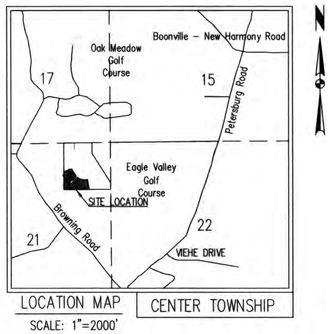
# EAGLE RIDGE ESTATES SECTION FOUR




## 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 No pipes shall be placed in the 30' Drainage Easement without prior approval of the Vanderburgh County Drainage Board.

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 15-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.

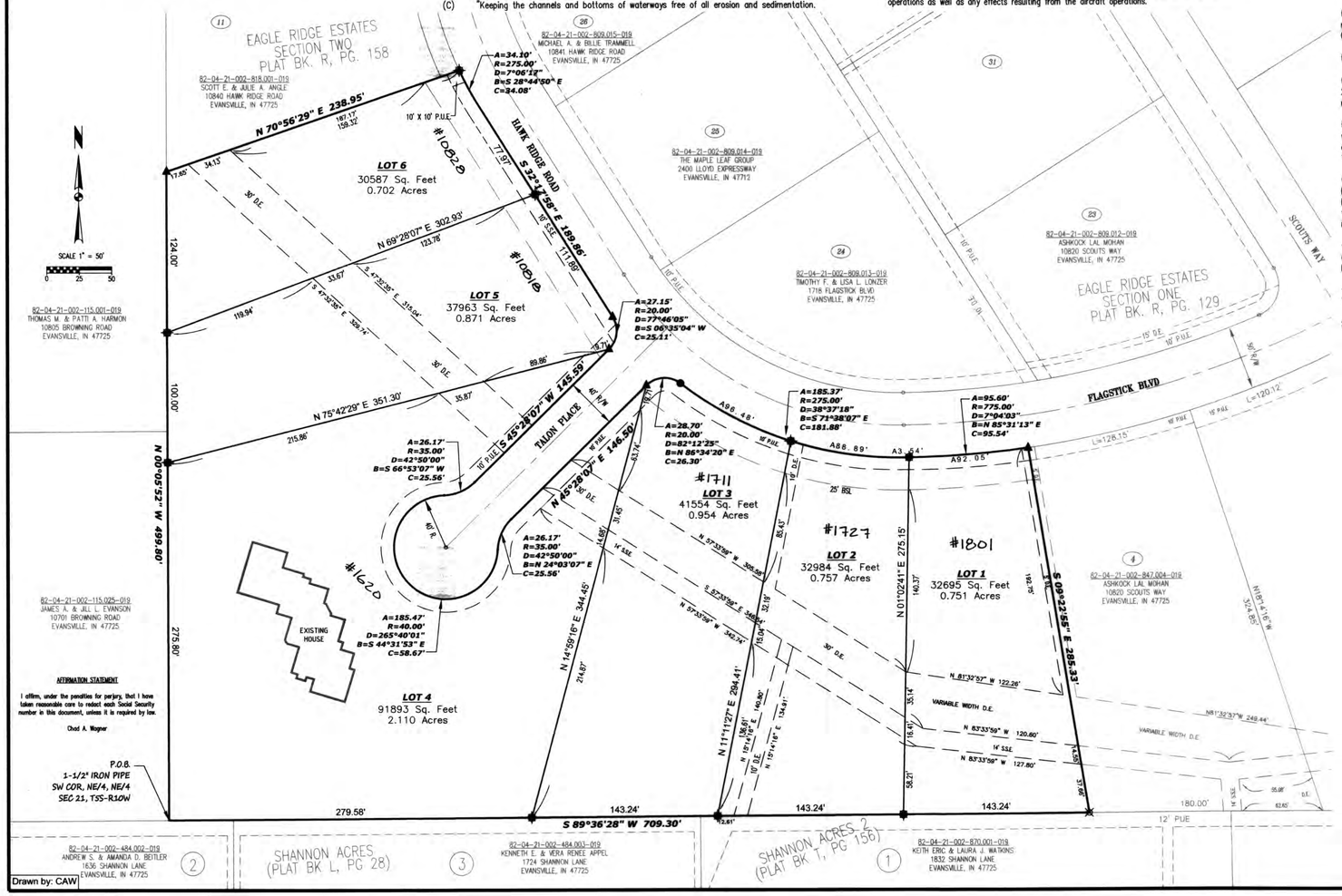
12. Building Envelope Statement: A residential site plan for each individual lot must be provided prior to the start of construction showing that crossing of the drainage easements would not be required or a final drainage plan will need to be submitted and approved by the County Drainage Board showing pipe sizes for any crossings of the ditch and/or drainage easements.

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.

