P-24

HEARTLAND RIDGE

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25 0 50 100

SITE

LOCATION MAP
No Scale

Hogue Rd., Parent Tract, Eicknoff Rd., Peerless Rd., Middle Mt. Vernon Rd.

James B Margie Remole

Charles B Mary Schweizer
8015 Hogue Rd. 47712

Vondell Gauger
8015 Hogue Rd. 47712

Iron Pin (Fnd.)

Iron Pin (Set)

10' P.U. Esmt.

N0°33'24"W 969.67'

Existing House

Haas Development, Inc.

CHARITY CIRCLE

HOGUE ROAD

HOPE CROSSING

FAITH WAY

43	126035F	42	14668SF	41	15642SF	40	14320SF	39	9924SF	38	10575SF	37	11170SF	36	13831SF	35	13424SF	24	12717SF
23	14591SF	22	13328SF	21	12331SF	20	11800SF	19	11697SF	18	11668SF	17	12135SF	16	17782SF	15	14217SF	25	12148SF
26	11931SF	27	12765SF	28	12866SF	29	13000SF	30	13500SF	31	13047SF	14	18586SF						
34	12866SF	33	13500SF	32	13047SF	13	18859SF												
12	14921SF	11	17102SF	10	11599SF	9	11250SF	8	11250SF	7	11250SF	6	11061SF	5	10557SF	4	11317SF	3	14224SF
2	16637SF	1	20453SF																

Lot 6 — Scott & Deborah Elmi, 424 Chapel Valley Rd. 47712

Lot 5 — George & Julie Folz, 423 Chapel Valley Rd. 47712

Lot 5 — Michael & Rebecca Robb, 7720 Hogue Rd. 47712

Lot 5 — Stephen & Karen Mauer, 7717 Hogue Rd. 47712

Lot 5 — Bill & Bettye Phillips, 220 Woodward Dr. 47712

Lot 6 — Jerry & Cheryl Smith, 248 Woodward Dr. 47712

Lot 7 — Edward & Sandra Shelly, 300 Woodward Dr. 47712

Lot 8 — William & Brenda Reiners, 324 Woodward Dr. 47712

Lot 9 — Robert & Gail Lehr, 350 Woodward Dr. 47712

David Straub, 7804 Hogue Rd. 47712

Approximate Limit of 100 Year Flood Zone (Zone A) According to FIRM Map No. 180256 0100 B

ST. MARKS SUB.

WOODWARD PLACE

AMENDED PLAT OF LOT "B" HILL SUB.

CHAPEL VALLEY

RFD Development Co., Inc.
8121 Chapel Valley Rd. 47712

RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITIES

PLAN A: LOT OWNERS ASSOCIATION

The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way including:

(1) Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.

(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.

(3) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's and/or the County Engineer's Office; and in compliance with the County Drainage Ordinance.

(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions to any part of the storm water drainage system and easements within or attached to this subdivision.

(6) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

CURVE DATA

	CURVE NO. 1			CURVE NO. 2			CURVE NO. 3			CURVE NO. 4			CURVE NO. 5			
	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	
R	1028.15'	1054.15'	1079.15'	312.59'	337.59'	362.59'	2265.36'	2290.36'	2315.36'	1356.08'	1381.08'	1406.08'	1323.01'	1348.01'	1373.01'	R
Δ	10°50'17"	10°50'17"	10°50'17"	33°00'00"	33°00'00"	33°00'00"	5°00'00"	5°00'00"	5°00'00"	8°16'58"	8°16'58"	8°16'58"	8°29'07"	8°29'07"	8°29'07"	Δ
T	97.63'	100.00'	102.37'	92.59'	100.00'	107.40'	98.91'	100.00'	101.09'	98.19'	100.00'	101.81'	98.15'	100.00'	101.85'	T
D	5.56729°	5.435250°	5.309343°	18.32937°	16.97200°	15.80180°	2.529191°	2.501286°	2.474874°	4.225103°	4.148621°	4.074859°	4.330714°	4.250397°	4.173005°	D
L	194.67'	199.40'	204.13'	180.04'	194.44'	208.83'	197.69'	199.87'	202.05'	196.04'	199.63'	203.27'	196.04'	199.63'	203.27'	L

NOTES

Erosion control: Slopes of 0 to 6% 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 more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
All corners marked with iron pin except as noted.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such 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 public utilities.

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 obstruction. No structure other than such utility facility 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 easements by said utility.

A subdivision of part of the East Half of the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at a stone marking the Northeast corner of the East Half, Southwest Quarter, Southwest Quarter of Section 20, thence South 0 degrees 45 minutes 33 seconds East along the East line thereof a distance of 1190.26 feet to the center of Hogue Road, thence North 70 degrees 51 minutes 59 seconds West along center of Hogue Road a distance of 147.06 feet, thence North 73 degrees 35 minutes 59 seconds West along said centerline a distance of 542.91 feet to an old iron pin, thence North 0 degrees 33 minutes 24 seconds West a distance of 969.67 feet to an iron pin on the North line, thence North 88 degrees 19 minutes 50 seconds East along said North line a distance of 653.69 feet to the place of beginnings, containing 16.207 acres more or less.

Notes:

All lots shall access interior streets only, except Lots 42 and 43

All utilities available at site by extension

Street plans approved by County Commissioners on 7-3-95

Storm drainage plans approved by County Drainage Board 7-24-95

Detention Ponds: Detention Basins are designed to provide stormwater detention. The elevations of top of dam, pipe spillway and invert elevations must be maintained as constructed by the owners of lots constructed thereon. On lots 1,2,& 3 the minimum finished floor (including basement) of house is elevation 474.0

OWNER'S CERTIFICATE

I, The undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

HEARTLAND RIDGE

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected for maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Haas Development, Inc.
7366 Castle Hills Dr.
Newburgh, IN 47630

Oscar M. Haas

Oscar M. Haas, President

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned notary public for Vanderburgh County, State of Indiana 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 7th day of September, 1995

My commission expires 3/10/96 Notary Public Barbara A. Runyon

Resident of Vanderburgh County Printed Barbara A. Runyon

A.P.C. CERTIFICATE

Under the authority provided by 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 on August 2, 1995

Plat Release September 13, 1995

President

Executive Director Barbara A. Runyon

Executive Director Barbara A. Runyon

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 as noted, that this survey was made in accordance with Title 865, Article 1.1, Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class survey with a theoretical uncertainly of feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson Date 9/5/95
Billy T. Nicholson IN No. 7964
Evansville, IN

For easement Applying to Lot Pt 4/
See Deed Drawer 10 card 7868

12-93-24

Certification plat
Misc Bk 4 pg 6796 Date 9-21-95
Instr # 95-20814
Date Sept 14, 1995
Attest BETTY J. HERMANN RECORDER
By Barbara A. Runyon Deputy