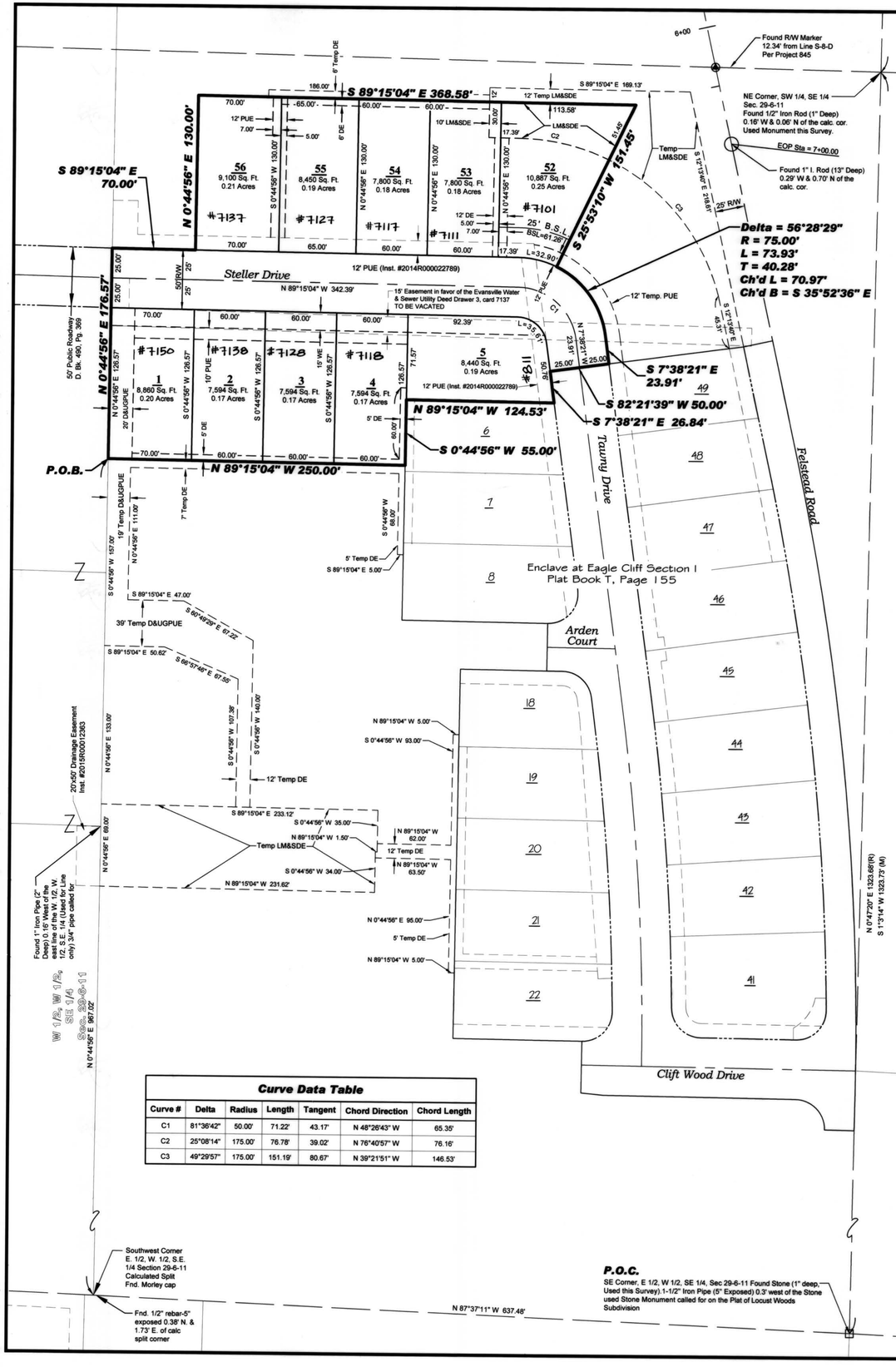
Enclave at Eagle Cliff
Section II



Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	81°36'42"	50.00'	71.22'	43.17'	N 48°26'43" W	65.35'
C2	25°08'14"	175.00'	76.78'	39.02'	N 76°40'57" W	76.16'
C3	49°29'57"	175.00'	151.19'	80.67'	N 39°21'51" W	146.53'

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 II***. 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. No utilities, except approved utility crossings, shall be placed within any approved drainage ditch, swale or creek. All utility installations shall comply with Vanderburgh County Drainage Code Requirements 13.04.395c.