## LEGEND

These standard symbols will be found in the drawing

- Set 5/8" rebar with cap, "KIESEL LS 20800145"
- Found 5/8" Iron Rod
- Found 5/8" rebar w/ cap, "RLS-900007"
- Found 5/8" rebar w/ Hubert Cap (RLS 20100014)




**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

P.O.B.
1-1/2" IRON PIPE
SW COR, NE/4, NE/4
SEC 21, T9S-R10W

## BOUNDARY DESCRIPTION

A Replat of Lots 7,8,9 and 10 of Eagle Ridge Estates Section One, as per plat thereof, recorded in Plat Book "R", Page 129, and a replat of Lots 5 and 6 of Eagle Ridge Estates Section Three, as per plat thereof, recorded in Plat Book "S", Page 156 in the Office of the Recorder of Vanderburgh County, Indiana, being a part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence along the West line thereof,

North 00 degrees 05 minutes 52 seconds West a distance of 499.80 feet to the Southwest corner of Eagle Ridge Estates-Section Two, as per plat thereof, recorded in Plat Book R Page 158 in the Vanderburgh County Recorder's Office;

thence along the South line thereof, North 70 degrees 56 minutes 29 seconds East a distance of 238.95 feet to a point on the westerly right-of-way of Hawk Ridge Road;

thence along said right-of-way along a curve turning to the left with an arc length of 34.10 feet, a radius of 275.00 feet, and subtended by a long chord with a bearing of South 28 degrees 44 minutes 50 seconds East, and a length of 34.08 feet;

thence along continue along said right-of-way, South 32 degrees 17 minutes 58 seconds East a distance of 189.86 feet;

thence along the right-of-way of Talon Place the following seven calls: thence along a curve turning to the right with an arc length of 27.15 feet, a radius of 20.00 feet, and subtended by a long chord with a bearing of South 06 degrees 35 minutes 04 seconds West, and a length of 25.11 feet;

thence South 45 degrees 28 minutes 07 seconds West a distance of 145.59 feet;

thence along a curve turning to the right with an arc length of 26.17 feet, a radius of 35.00 feet, and subtended by a long chord with a bearing of South 66 degrees 53 minutes 07 seconds West, and a length of 25.56 feet;

thence with a reverse curve turning to the left with an arc length of 185.47 feet, a radius of 40.00 feet, and subtended by a long chord with a bearing of South 44 degrees 31 minutes 53 seconds East, and a length of 58.67 feet;

thence with a reverse curve turning to the right with an arc length of 26.17 feet, a radius of 35.00 feet, and subtended by a long chord with a bearing of North 24 degrees 03 minutes 07 seconds East, and a length of 25.56 feet;

thence North 45 degrees 28 minutes 07 seconds East a distance of 146.50 feet;

thence along a curve turning to the right with an arc length of 28.70 feet, a radius of 20.00 feet, and subtended by a long chord with a bearing of North 86 degrees 34 minutes 20 seconds East, and a length of 26.30 feet;

thence along the right-of-way of Hawk Ridge Road with a reverse curve turning to the left with an arc length of 185.37 feet, a radius of 275.00 feet, and subtended by a long chord with a bearing of South 71 degrees 38 minutes 07 seconds East, and a length of 181.88 feet;

thence continue along said right-of-way along a curve turning to the left with an arc length of 95.60 feet, a radius of 775.00 feet, and subtended by a long chord with a bearing of North 85 degrees 31 minutes 13 seconds East, and a length of 95.54 feet to the Northwest corner of Lot 4 of Eagle Ridge Estates-Section Three, as per plat thereof, recorded in Plat Book S, Page 156 in the Vanderburgh County Recorder's Office;

thence along the West line thereof, South 09 degrees 22 minutes 55 seconds East a distance of 285.33 feet to the Southwest corner of said Lot 4, also lying on the South line of said Quarter-Quarter Section;

thence along said South line, South 89 degrees 36 minutes 28 seconds West a distance of 709.30 feet to the Point of Beginning, containing 6.145 acres, more or less.

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

**SEE ALSO: WD 2016R00028288**

## 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

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 15, 2016 (DATE)
BRIAN GERTH, AUDITOR
6175 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11·15·16 2:57p
PLAT BOOK U
PAGE 60
INSTR# 2016R00029213
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 FOUR 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 A. CHANDLER, PRESIDENT, VENCAP INC.
1620 TALON PLACE
EVANSVILLE, IN 47725

WILLIAM A. CHANDLER
1620 TALON PLACE
EVANSVILLE, IN 47725

PATRICIA A. CHANDLER
1620 TALON PLACE
EVANSVILLE, IN 47725

## 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 12th day of September, 2016.

My Commission Expires:
March 10, 2024

Notary Resides In
Vanderburgh
County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

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

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON:
February 23, 2004 (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.

President

Attest Executive Director

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

**A.P.C. DOCKET NO. 4-S-2016**

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

Executive Director

PLAT RELEASE DATE: Nov. 15, 2016 ~~Sept 1, 2016~~

DATE: 9-12-2016; PROJECT: 206-2016-001; FILE: REPLAT.DWG