

General Notes

1. **Owner/Developer:** S & N Homes, Inc. Officers: Jerry W. Nord, President Eileen Stanton, Secretary-Treasurer. c/o Citizens Realty and Insurance, P.O. Box 99, Evansville, IN 47701, 812/428-2800.
2. **Utilities:** Water, electric and gas are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.
3. **Erosion Control:** Slopes of 0X-6X shall be mulched and seeded, i.e., rye, red top, and wheat (which will 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 6X shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
4. **Zoning:** All surrounding property and the subdivision are zoned Ag.
5. **Flood Plain Data:** Property is located outside the 100-year zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. **Soil Classification:**
 Ho₃ - Hosmer silt loam, 2 to 6% slopes
 Ho₂ - Hosmer silt loam, 6 to 12% slopes
 Za₃ - Zanesville silt loam, 12 to 18% slopes
7. **Lots 2 and 3** access on interior road (Harmony Woods Lane).
8. **Lots 1, 4 and 5** must have drive-way cuts approved by Indiana Department of Highways.
9. **No BUILDINGS, STRUCTURES, FENCES, SHRUBS OR TREES SHALL BE PLACED WITHIN THE DRAINAGE EASEMENT ON THE PLAT.**

NOTE "A"

This easement actually contains two easements.
 Easement No. 1 - A 20' S.I.G.E.CO. easement, with boundaries as shown on the plat. Recorded in Deed Drawer No. 2, Card No. 4914 and 4915.
 Easement No. 2 - A 16' 6" access easement for German Township Booster Club, Inc., and the centerline of said easement also being the centerline for the aforementioned 20' S.I.G.E.CO. easement.

HARMONY WOODS SUBDIVISION

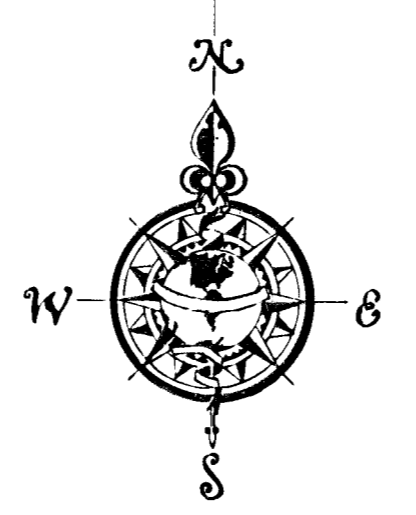
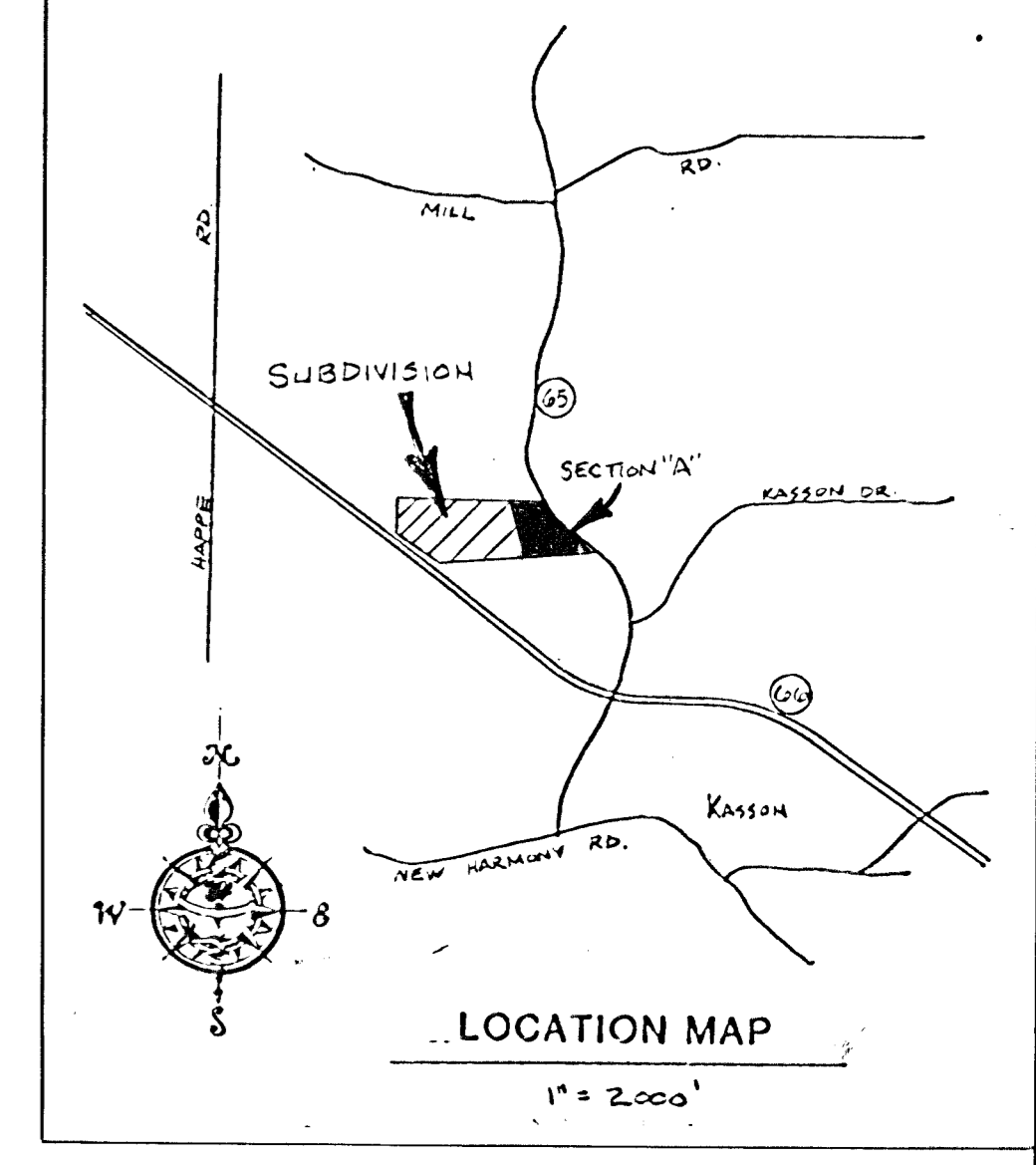
SECONDARY PLAT - SECTION "A"

