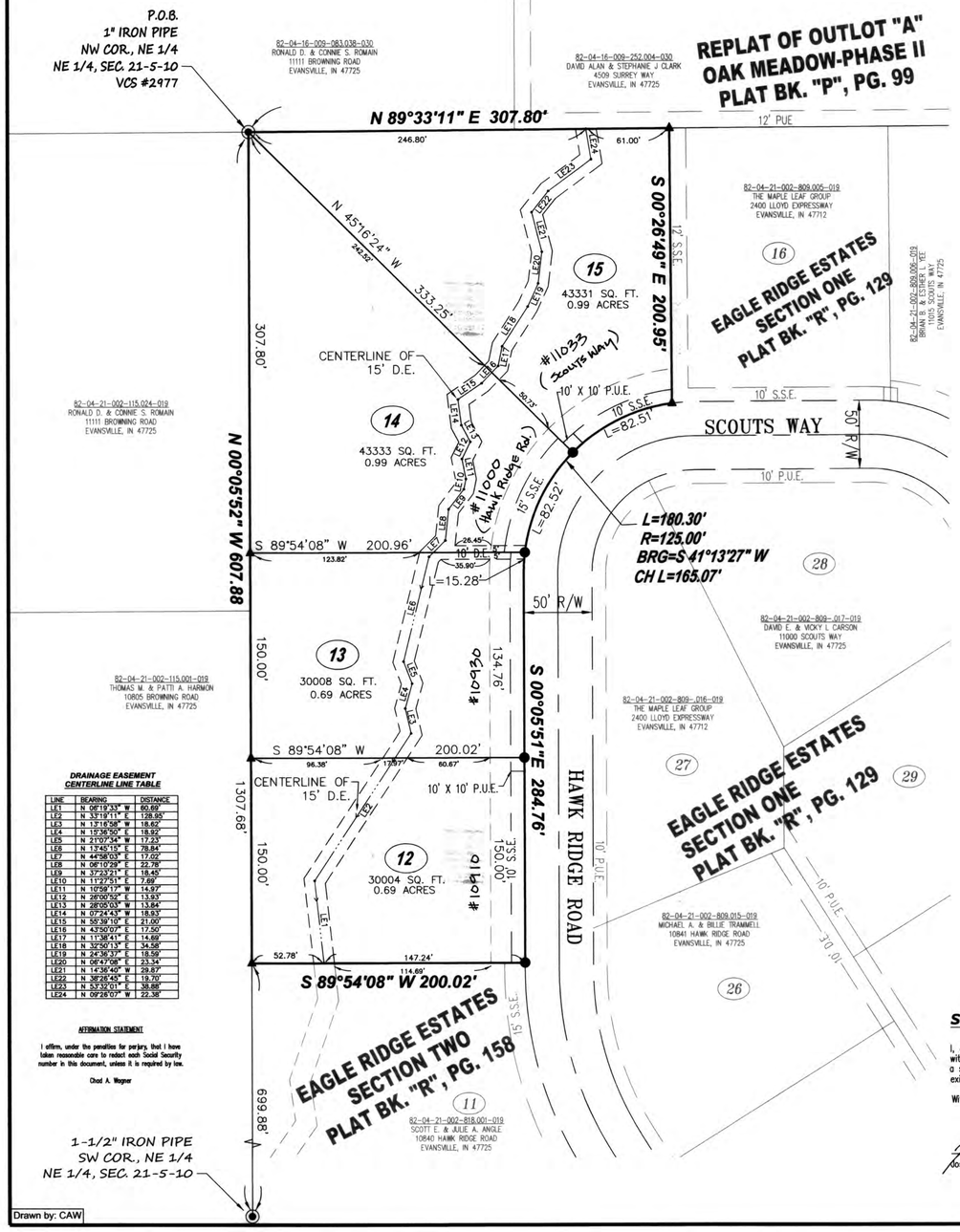
EAGLE RIDGE ESTATES SECTION FIVE



DRAINAGE EASEMENT CENTERLINE LINE TABLE

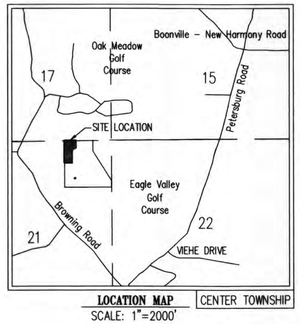
LINE	BEARING	DISTANCE
LE1	N 08°19'33" W	60.69'
LE2	N 33°19'11" E	128.85'
LE3	N 13°16'58" W	18.62'
LE4	N 15°36'50" E	18.92'
LE5	N 21°07'34" W	17.23'
LE6	N 13°45'15" E	78.84'
LE7	N 44°58'03" E	17.02'
LE8	N 08°10'29" E	22.78'
LE9	N 37°23'21" E	18.45'
LE10	N 11°27'51" E	7.89'
LE11	N 10°59'17" W	14.97'
LE12	N 26°00'50" E	13.93'
LE13	N 28°05'03" W	13.84'
LE14	N 07°24'43" W	18.93'
LE15	N 55°39'10" E	21.00'
LE16	N 43°50'07" E	17.50'
LE17	N 11°38'41" E	14.68'
LE18	N 32°50'13" E	34.58'
LE19	N 24°36'37" E	18.59'
LE20	N 08°47'09" E	33.34'
LE21	N 14°36'40" W	29.87'
LE22	N 38°26'45" E	19.70'
LE23	N 53°32'01" E	38.88'
LE24	N 09°28'07" W	22.38'

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.

Chad A. Wagner

Drawn by: CAW



LOCATION MAP | CENTER TOWNSHIP
SCALE: 1"=2000'

THIS INSTRUMENT PREPARED BY:

JOSEPH R. KIESEL
KIESEL-WAGNER SURVEY, LLC
LAND SURVEYING AND CONSULTING SERVICES
2711 W SR 68, HAUBSTADT, IN 47639
PHONE: Joe: 812.305.6256/ Chad: 812.319.3910
EMAIL: joe@kws-llc.com/chad@kws-llc.com

N
W E
S

KIESEL WAGNER SURVEY, LLC EST. 2014

LEGEND

These standard symbols will be found in the drawing

- ● Found 5/8" Iron Rod (uncapped or illegible cap)
- ▲ Found 5/8" rebar w/ Hubert Cap (RLS 20100014)

N

SCALE 1" = 50'
0 25 50

