Enclave at Eagle Cliff
Section I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 16, 2014 (DATE)
JOE GRIES AUDITOR
5619 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.16.14 12:14p
PLAT BOOK T
PAGE 155
INSTR# 2014R0002323O
Z TULEY RECORDER
VANDERBURGH COUNTY

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ***Enclave at Eagle Cliff Section 1***. All road right-of-ways 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.

Strips or areas of land, of the dimensions shown on this plat and marked "**DE**" *(Drainage Easement)*, are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "**D&UGPUE**" *(Drainage & Underground Public Utility Easement)*, are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "**LM&SDE**" *(Lake Maintenance & Storm Detention Easement)*, are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked **"SIGN EASEMENT"** are hereby dedicated for the installation and maintenance of the subdivision identification signage. Any alterations to the land or signage within these easements must have the approval of the subdivision developer or his assigns. Fences may not be extended into easements.

Strips or areas of land, of the dimensions shown on this plat and marked **"TEMP"** *(Temporary Easements)*, are hereby dedicated for the installation of improvements outside the Section 1 boundary.

The Following offsite temporary easements which are to remain in full force and effect for so long as and until such a time that the next section of this subdivision affecting all or a portion of these easements, is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.
Affects - 12' PUE's, 12' DE's, LM&SDE's, 39' DE, 19' D&UGPUE, 20' D&UGPUE 8' PUE's, 18' PUE, 6' PUE & 5' DE's

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.

Owner/Developer:

By: _____
Eagle Enclave Development, LLC
By: Dan Buck, Managing Member
P.O. Box 4530
Evansville IN 47724

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.

Witness my hand and seal this 16th day of October 20 14

My Commission Expires:
Oct. 25, 2014

Donna M. Holderfield
Notary Public

Notary Resides in
Vanderburgh
County, Indiana

Donna M. Holderfield
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

County

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: April 23, 2013.

Roadway plans were approved by the Vanderburgh County Commissioners on: June 18, 2013.

Waterline and Sanitary Sewer Plans were approved by the Evansville Water and Sewer Utility on: August 1, 2013.

General Notes

Utilities: Potable Water and Sanitary Sewer available by Evansville Water and Sewer Utility is available at the site and will be extended to all the lots.
Electric and Gas will be provided by Vectren Energy Delivery.
Telephone service will be provided by AT&T.

Road Grades: Maximum road grades will not exceed 5%.

Basements: The Vanderburgh County Building Commissioner must approve all basements.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 175 of 275, Map Number 18163C0175D, dated March 17, 2011.

The minimum first floor elevation is called Flood Protection Grade (FPG). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation)

Access: All Lots shall access interior streets only. Lot 41 shall access Tawny Drive only.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order 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 as designed and 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 that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor'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 easement which lies on his or her property.
6. Vanderburgh County will pay the cost of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision, and which are in PERMANENT DRAINAGE easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
7. 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.

Temporary Erosion Control (during construction):

For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control" All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivision where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

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,

June 13, 2013

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: October 16, 2014

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

SCALE 1" = 50'
50 0 50 100


Site
Old Wood Dr
Middle Mount Vernon Road
Felstead Road
Rosary Dr
Sarah Ann Dr
Clarke Ln
Huckleberry Ln
Sky'n Dr
West Terrace Dr
Middle Mount Vernon Rd
Mulberry Bush Rd
Locust Rd
Locust Rd Court
Locust Rd Circle
Locust Rd Place
Locust Rd Lane
Locust Rd Terrace
Locust Rd Drive