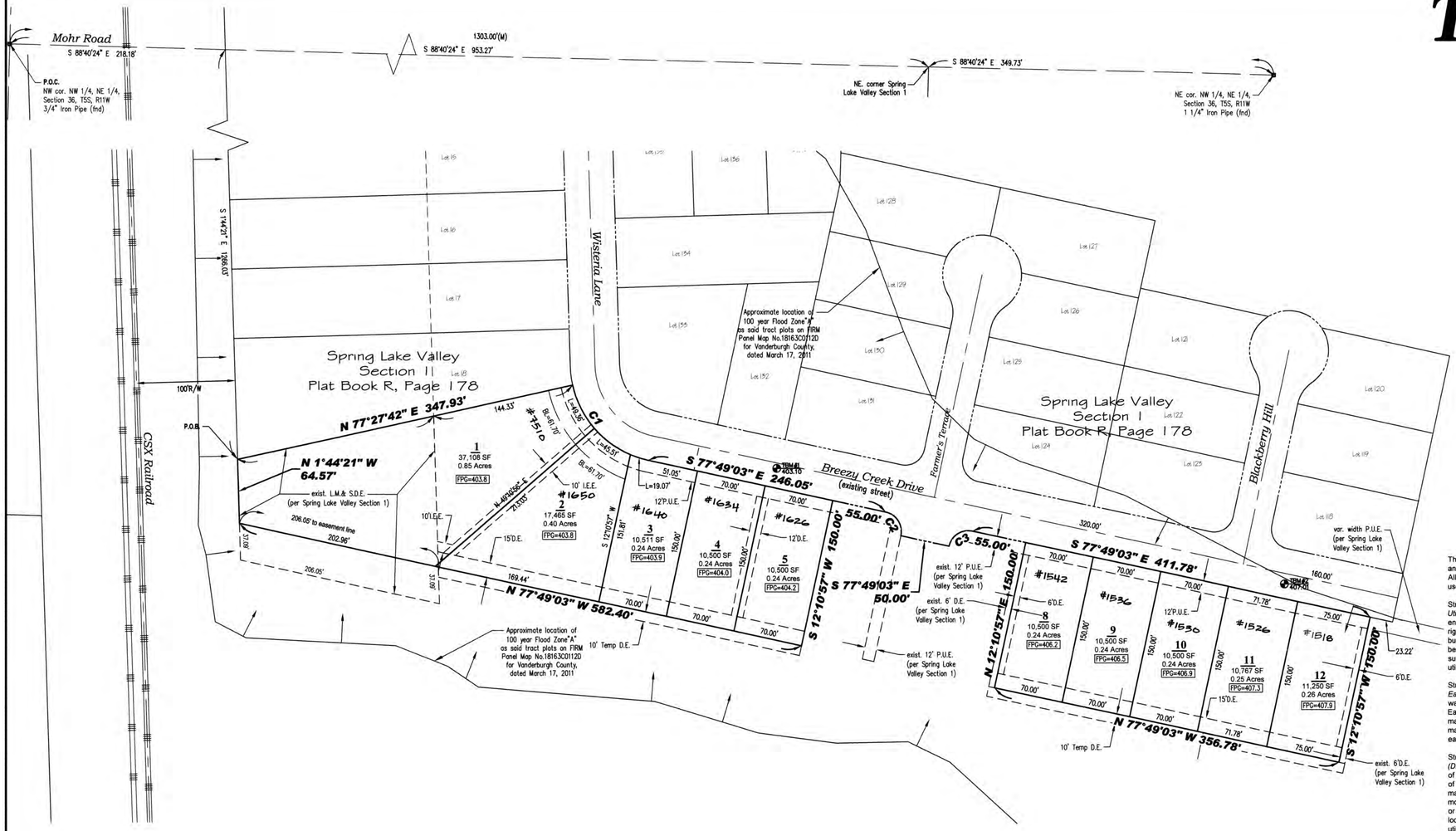
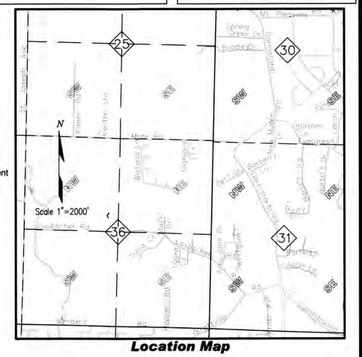
The Hills
Section 1





Location Map

T·199
Apc #3-5-2015

SCALE 1" = 60'

60 0 60 120

Legend

Building Setback Line		BL	Building Line
Center Line		Cd.	Card
Easement Line		D.R.	Deed Record
Right-of-way Line		Doc.	Document
Property Boundary Line		D.Dr.	Deed Drawer
Railroad Track		Esm't	Easement
		E	East
0.00'N, 0.00'E	Found x.xx' from calculated corner	Inst.	Instrument
		(M)	Measured Dimension
		N	North
#000	Street Address	Pg.	Page
		P.O.B.	Point Of Beginning
		P.O.C.	Point Of Commencement
		R	Range
		(R)	Record Dimension
		S	South
		T	Township
		W	West

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 27, 2015 (DATE)
JOE GRIES AUDITOR
5794 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.27.15 3:12 p
PLAT BOOK T
PAGE 199
INSTR# 2015R00025679
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 **The Hills Section 1**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

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 not 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 "I.E.E." *(Ingress/Egress Easement)*, are hereby dedicated for ingress/egress for maintenance of the storm drainage lake and maintenance, and storage of storm water. No structures 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 without liability in the use of said easements. Any alterations to the land within these easements must have the approval of the Drainage Board.

