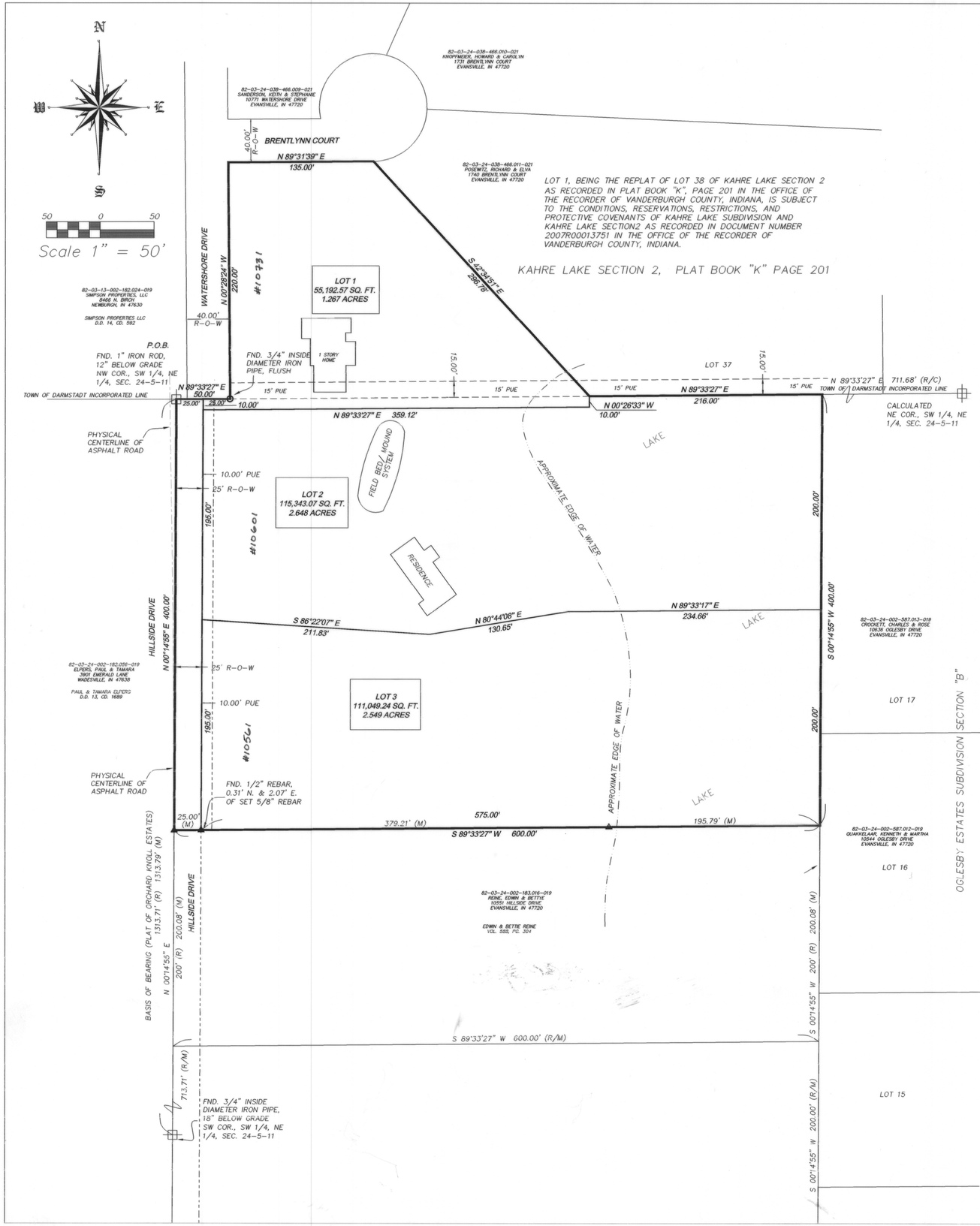
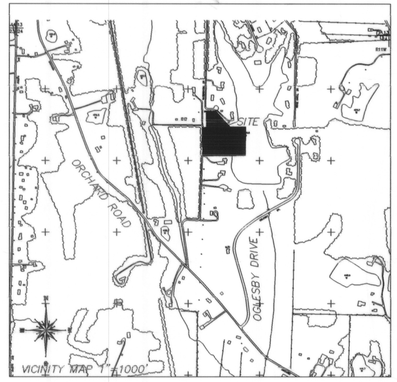


HIGDON SMALL LAKE



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug 27, 2012 (DATE)
JOE GRIES
4462 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 08.27.12 11:27 AM
PLAT BOOK T
PAGE 48
INSTR# 2012 R0002402
Z TULEY RECORDER
VANDERBURGH COUNTY

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 HIGDON SMALL LAKE SUBDIVISION.

