

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 08 1999

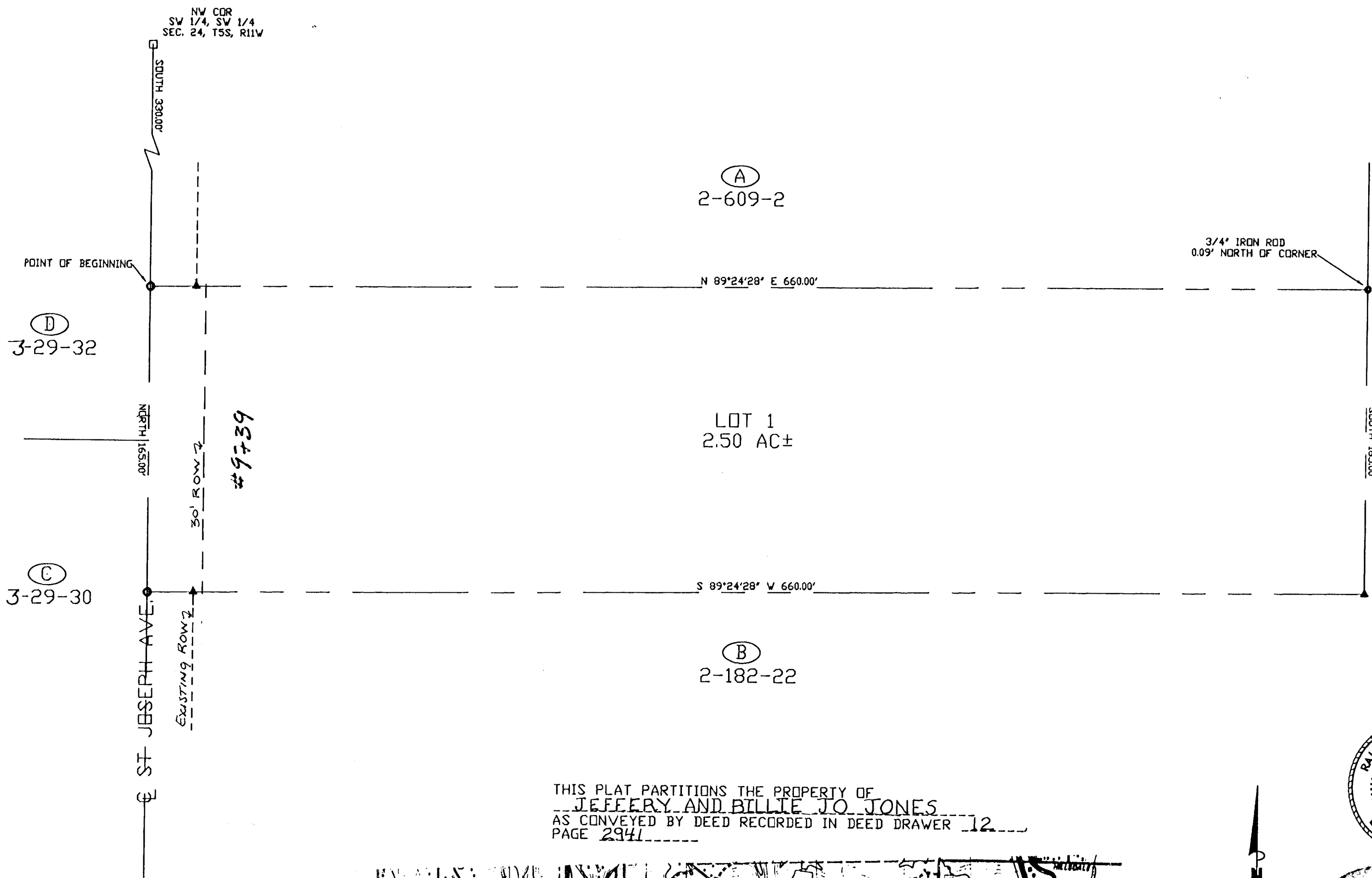
Signature M. Crank
AUDITOR

#173

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at 1:36 PM
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Plat Book P-
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BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00000764

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PRIMARY PLAT OF SERENITY HILLS SUBDIVISION PART OF THE SW 1/4, SW 1/4 SEC. 24, T5S, R11W



