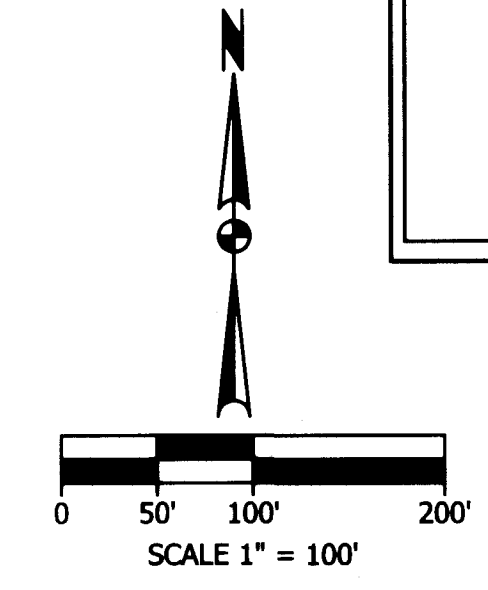
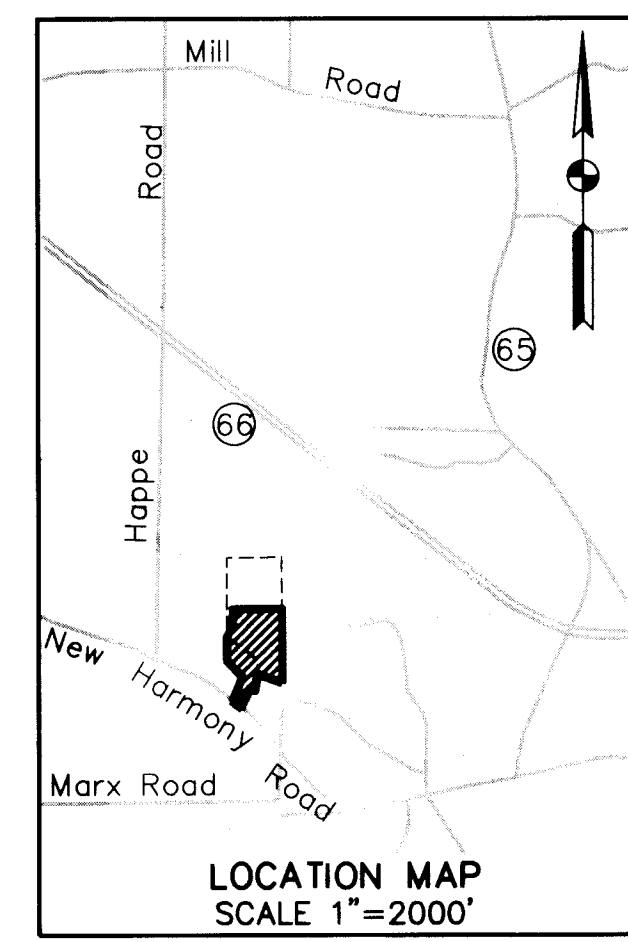


HARMONY HOLLOW ACRES

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 11/28/2018
 JOE GRIES AUDITOR
 5847
 RECEIVED FOR RECORD
 DATE 11/28/2018 10:32AM
 PLAT BOOK 4
 PAGE 175
 INSTR 201800026206
 Z TULEY RECORDER
 VANDERBURGH COUNTY



GENERAL NOTES:
ZONING: The Subject Property is Zoned A.
FLOOD PLAIN DATA: NONE of the within described tract of land lies within the Special Flood Hazard Area as shown on Flood Insurance Rate Map (FIRM) Map Number 18163C0095 of Vanderburgh County, Indiana, dated March 17, 2011. The entire tract lies within Zone X (Unshaded) as shown on said map.
PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
PUBLIC UTILITIES - SEWER: Sanitary Sewer is not available by a Public Utility.
PRIVATE UTILITIES - OSDS: Sewage disposal will be provided by private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
ACCESS:
 Access to Lot 1 will be onto New Harmony Road
 Access to Lots 2 and 3 will be onto Harmony Hollow Drive.
ROADWAY MAINTENANCE:
 Harmony Hollow Drive is a private road that is not maintained by Vanderburgh County.
 Any additional subdividing of the lots created by this plat or any further extension of Harmony Hollow Drive will require that it be upgraded to meet the current roadway standards at the time of the subdivision or extension.
 The new roadway maintenance agreement for Harmony Hollow Drive was recorded as Instrument Number 2018R00019734 on August 29, 2018.
MONUMENTS: Monuments have been found or set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar w/cap stamped BLA Firm 0030.
APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2018-023 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was approved by the COUNTY COMMISSIONERS at a meeting held on August 7, 2018.