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 **"WE"** (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 all 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 **"TEMP"** *(Temporary Easements)*, are hereby dedicated for the installation of improvements outside the Section II 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 - LM&SDE's, 39' D&UGPUE, 19' D&UGPUE, 12' PUE, 12' DE's, 6' DE, 7' DE & 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.

DEVELOPER Shall MAINTAIN TEMPORARY EASEMENTS.

Owner/Developer:

By: _____

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

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

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: July 7, 2015

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY & AREA PLAN COMMISSION OF VANDERBURGH COUNTY

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) 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 30th day of JUNE 20 15

My Commission Expires:

August 5, 2018

Bret A. Sermersheim
Notary Public

Notary Resides in Vanderburgh County, Indiana

Bret A. Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

County

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: October 28, 2014, and as amended on June 9, 2015.

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.

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."

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07-07-2015 (DATE)
JOE GRIES AUDITOR
3233 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-07-15 10:21A
PLAT BOOK T
PAGE 183
INSTR# 2015R00015353
Z TULEY RECORDER
VANDERBURGH COUNTY

SCALE 1" = 50'
50 0 50 100



Legend

- Building Setback Line
- Center Line
- Easement Line
- Property Boundary Line
- Right-of-way Line

- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- Mag Nail with Washer (Set)
- Stone (Found)
- POB Point Of Beginning
- POC Point Of Commencement
- (C) Calculated Dimension
- (M) Measured Dimension
- (R) Record Dimension

Boundary Description

Part of the east half of the west half of the southeast quarter of Section 29, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the southeast corner of the east half of the west half of the southeast quarter of Sec. 29-6-11, said point being a Stone; thence along the south line thereof North 87 degrees 37 minutes 11 seconds West 637.48 feet to the west line thereof, point being marked by a 5/8 inch rebar with Morley Cap: thence along said west line thereof North 00 degrees 44 minutes 56 seconds East 967.02 feet to the true point of beginning; thence continue along said west line North 00 degrees 44 minutes 56 seconds East 176.57 feet to the north right-of-way line of Steller Drive as per document recorded in Deed Book 490, page 369 in the office of the Recorder of Vanderburgh County; thence along the easterly projection thereof South 89 degrees 15 minutes 04 seconds East 70.00 feet; thence parallel with the west line of said east half of the west half of the southeast quarter of said Section 29, North 00 degrees 44 minutes 56 seconds East 130.00 feet; thence South 89 degrees 15 minutes 04 seconds East 368.58 feet; thence South 25 degrees 53 minutes 10 seconds West 151.45 feet to a point on a non-tangent curve to the right having a central angle of 56 degrees 28 minutes 29 seconds and radius of 75.00 feet from which the chord bears South 35 degrees 52 minutes 36 seconds East 70.97 feet; thence along the arc of said curve 73.93 feet; thence South 07 degrees 38 minutes 21 minutes East 23.91 feet; thence South 82 degrees 21 minutes 39 seconds West 50.00 feet; thence South 7 degrees 38 minutes 21 seconds East 26.84 feet to the northeast corner of Lot 6 in Enclave at Eagle Cliff Section I as per plat thereof recorded in Plat Book T, page 155 in the office of said Recorder; thence along the north line thereof North 89 degrees 15 minutes 04 seconds West 124.53 feet to the northwest corner thereof; thence along the west line thereof South 00 degrees 44 minutes 56 seconds West 55.00 feet; thence North 89 degrees 15 minutes 04 seconds West 250.00 to the true point of beginning, containing 2.43 acres (105,994.5 square feet) more or less.

Subject to an easement in favor of the Evansville Water and Sewer Utility Deed Drawer 3, Card 7137.

Subject to a 12 foot wide public utility easement recorded as Instrument 2014R000022789.

Subject to any rights-of-ways and easements of record.

Surveyor's Certificate

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of JUNE 2015.

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Prepared By:
Danny K. Leek, P.L.S.
Indiana Registration No S0480
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
danny@morleyandassociates.com

T-183
APC 1-S-2013

Docket No. 1-S-2013

Affirmation Statement
I 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.

Signature: _____

Secondary Plat

Designed By:	Job Number:
D.K.L.	8699
Drawn By:	Date:
J.E.V.	6/30/2015
Filename: 8699 Enclave at Eagle Cliff Section II	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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