HELFRICH HILLS PHASE II

RECEIVED FOR RECORD
AT 3:43 P.M.
PLAT Q
PAGE 149
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
2001R00030812

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 06 2001
AUDITOR
5636

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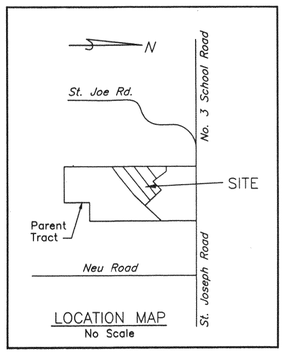

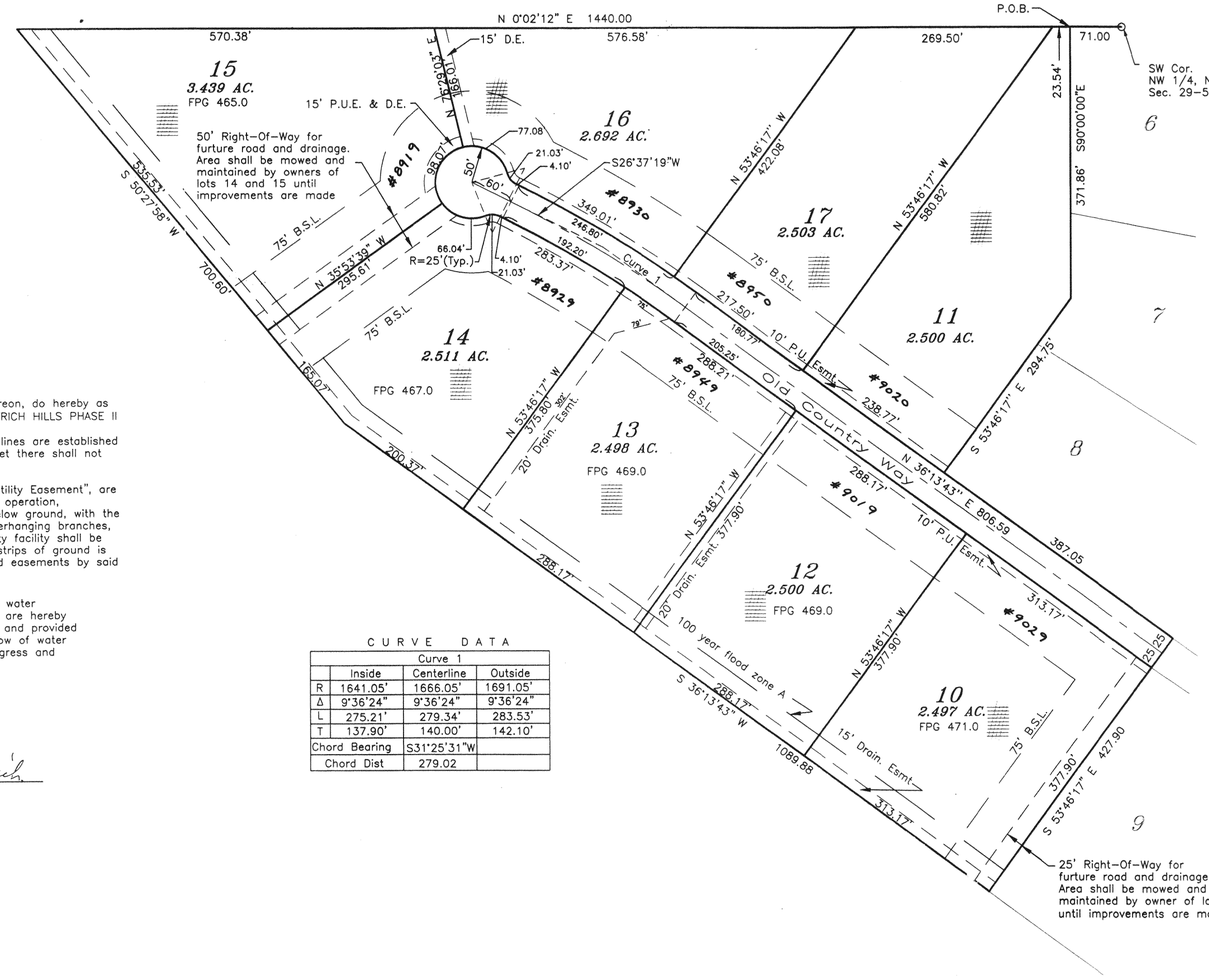

CURVE DATA

Curve 1			
	Inside	Centerline	Outside
R	1641.05'	1666.05'	1691.05'
Δ	9°36'24"	9°36'24"	9°36'24"
L	275.21'	279.34'	283.53'
T	137.90'	140.00'	142.10'
Chord Bearing	S31°25'31"W		
Chord Dist	279.02		

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as HELFRICH HILLS PHASE II

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 of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to the 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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility without liability, in the use of said easements by said utility.