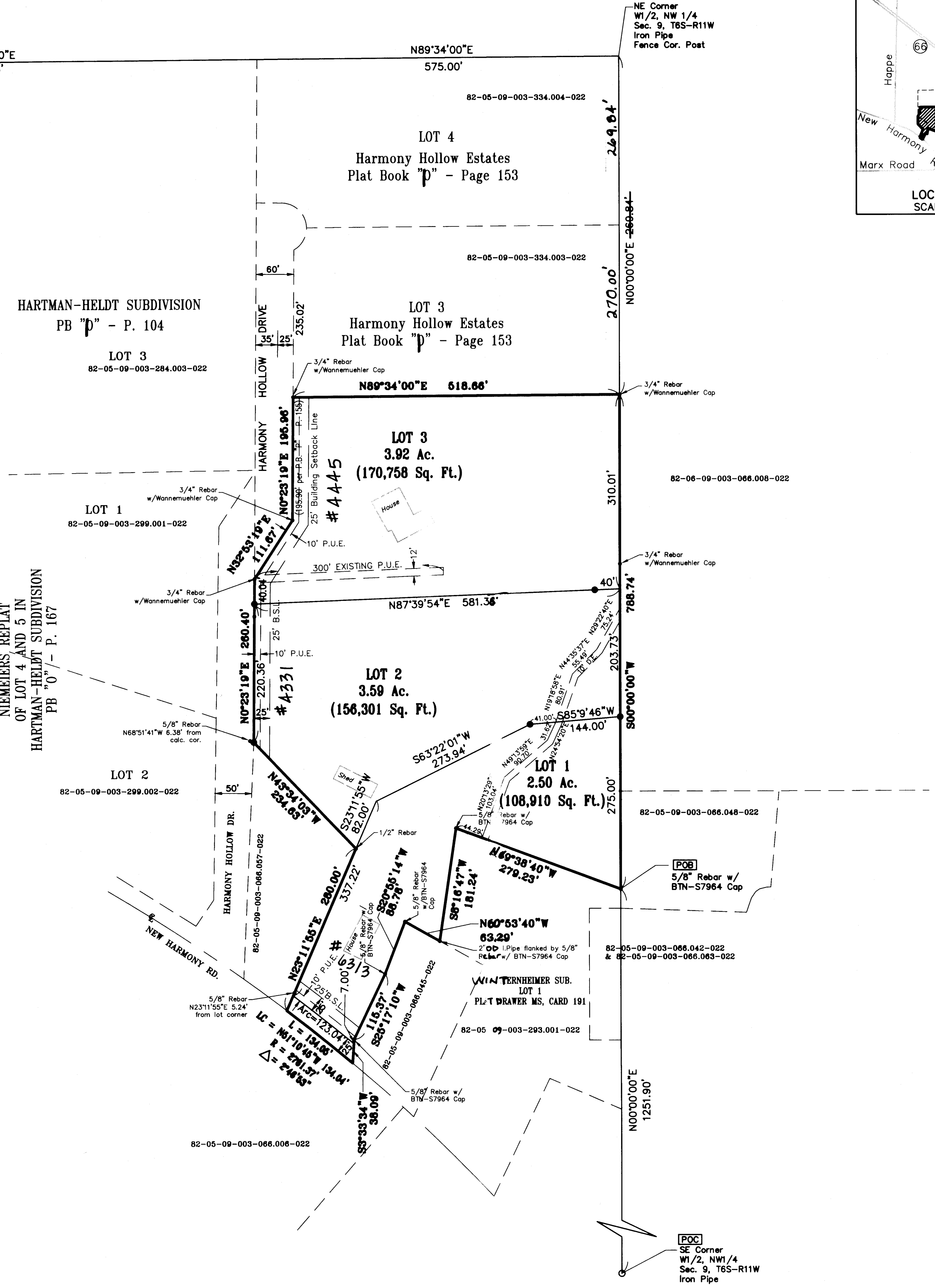
OWNERS' CERTIFICATE
 The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Harmony Hollow Acres**.
 The road Right of Way shown for New Harmony Road and not previously dedicated is hereby dedicated to public use.
 Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.
 Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Jean M. Bauer
 Jean M. Bauer, Trustee
 The Joan M. Bauer Trust
 4445 Harmony Hollow Drive
 Evansville, IN 47720
 Bauer, Randall H W/E & Joan M W/O Trust

Randall H. Bauer
 Randall H. Bauer, Trustee
 The Joan M. Bauer Trust
 4445 Harmony Hollow Drive
 Evansville, IN 47720
 Bauer, Randall H W/E & Joan M W/O Trust