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.

DON HIGDON AKA Don J. Higdon
10601 HILLSIDE DRIVE
EVANSVILLE, IN 47720
LOT 2 AND 3 OWNER

BECKY BENDER AKA Becky C. Bender
10601 HILLSIDE DRIVE
EVANSVILLE, IN 47720
LOT 2 AND 3 OWNER

STEPHEN SMALL AKA Stephen P. Small
10731 WATERSHORE DRIVE
EVANSVILLE, IN 47720
LOT 1 OWNER

VICKI SMALL AKA Vicki L. Small
10731 WATERSHORE DRIVE
EVANSVILLE, IN 47725
LOT 1 OWNER

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 DON HIGDON and BECKY BENDER, 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 15th day of JUNE, 2011

My Commission Expires: 09/06/2014

Notary resides in VANDERBURGH County, Indiana.

Mark B. Atchison
Notary Public

Mark B. Atchison
State of Indiana Notary Public
Resident of Vanderburgh County
My Commission Expires 9/6/2014

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 STEPHEN SMALL and VICKI SMALL, 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 1st day of JANUARY, 2012

My Commission Expires: 09/06/2014

Notary resides in VANDERBURGH County, Indiana.

Mark B. Atchison
Notary Public

MARK B. ATCHISON
(typed or printed name)

LOT 1, BEING THE REPLAT OF LOT 38 OF KAHRE LAKE SECTION 2 AS RECORDED IN PLAT BOOK "K", PAGE 201 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, IS SUBJECT TO THE CONDITIONS, RESERVATIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS OF KAHRE LAKE SUBDIVISION AND KAHRE LAKE SECTION2 AS RECORDED IN DOCUMENT NUMBER 2007R00013751 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

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

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

August 27, 2012
Plat Release Date

T-48
APC# 6-5-2012

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 July 8th, 2010, and that all monuments shown exist at the locations as noted.

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
Indiana Registration No. S-29900003

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

BOUNDARY DESCRIPTION

Cross Ref: WD/2012R0002402

Part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 5 South, Range 11 West of the 2nd P.M. and Lot 38 in Kahre Lake Section 2 as per plat thereof, recorded in Plat Book "K", page 201 in the office of the recorder of Vanderburgh County, all lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 1" iron rod at the Northwest corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section

1st: North 89 °33'27" East 50.00 feet to a 3/4" I.D. iron pipe at the Southwest corner of said Lot 38; thence along the West line of said Lot 38

2nd: North 00 °28'24" West 220.00 feet to the Northwest corner of said Lot 38; thence along the North line of said Lot 38

3rd: North 89 °31'39" East 135.00 feet to a 5/8" iron rod with LS cap S0006 at the Northeast corner of said Lot 38; thence along the East line of said Lot 38

4th: South 42 °34'51" East 296.78 feet to the Southeast corner of said Lot 38; thence along the North line of said Quarter, Quarter Section

5th: North 89 °33'27" East 216.00 feet; thence parallel with the West line of said Quarter, Quarter Section

6th: South 00 °14'55" West 400.00 feet; thence parallel with the North line of said Quarter, Quarter Section

7th: South 89 °33'27" West 600.00 feet to a 5/8" rebar with LS cap S0006 in the West line of said Quarter, Quarter Section; thence along said West line

8th: North 00 °14'55" East 400.00 feet to the point of beginning, containing 6.694 acres more or less.

General Notes:

1. Utilities: City of Evansville water is available. Vectren Gas and Electric service are available. Town of Darmstadt Sewer services the property at 10731 Watershore Drive ONLY! Private Septic systems serve the property along Hillside Road. Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8-1

2. Erosion Control: Slopes 0% to 6% shall be mulched and seeded. 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 erosian 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 18163C0105D dated March 17, 2011 for Vanderburgh County and Incorporated Areas, 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.

AE2 ANDY EASLEY ENGINEERING, INC
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
HIGDON SMALL LAKE
10601 HILLSIDE DRIVE
DARMSTADT; VANDERBURGH CO., IN

SHEET NO.: 1 OF 1
DATE: 07-12-10
PROJECT NO.: 9085
REVISIONS
DRAWN BY: JKS
CHECKED BY: DEG
SCALE: 1" = 50'
JKS 06-10-11

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