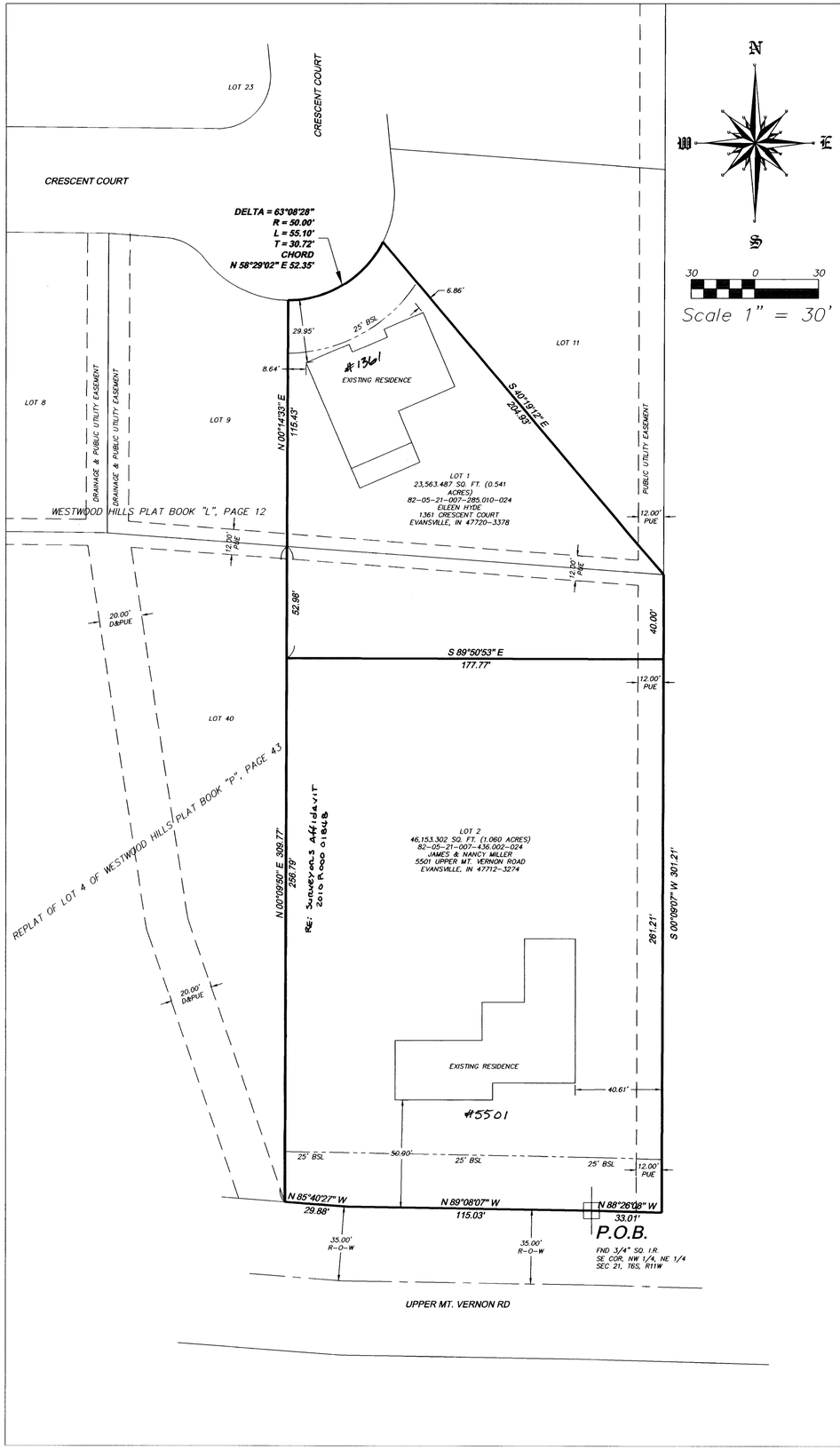
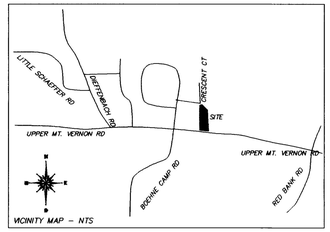
HYDE-MILLER





BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section Twenty-one (21), Township Six (6) South, Range Eleven (11) West in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

A Re-plat of Lot 10 in Westwood Hills as per plat thereof, recorded in Plat Book "L", page 12 and Lot 4B in the Re-plat of Lot 4 of Westwood Hills as per plat thereof, recorded in Plat Book "P", page 43, in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 21, Township 6 South, Range 11 West; thence along the South line of said Lot 4B for the following two (2) courses

1st: North 89°08'07" West 115.03 feet; thence

2nd: North 85°40'27" West 29.88 feet to the Southwest corner of said Lot 4B; thence along the West line of said Lot 4B

3rd: North 00°09'48" East 309.77 feet to the Northwest corner of said Lot 4B, also being the Southwest corner of Lot 10; thence along the West line of said Lot 10

4th: North 00°14'33" East 115.43 feet to the Northwest corner of said Lot 10; thence along the Northern boundary of said Lot 10

5th: Easterly 55.10 feet along a curve concave to the Northwest, through a central angle of 63°08'28", having a radius of 50.00 feet and a chord bearing and distance of North 58°29'02" East 52.35 feet to the Northeast corner of said Lot 10; thence along the East line of said Lot 10

6th: South 40°19'12" East 204.93 feet to the Southeast corner of said Lot 10, also being the Northeast corner of Lot 4B; thence along the East line of said Lot 4B

7th: South 00°09'07" East 301.21 feet to the Southeast corner of said Lot 4B; thence along the South line of said Lot 4B

8th: North 88°26'08" West 33.01 feet to the point of beginning and containing 1.590 acres more or less.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER'S OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS HYDE-MILLER

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE 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.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR NECESSARY CONSTRUCTION, MAINTENANCE OR RECONSTRUCTION.

Eileen Hyde
1361 Crescent Court
Evansville, IN 47720

James Miller
5501 Upper Mt. Vernon Road
Evansville, IN 47712

Nancy Miller
5501 Upper Mt. Vernon
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), EILEEN HYDE, who acknowledge 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 this 14th day of June 2010.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), JAMES & NANCY MILLER, who acknowledge 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 this 14th day of June 2010.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 30, 2010 (DATE)
BILL FLUTY AUDITOR
4577 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.30.10 2:59 PM
PLAT BOOK "S"
PAGE 175
INSTR# 2010 R000 20182
Z TULEY RECORDER
VANDERBURGH COUNTY

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, this plat has been given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

June 17, 2010
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA OFFICIAL SEAL

SURVEYOR'S CERTIFICATE:

I, Donald E. Gries, 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 by me on March 17, 2010, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 17th day of March, 2010.

Donald E. Gries L.S.
Indiana Registration No. S-29900003

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT:

I, Donald E. Gries, hereby affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Donald E. Gries

GENERAL NOTES

1. Utilities: City of Evansville water and sewer service is available. Vectren Gas and Electric service are also available.

2. Erosion Control: Slopes 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 of 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 seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.

3. Flood Plain Data: No portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 180256-0100B dated March 19, 1982 for Vanderburgh County, Indiana.

4. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin 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; free of all trash, debris and obstructions to the flow of water.
(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
(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 office 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 from occurring 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 or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

S-175
APC# 9-MS-2010

ANDY EASLEY ENGINEERING, INC
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

HYDE-MILLER SECONDARY PLAT
REPLAT OF LOTS 10 & 4B
WESTWOOD HILLS SUBDIVISION
VANDERBURGH CO., IN

DRAWN BY:	JKS
CHECKED BY:	DEG
SCALE:	1" = 30'
DATE:	3-11-10
PROJECT NO.:	9048
REVISIONS	
SHEET NO.:	1 OF 1

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