86-12451

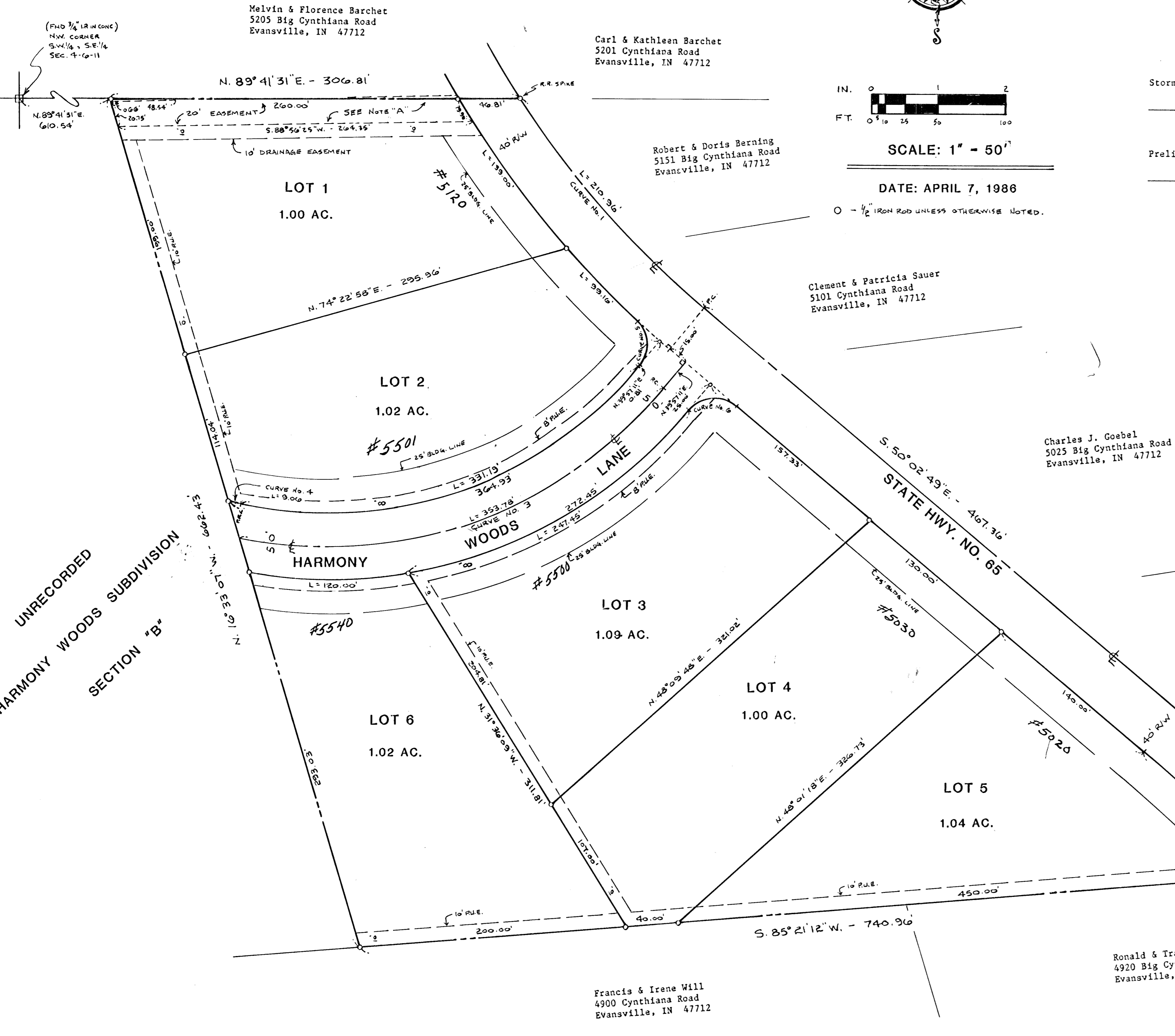
LEGAL DESCRIPTION

Part of the Southeast Quarter and part of the Southwest Quarter of Section 4, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

- Beginning at the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section; thence along the North line of said Quarter Quarter Section North 89° 41' 31" East 610.54 feet to the true point of beginning; thence continuing along said North line
- 1st: North 89° 41' 31" East 306.81 feet to a point in the centerline of Indiana State Highway #65 (also known as Big Cynthiana Road); thence along said centerline for the following three courses
 - 2nd: Southeasterly 210.96 feet through an angle of 17° 26' 59" along a curve concave to the Northeast, having a radius of 692.67 feet; thence along a tangent to said curve
 - 3rd: South 50° 02' 49" East 467.36 feet; thence
 - 4th: Southeasterly 171.34 feet, through an angle of 7° 50' 45" along a tangent curve concave to the Southwest, having a radius of 1251.24 feet; thence
 - 5th: South 85° 21' 12" West 740.96 feet; thence
 - 6th: North 16° 33' 07" West 662.43 feet to the true point of beginning, containing 7.39 acres, more or less.



IN. 0 1 2
 FT. 0 25 50 100
SCALE: 1" = 50'
 DATE: APRIL 7, 1986
 O - 1/2" IRON ROD UNLESS OTHERWISE NOTED.



Storm drainage plans have been approved by Vanderburgh County Drainage Board on MARCH 24th, 1986.
 Preliminary road construction plans have been approved by the County Council on APRIL 28th, 1986.

Curve No.	Delta	Radius (Feet)	Length (Feet)	Tangent (Feet)	Chord (Feet)
1	17°26'59"	692.67	210.96	106.30	210.14
