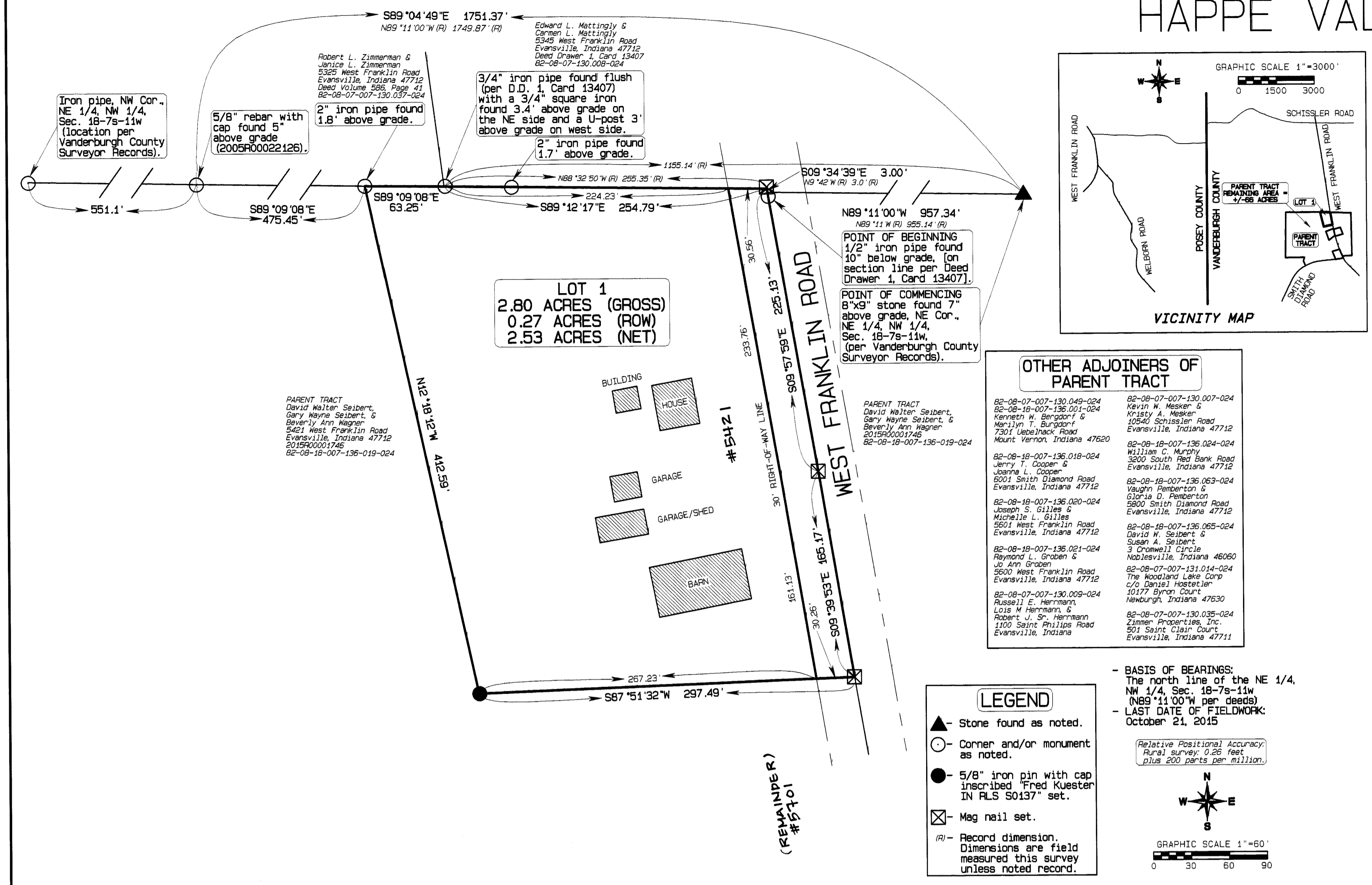


HAPPE VALLEY 1

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
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 PLAT BOOK U
 PAGE 26
 INSTR# 2016-00012847
 Z TULEY RECORDER
 VANDERBURGH COUNTY



OTHER ADJOINERS OF PARENT TRACT

82-06-07-007-130,049-024 Edward L. Mattingly & Carmen L. Mattingly 5349 West Franklin Road Evansville, Indiana 47712 Deed Volume 398, Page 41 82-06-07-130,028-024	82-06-07-130,007-024 Kathy W. Messer, G Krisley A. Messer 10544 Schessler Road Evansville, Indiana 47712
82-06-19-007-136,018-024 Jenny T. Cooper & Joanna L. Cooper 5201 South Glenside Road Evansville, Indiana 47712	82-06-19-007-136,024-024 William C. Murphy 5200 South Red Bank Road Evansville, Indiana 47712
82-06-19-007-136,020-024 Joseph S. Gillies & Michelle L. Gillies 5601 West Franklin Road Evansville, Indiana 47712	82-06-19-007-136,023-024 Bryan R. Bunker 5204 South Glenside Road Evansville, Indiana 47712
82-06-19-007-136,021-024 Raymond L. Groden & Luis W. Herrmann 5000 West Franklin Road Evansville, Indiana 47712	82-06-19-007-136,025-024 David M. Seibert & Susan A. Seibert 3 Cromwell Circle Noblesville, Indiana 46060
82-06-07-007-130,009-024 Russell E. Herrmann Luis W. Herrmann & Robert J. Sr. Herrmann 1200 Saint Phillip Road Evansville, Indiana	82-06-07-007-130,025-024 James Proctor, Inc. 501 Saint Clair Court Evansville, Indiana 47711

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, 2015. (AT SUBDIVISION REVIEW).

ATTEST EXECUTIVE DIRECTOR
 PRESIDENT
 EXECUTIVE DIRECTOR
 PLATE RELEASE DATE May 17, 2016



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 9 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 SECTION NORTH 89 DEGREES 11 MINUTES 00 SECONDS WEST 97.34 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 59 SECONDS EAST 225.13 FEET TO A MAG NAIL SET; THENCE ALONG SAID CENTER LINE SOUTH 09 DEGREES 53 MINUTES 53 SECONDS EAST 15.15 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 #50137
 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:**
- UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE. LOT 1 HAS VECTREN ELECTRIC SERVICE AVAILABLE. LOT 1 IS SERVED BY A PRIVATE WATER SOURCE. LOT 1 HAS AN EXISTING ONSITE SEWAGE DISPOSAL SYSTEM.
 - 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.
 - 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.
 - 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.
 - MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.
 - MAILBOX STATEMENT: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.
 - 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.

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 5/17/2016

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

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
 7800 S 600 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

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

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 W. Seibert DATE 5-9-2016

GERALDINE W. 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 W. 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

U-26
 8/22/2016

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