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 easement 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 - 10' DE.*

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: Brad Sterchi Pres
Brad Sterchi, President
Sterchi Homes Corporation
8820 Big Hill Drive
Evansville, IN. 47711
(812) 867-0915

Boundary Description

Part of the Northeast Quarter of Section 36, Township 5 South, Range 11 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of said section; thence along the north line thereof, South 88 degrees 40 minutes 24 seconds East 218.18 feet to the northwest corner of Spring Lake Valley Section 1 recorded in Plat Book R, page 178 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line thereof, South 01 degree 44 minutes 21 seconds East 1266.03 feet to the southwest corner of said Spring Lake Valley Section 1, being the point of beginning; thence continue along the boundary of Spring Lake Valley Section 1 the following 7 calls, 1) North 77 degrees 27 minutes 42 seconds East 347.93 feet to the point of curvature of a non-tangent curve to the left having a radius of 100.00 feet and a delta angle of 65 degrees 16 minutes 46 seconds from which the long chord bears South 45 degrees 10 minutes 40 seconds East 107.87 feet; 2) along the arc of said curve 113.93 feet; 3) South 77 degrees 49 minutes 03 seconds East 246.05 feet to the point of curvature of a curve to the right having a radius of 20.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds from which the long chord bears South 32 degrees 49 minutes 03 seconds East 28.28 feet; 4) along the arc of said curve 31.42 feet; 5) South 77 degrees 49 minutes 03 seconds East 50.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 20.00 feet and a delta angle of 89 degrees 59 minutes 35 seconds from which the long chord bears North 57 degrees 10 minutes 44 seconds East 28.28 feet; 6) along the arc of said curve 31.41 feet; 7) South 77 degrees 49 minutes 03 seconds East 411.78 feet; thence South 12 degrees 10 minutes 57 seconds West 150.00 feet; thence North 77 degrees 49 minutes 03 seconds West 356.78 feet; thence North 12 degrees 10 minutes 57 seconds East 150.00 feet; thence North 77 degrees 49 minutes 3 seconds West 55.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet and a delta angle of 89 degrees 59 minutes 35 seconds from which the long chord bears South 57 degrees 10 minutes 44 seconds West 28.28 feet; thence along the arc of said curve 31.41 feet; thence North 77 degrees 49 minutes 03 seconds West 50.00 feet to the point of curvature of a non-tangent curve to the left having a radius of 20.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds from which the long chord bears North 32 degrees 49 minutes 03 seconds West 28.28 feet; thence along the arc of said curve 31.42 feet; thence North 77 degrees 49 minutes 03 seconds West 55.00 feet; thence South 12 degrees 10 minutes 57 seconds West 150.00 feet;thence North 77 degrees 49 minutes 3 seconds West 582.40 feet to the east right-of-way line of CSX Railroad; thence along the east line thereof, North 01 degrees 44 minutes 21 seconds West 64.57 feet to the point of beginning containing 3.20 Acres (139,602 sq.ft.).

Subject to all easements and rights-of-way 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 26 day of October, 2015.

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

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

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 10%.

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

Flood Plain Data: All 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 112 of 275, Map Number 18163C0112D, 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.

Construction within Flood Zone A: Requirements for obtaining the Certificate of Occupancy Permit:
A: Under Construction and Final Construction Elevation Certificates.
B. Proof of compliance with the National Flood Insurance Program, Technical Bulletin 10-01.

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, curve outlets, 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 and/or Public Utility 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."

Bench Mark Data:

TBM#1 - Chiseled square in top of curb east of the curb inlet on the south side of Breezy Creek Drive near the northwest corner of lot 5.
Elev. = 403.10 (NGVD 1929 Datum).

TBM#2 - Chiseled square in top of curb east of the curb inlet on the south side of Breezy Creek Drive near the northeast corner of lot 11.
Elev. = 407.01 (NGVD 1929 Datum).

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	65°16'46"	100.00'	113.93'	64.05'	S 45°10'40" E	107.87'
C2	90°00'00"	20.00'	31.42'	20.00'	S 32°49'03" E	28.28'
C3	89°59'35"	20.00'	31.41'	20.00'	N 57°10'44" E	28.28'

COUNTY

Preliminary

Storm Drainage plans for The Hill's were approved by the Vanderburgh County Drainage Board on April 7, 2015. The final drainage plan for the The Hills was approved by the Vanderburgh County Drainage Board on August 11, 2015.

Roadway plans for Spring Lake Valley were approved by the Vanderburgh County Commissioners on: October 11, 2004

Vanderburgh County Commissioners approved Sidewalk Waiver for Spring Lake Valley Subdivision (APC# 15-S-2003) on: October 25, 2005

Sanitary Sewer plans were approved by Evansville Water and Sewer Utility on: February 8, 2005

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 April 9, 2015.

President

Attest Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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

Executive Director

PLAT RELEASE DATE: OCT. 27, 2015

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 Brad Sterchi, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 26th day of OCTOBER, 2015

My Commission Expires:
August 5, 2018

Notary Public

Notary Resides in
Vanderburgh County, Indiana

Brent A. Jermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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

Drawn By: JEW	Job Number: 5553.4.007-A
Drawing Tab: Plat	Date: 10/26/2015
Filename: 5553 The Hills Section 1	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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