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.

SARASAN, INC.

By

Sally Helfrich Green, Sec.
3200 Harmony Way
Evansville, Indiana 47720

Susan K. Helfrich, Pres.

NOTARY CERTIFICATE

STATE OF INDIANA
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 on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 14th day of August, 2001.

My commission expires 3/13/09 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 10/6/99.

Plat Release 4-6-01

President Mark Fortune

Executive Director Barbara D. Cunningham

Q-149

Amendment Restrictions FOR ~~AFFIDAVIT~~ APPLYING TO THIS ~~LEASE~~ Plat
SEE MISC. DRAWER 6 CARD 7903
#2001R00031625 DATE 10-23-01
ATTEST: BETTY KNIGHT-SMITH, RVC
BY Rebecca J Rachanuk DRVC

Responsibility for Maintenance of the Drainage Facilites
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 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.

Veach, Nicholson Associates, Inc.
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2936)

LEGAL DESCRIPTION

A Subdivision of part of the West Half of the Northeast Quarter of Section 29 and part of the West Half of the Southeast Quarter of Section 29, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 29, thence South 0 degrees 02 minutes 12 seconds West a distance of 71.00 feet to the Southwest corner of Lot 6 HELFRICH HILLS SUBDIVISION PHASE I as recorded in Plat Book Q Page 101 in the office of the Recorder of Vanderburgh County, Indiana, being the point of beginning of this description; thence South 90 degrees 00 minutes 00 seconds East a distance of 371.86 feet, thence South 53 degrees 46 minutes 17 seconds East a distance of 294.75 feet, thence North 36 degrees 13 minutes 43 seconds East a distance of 387.05 feet, thence South 53 degrees 46 minutes 17 seconds East a distance of 427.90 feet, thence South 36 degrees 13 minutes 43 seconds West a distance of 1089.88 feet, thence South 50 degrees 27 minutes 58 seconds West a distance of 700.60 feet to a point on the West line of said Quarter Quarter Section, thence North 0 degrees 02 minutes 12 seconds East a distance of 1440.00 feet to the place of beginning and containing 22.81 acres more or less.

GENERAL NOTES

TEMPORARY EROSION CONTROL:

Erosion Control Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be usedprimarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

UTILITIES:

Gas, Electric and German Township Water available at site.

Individual Sewage Disposal Systems must be in compliance with Rule 410-IAC-6-8.1

Areas approved for onsite Waste Water Disposal Systems. Area shall be protected prior to any improvements to the lot.

FLOOD PLAIN DATA:

Lots 10 through 15 are partially in the 100 Year Flood Zone according to FIRM Map Panel No. 180256 0075 C

The Flood Protection Grade (FPG) is shown on Lots 10 through 15. The lowest Finished Floor of houses including basements and attached garages must be at or above this elevation.

PROPERTY CORNER MARKERS:

All lot corners marked with a 5/8" rebar\surveyor cap except as noted.

LEGEND & MISC. NOTES

B.S.L. Building Setback Line
P.U.E. Public Utility Easement
D.E. Drainage Easement
FPG Flood Protection Grade

All lots shall access interior streets only.

Drainage Plans were approved on 8/23/99

Street Plans were approved on 10/25/99

SURVEYORS 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 futher 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 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964

Date 8/6/01

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Conditions Restrictions FOR ~~AFFIDAVIT~~ APPLYING TO THIS Plat ~~LEASE~~
SEE MISC. DRAWER 6 CARD 7469
#2001R00031623 DATE 9-13-2001
ATTEST: BETTY KNIGHT-SMITH, RVC
BY Rebecca J Rachanuk DRVC

Plot date: 07/16/01 at 8:30
Plot date: 07/09/01 at 11:41
File name: C:\EPMW13\DWG\HELFRICH\HELSUB

Job No. 4-99-1