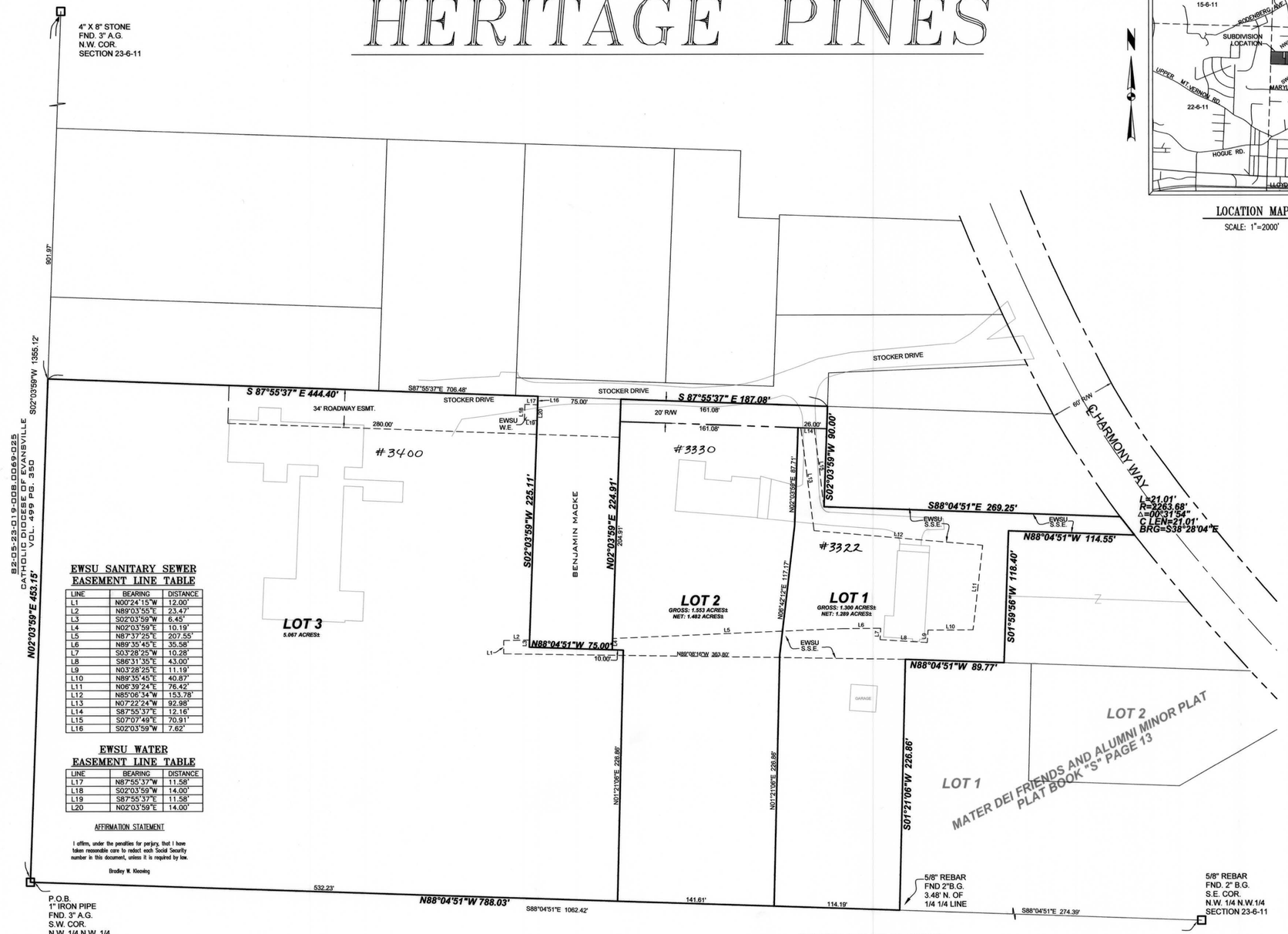
HERITAGE PINES



LOCATION MAP
SCALE: 1"=2000'

SCALE 1" = 50'
0 25 50

EWSU SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°24'15"W	12.00'
L2	N89°03'55"E	23.47'
L3	S02°03'59"W	6.45'
L4	N02°03'59"E	10.19'
L5	N87°37'25"E	207.55'
L6	N89°35'45"E	35.58'
L7	S03°28'25"W	10.28'
L8	S86°31'35"E	43.00'
L9	N03°28'25"E	11.19'
L10	N89°35'45"E	40.87'
L11	N06°39'24"E	76.42'
L12	N85°06'34"W	153.78'
L13	N07°22'24"W	92.98'
L14	S87°55'37"E	12.16'
L15	S07°07'49"E	70.91'
L16	S02°03'59"W	7.62'

EWSU WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L17	N87°55'37"W	11.58'
L18	S02°03'59"W	14.00'
L19	S87°55'37"E	11.58'
L20	N02°03'59"E	14.00'

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Bradley W. Kleaving

BOUNDARY DESCRIPTION:

Part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 11 West of the Second Principal Meridian, lying in Perry Township in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 3/4" iron pipe at the Southwest Corner of said Quarter, Quarter Section; thence along West line there of, North 02 degrees 03 minutes 59 seconds East a distance of 453.15 feet to a 5/8"" rebar with a plastic cap inscribed Kleaving 21300007, here on referred as a monument set; thence South 87 degrees 55 minutes 37 seconds East a distance of 444.40 feet to a monument set; thence parallel with the West line of said Quarter, Quarter Section, South 02 degrees 03 minutes 59 seconds West a distance of 225.11 feet to a monument set; thence parallel with the South line there of, South 88 degrees 04 minutes 51 seconds East a distance of 75.00 feet to a monument set; thence parallel with the West line there of, North 02 degrees 03 minutes 59 seconds East a distance of 224.91 feet to a monument set; thence South 87 degrees 55 minutes 37 seconds East a distance of 187.08 feet to a 3/4" iron pipe; thence parallel with the West line of said Quarter, Quarter Section, South 02 degrees 03 minutes 59 seconds West a distance of 90.00 feet to a monument set; thence parallel with the South line there of, South 88 degrees 04 minutes 51 seconds East a distance of 269.25 feet to a monument set on the West right of way of Harmony Way; thence along said right of way, 21.01 feet along a curve to the left having a radius of 2263.68 feet and subtended by a long chord having a bearing of South 38 degrees 28 minutes 04 seconds East and a length of 21.01 feet to a monument set; thence parallel with the South line of Said Quarter, Quarter Section, North 88 degrees 04 minutes 51 seconds West a distance of 114.55 feet to a monument set; thence S 01 degrees 59 minutes 56 seconds West a distance of 118.40 feet to a monument set; thence parallel with the south line there of, North 88 degrees 04 minutes 51 seconds West a distance of 89.77 feet to a monument set; thence South 01 degrees 21 minutes 06 seconds West a distance of 226.86 feet to a monument set in the South line of said Quarter, Quarter Section; thence along said South line, North 88 degrees 04 minutes 51 seconds West a distance of 788.03 feet to the point of beginning, containing 7.923 acres more or less

GENERAL NOTES

1. Utilities: Sanitary sewer & water are available by the Evansville Water & Sewer Utility Department. Gas, electric, and telephone are available at the site.
2. Flood Plain Data: No portion of the subject property lies within the Special Flood Hazard Area Zone "A" as ploted by scale on the Flood Insurance Rate Map (FIRM) Map Number 18163C0176D, dated March 17, 2011.
3. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
   - Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
4. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

GENERAL NOTES CONT.

- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "KLEAVING 21300007."
6. Access Note: All Lots will access Stocker Drive
7. Topographic Data: All contours were taken from the Vanderburgh County 1990 Topo flights.

SURVEYOR'S CERTIFICATE

I, Brad Kleaving, 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 on February 31, 2014 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 23rd day of April, 2014.

Bradley W. Kleaving, LS #21300007

BRADLEY W. KLEAVING REGISTERED No. 21300007 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
June 30, 2014 (DATE)
JOE GRIES AUDITOR
3182 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 06.30.14 3:07 PM
PLAT BOOK T
PAGE 138
INSTR# 2014 R000 14612
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as HERITAGE PINES 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 " E.W.S.U. W.E." (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent Waterline Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay. construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and al appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate, measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked " E.W.S.U. S.S.E." (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent sanitary sewer Utility Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay. construct, inspect, maintain, operate, repair, alter, relocate. enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature. shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

The undersigned owners, and their successors and assigns, (collectively the "Owners") do hereby indemnify and hold harmless the Evansville Water and Sewer Utility Board, and it's successors and assigns (collectively "EWSU"), from and against any and all claims, causes of action, loss, damage, expense or liability that the Owners my have against EWSU for the existing water and sewer line and for any violations of any law or ordinance related to the Owners use of occupancy of the real estate.

EARL B. SMITH AND RUTH C. SMITH AS TRUSTEES IN The Earl B. Smith Living Trust DATED July 23, 2007 AND ANY AMENDMENTS THERETO AND WITH LIFE ESTATE INTEREST:

Earl B Smith
EARL B. SMITH, Trustee Lot 1
3322 STOCKER DR.
EVANSVILLE, IN 47720

Ruth C Smith
RUTH C. SMITH, Trustee Lot 1
3322 STOCKER DR.
EVANSVILLE, IN 47720

RUTH C. SMITH AND EARL B. SMITH AS TRUSTEES IN The Ruth C. Smith Living Trust DATED July 23, 2007 AND ANY AMENDMENTS THERETO AND WITH LIFE ESTATE INTEREST:

Ruth C Smith
Ruth C. SMITH, Trustee Lot 1
3322 STOCKER DR.
EVANSVILLE, IN 47720

Earl B Smith
Earl B. SMITH, Trustee Lot 1
3322 STOCKER DR.
EVANSVILLE, IN 47720

Andy C. Schmitz
ANDY C. SCHMITZ Lot 2
3330 STOCKER DR.
EVANSVILLE, IN 47720

Kalah M Schmitz
KALAH M. SCHMITZ Lot 2
3330 STOCKER DR.
EVANSVILLE, IN 47720

SMITH HEALTHCARE INC.

Ruth C Smith
RUTH C. SMITH, President Lot 3
3400 STOCKER DR.
EVANSVILLE, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 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.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 28th day of April, 2014

My Commission Expires: 11-26-16

Notary Resides In Vanderburgh County, Indiana

Kristina M. Foster
Notary Public
Kristina M. Foster
(typed or printed name)

T-138

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 November 14, 2013

President

Attest Executive Director

OFFICIAL SEAL PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

A.P.C. DOCKET NO. 7-S-2013

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: JUNE 30, 2014

Z:\Jobs\2013-001 E&R SMITH\BASE.dwg
DATE: 04-23-2014