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West, of the Second Principal Meridian, lying in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Beginning at a 1" iron pipe at the Northwest corner of said Quarter-Quarter Section, thence along the North line thereof, North 89 degrees 33 minutes 11 seconds East a distance of 307.80 feet to the Northwest corner of Lot 16 of Eagle Ridge Estates-Section One, as per plat thereof, recorded in Plat Book "R", Page 129 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof, South 00 degrees 26 minutes 49 seconds East a distance of 200.95 feet to the Southwest corner of said Lot 16, said point being on the North Right-of-Way of Scouts Way; thence southwesterly, along said North Right-of-Way, 180.30 feet along a curve to the left with a radius of 125.00 feet and subtended by a long chord with a bearing of South 41 degrees 13 minutes 27 seconds West and a length of 165.07 feet to a point on the West Right-of-Way of Hawk Ridge Road; thence along said West Right-of-Way, South 00 degrees 05 minutes 51 seconds East a distance of 284.76 feet to the Northeast corner of Lot 11 of Eagle Ridge Estates-Section Two, as per plat thereof, recorded in Plat Book "R", Page 158 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the North line thereof, South 89 degrees 54 minutes 08 seconds West a distance of 200.02 feet to the Northwest corner of said Lot 11, said point being on the West line of said Quarter-Quarter Section; thence along said West line, North 00 degrees 05 minutes 52 seconds West a distance of 607.80 feet to the Point of Beginning, containing 3.367 acres, more or less.