GENERAL NOTES:

- OWNER/DEVELOPER: JEFFERY & BILLIE JO JONES; 6141 DUNDEE EVANSVILLE, INDIANA
- UTILITIES: GERMAN TOWNSHIP WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. SEWAGE DISPOSAL IS BY SEPTIC FIELD SYSTEM AND MUST BE APPROVED BY THE HEALTH DEPARTMENT.
- EROSION CONTROL: SLOPES OF 1% TO 2% SHALL BE MULCHED AND SEEDED WITH A CROP COVER, IE, RYE, RED TOP OR WHEAT, WITHIN 45 DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 2% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE. STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.
- ZONING: THE DESCRIBED PROPERTY IS ZONED AG.
- FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE C ACCORDING TO FIRM COMMUNITY PANEL NUMBER 180254 0015 C DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
- SOIL CLASSIFICATIONS:
H8B: HOSMER SILT LOAM 2 TO 6 PERCENT SLOPES, ERODED
Z&B9: ZANESVILLE SILT LOAM 12 TO 18 PERCENT SLOPES, SEVERELY ERODED

1. ABUTTING PROPERTY OWNERS:
A: ROBERT & VIRGINIA FREIBERGER, 9421 N. ST JOSEPH AVE., EVANSVILLE, IN 41120.
B: R. NORMAN & CAROLYN RAY, 2143 SCHENK RD., EVANSVILLE, IN 41120.
C: RICHARD & CHRISTINE SCHELLER, 3138 N. ST JOSEPH AVE., EVANSVILLE, IN 41120.
D: LINDA ADCOCK, N. ST JOSEPH AVE., EVANSVILLE, IN 41120.
3. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN THE R-O-W OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN, AND DESCRIBED HEREON, LAYOFF, FLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS SERENITY HILLS SUBDIVISION

Jeffery Jones
JEFFERY JONES

Billie Jo Jones
BILLIE JO JONES

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED TO PUBLIC UTILITIES 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 STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITH THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY UTILITIES. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE AN OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.



NOTARY CERTIFICATE
STATE OF INDIANA
COUNTY OF VANDERBURGH
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 VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF December 1998
MY COMMISSION EXPIRES 11/22/2006
Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY



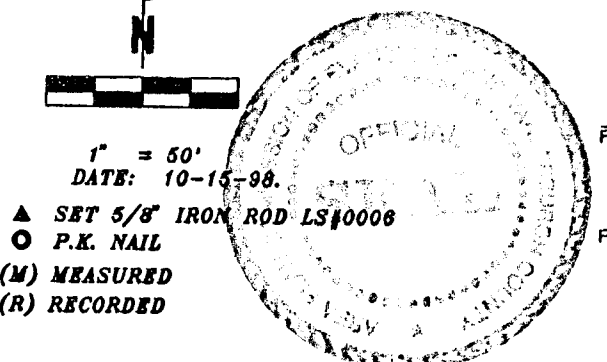
SURVEYOR'S CERTIFICATE
I, RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Ralph A. Easley, Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

AREA PLAN COMMISSION CERTIFICATE
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1991 PUBLIC LAW NO. 302, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMA FACIE APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON NOV 16 1998.

Robert M. Dancy, Jr. PRESIDENT
Barbara L. Cunningham EXECUTIVE DIRECTOR

PLAT RELEASE JAN. 7, 1999
Barbara L. Cunningham EXECUTIVE DIRECTOR



LAND DESCRIPTION
Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 11 West in Center Township, in Vanderburgh County, Indiana, and more particularly described as follows:
Beginning at the Northwest corner of said Quarter, Quarter Section thence along the West line of said Quarter, Quarter Section South 00°00'00" West 330.00 feet to the true point of beginning thence
1st: North 89°24'28" East 660.00 feet thence
2nd: South 00°00'00" West 165.00 feet thence
3rd: SOUTH 89°24'28" WEST 660.00 feet thence North along the West line of said Quarter, Quarter Section
4th: North 00°00'00" East 165.00 feet more or less to the true point of beginning containing 2.50 acres, more or less.

APC # 33-MS-78