2	7°50'45"	1251.24	171.34	85.80	171.21
3	61°25'27"	330.00	353.78	196.03	337.08
4	1°26'50"	355.00	8.97	4.48	8.97
5	87°21'08"	25.00	38.11	23.87	34.53
6	90°00'00"	25.00	39.27	25.00	35.36

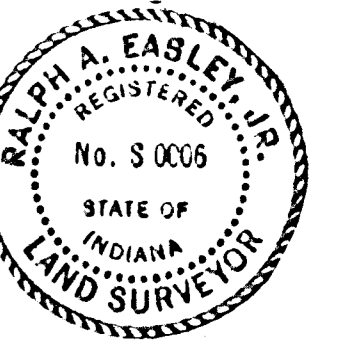
OWNER'S CERTIFICATE
 We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.
 All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer, mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.
Jerry W. Nord *Eileen Stanton*
 JERRY W. NORD - PRESIDENT EILEEN STANTON - SECRETARY/TREASURER
 S & N HOMES INC. S & N HOMES INC.

NOTARY CERTIFICATE
 State of Indiana)
 County of Vanderburgh) SS:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and Notarial Seal this 1st day of April, 1986.
 My Commission expires 5-13-88
Jerry W. Nord *Eileen Stanton*
 Notary Public Notary Public
 A resident of Warrick County



APPROVAL CERTIFICATE
 Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 139-act of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:
 Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on APRIL 2, 1986
 President *Eileen Stanton*
 Secretary *Barbara De Garmo*
 Plat Release-County Auditors Certificate Date MAY 30, 1986
 Received.

SURVEYOR'S CERTIFICATE
 I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on JANUARY 31st, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.
Ralph A. Easley, Jr.
 Ralph A. Easley, Jr.
 Indiana Reg. No. S 0006



DULY ENTERED FOR TAXATION
 MAY 30 1986 2918

RECEIVED FOR RECORD
 at 3:25 P.M.
 MAY 30 1986

N-6

AE
ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING LAND SURVEYING
 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710