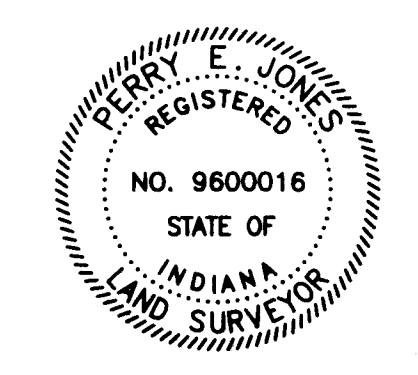
NOTARY CERTIFICATE
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
 Before me, the undersigned Notary Public in and for said County and State, personally appeared Jean M. Bauer & Randall H. Bauer, the owners of said real estate shown and described hereon, and acknowledged the execution of the foregoing 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 19th of November, 2018
 My Commission Expires: November 12-20-2025
 Notary Resides in Warrick
 County, Indiana
 Notary Public
Annie J. Roach
 Annie J. Roach
 (typed or printed name)



BOUNDARY DESCRIPTION
 Lots 1 and 2 in Harmony Hollow Estates, the plot of which is recorded in Plat Book "D", page 153 in the office of the Recorder of Vanderburgh County, Indiana, and a part of the West Half of the Northwest Quarter of Section 9, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana, all of which is described as follows:
 Commencing at the southeast corner of the West Half of the Northwest Quarter of said Section 9; thence along the east line of said half quarter section North 0 degrees 00 minutes 00 seconds East 1251.90 feet to the southeast corner of said Harmony Hollow Estates and the POINT OF BEGINNING of this description; thence North 69 degrees 38 minutes 40 seconds West 279.23 feet along a southern line of said Harmony Hollow Estates to a corner thereof; thence South 8 degrees 16 minutes 47 seconds West 181.24 feet to a 2" O.D. iron pipe flanked by a rebar with "BTN-S7964" cap; thence North 60 degrees 53 minutes 40 seconds West 63.29 feet to a rebar with "BTN-S7964" cap; thence South 20 degrees 55 minutes 14 seconds West 115.37 feet to a rebar with "BTN-S7964" cap; thence South 25 degrees 17 minutes 10 seconds West 38.09 feet to the center of New Harmony Road; thence along said centerline Northwesterly 134.05 feet along an arc to the left and having a radius of 2781.37 feet and subtended by a long chord having a bearing of North 51 degrees 10 minutes 45 seconds West and a length of 134.04 feet; thence North 23 degrees 11 minutes 55 seconds East 280.00 feet (passing a 5/8" rebar at 25.78 feet) to a 1/2" rebar; thence North 43 degrees 34 minutes 03 seconds West 234.63 feet to a 3/4" rebar with plastic cap stamped "LOCH GROUP FIRM 0030"; thence North 0 degrees 23 minutes 19 seconds East 280.40 feet along the prolonged west line of Lot 1 in Harmony Hollow Estates and along the west line of said Lot 1 to the northwest corner of said Lot 1; thence North 32 degrees 53 minutes 19 seconds East 111.87 feet along a western line of Lot 2 in Harmony Hollow Estates to a corner of said Lot 2; thence North 0 degrees 23 minutes 19 seconds East 195.96 feet (195.90 feet by said Plat Book "D", page 153) along a west line of said Lot 2 to the northwest corner thereof; thence North 89 degrees 34 minutes 00 seconds East 518.66 feet along the north line of said Lot 2 to the northeast corner thereof; thence South 0 degrees 00 minutes 00 seconds West 788.74 feet along the east line of said Harmony Hollow Estates to the point of beginning and containing 10.08 acres, more or less.

SURVEYOR'S CERTIFICATE
 I, Perry E. Jones, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed on July 6, 2018 and that all monuments shown exist at the locations as noted.
 Witness my hand and seal the 29th day of June, 2018.



Perry E. Jones
 Perry E. Jones
 Indiana Registration No. 9600016
 Lochmueller Group, Inc.
 6200 Vogel Rd.
 Evansville, IN 47715

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.
Perry E. Jones
 Perry E. Jones
 11/16/2018
 Date

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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County for APC Docket No. MAJ-2018-009 at a meeting held on August 2, 2018.



Stacey Stevens
 President: Stacey Stevens
Ronald S. London
 Attest Executive Director Ronald S. London

PLAT RELEASE for APC Docket No. MAJ-2018-009
 The Secondary Plat complies with the Ordinance and is released for recording.
Ronald S. London
 Executive Director: Ronald S. London
 NOVEMBER 27, 2018
 Plat Release Date



U-175