Subject to all easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, 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 September 12th, 2016 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 12th day of September, 2016

Joseph R. Kiesel, LS #20800145

JOSEPH R. KIESEL REGISTERED No. 20800145 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

1. Utilities: Sanitary sewer and water is available provided by Evansville Water & Sewer Utility.
2. Flood Plain Data: No portion of this subdivision lies within the 1% annual chance flood zone (Zone A or AE), as said subdivision plots by scale on Flood Insurance Rate Map (FIRM) Panel number 18163C0109D & 18163C0108D effective March 17, 2011.
3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
4. Lot Access: All lots must access internal streets only.
5. Road Grades: Maximum road grades will not exceed 10.5%
6. 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 subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbance activities have been completed final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
7. Maintenance Statement The owner(s) shall remain responsible for prevention of obstructions to creeks and natural surface watercourses. No obstructions are to be placed within any natural drainage ways.
8. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "KIESEL LS 20800145"
9. Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system,and Drainage Easements (DE), which exist on his or her property in working order including:

(A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.

(B) "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.

(C) "Keeping the channels and bottoms of waterways free of all erosion and sedimentation.

(D) "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/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.

(E) "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.

(F) "The Repair Fund established for this Project will pay the costs 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 drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision. The storm sewers covered by the repair fund for this project were accepted by Vanderburgh County on May 19th, 2009. These storm sewers were accepted as a part of Eagle Ridge Estates Section One. Any driveway culverts required for accessing any lots are not covered by the repair fund.

(G) "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement ,addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

10. Application for Modification/Waiver of Subdivision Standards: APC Docket Number 16-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was approved by the County Commissioners at a meeting on July 19th, 2016.
11. Mailbox Statement: No brick or non-breakaway mailbox structures may be placed in the County rights-of-way.
12. Building Envelope Statement: A residential site plan for Lot 12 and 15 must be provided prior to the start of construction showing that crossing of the drainage easements would not be required or a final drainage plan will need to be submitted and approved by the County Drainage Board showing pipe sizes for any crossings of the ditch and/or drainage easements. Driveway culvert size,material, and location has been specified for Lots 13 and 14 per a final drainage plan approved by the Vanderburgh County Drainage Board on September 6th, 2016.
13. Noise Sensitive Statement: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep. 16, 2016 (DATE)
BRIAN GERTH, AUDITOR
5138 (AUDITORS NUMBER)

RECEIVED FOR RECORD
09.16.16 8:30A
PLAT BOOK 44
PAGE 47
INSTR# 2016R0002407
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as EAGLE RIDGE ESTATES SECTION FIVE All roads 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 "Public Utility (PUE) 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 erected 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

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (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 "S.S.E." Sanitary Sewer Easement), are hereby dedicated to the snaitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

WILLIAM C. CHANDLER, PRESIDENT, VENCAP INC.
1620 TALON PLACE
EVANSVILLE, IN 47725

RE: 2016R0002406Z
AFFIDAVIT IN AID OF TITLE

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 12th day of September, 2016.

My Commission Expires:
March 10, 2024

Notary Public
RITA A. GALLAGHER
(typed or printed name)

Notary Resides In
Vanderburgh
County, Indiana

RITA A. GALLAGHER
Resident of Vanderburgh County, IN
Commission Expires: March 10, 2024

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
February 23rd, 2004
September 6th, 2016
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
March 22, 2004
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
February 17, 2004
DATE

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 May 12th, 2016 .

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

President

Attest Executive Director

A.P.C. DOCKET NO. 5-S-2016

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

Executive Director

U-47

PLAT RELEASE DATE: Sep. 16, 2016

DATE: 09-12-2016; PROJECT: 206-2016-001; FILE: EAGLE RIDGE SEC 5.DWG