 2.509 acres more or less.

Subject To: The right-of-way of West Saint Joseph Road, lying Northerly of and coincident with courses one and eleven of the above described parcel.

VICINITY MAP

SCALE 1"=800'



General Notes

1. UTILITIES: Electric & Gas service is available by S.I.G.&E.Co. (d.b.a. Vectern). Water is available by the German Township Water Department. Sanitary Sewers are not available.

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. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0085 D, Community Panel 180256 dated March 17, 2011.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

5. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

6. Subdivision Variance & Waiver: Lot 1 was granted a relaxation of the required minimum frontage by the Evansville-Vanderburgh County Board of Zoning Appeals, as per Docket Number: County Variance 2014-52-BZA, on August 21, 2014. Lots 1 and 2 were granted a waiver of the Subdivision Control Ordinance 16.12.020 C1 by the Area Plan Commission, as per Subdivision Waiver Docket Number 2-SW-2014, on August 14, 2014.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 on June 4th, 2014 and that all monuments shown to exist at all locations as noted.

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 it is required by law.

Witness my hand and seal this 2nd day of Sept., 2014.

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

Donald E. Gries
Indiana Registration No. LS 29900003

OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Happe Killian**.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Fred L. Happe - Owner Lot 1
6701 W. Saint Joseph Rd.
Evansville, IN 47720

Mary H. Happe - Owner Lot 1
6701 W. Saint Joseph Rd.
Evansville, IN 47720

Lee A. Killian - Owner Lot 2
6949 W. Saint Joseph Rd.
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 11th day of September, 2014.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

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 August 14, 2014.

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

Sept. 17, 2014
Plat Release Date

T-147
APC # 10-MS-2014

SEAL

AE2 ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2481
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
FRED & MARY HAPPE
6701 & 6949 W. Saint Joseph Ave.
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=50'
DATE: 06/10/14
PROJECT NO.: S-9729
REVISIONS

SHEET NO.: 1 OF 1