

P.O.C. NW cor. NW 1/4, NE 1/4, Section 36, T55, R11W 3/4" from Page 1000  
88°40'24" E 953.27' Mohr Road  
S 131°44' W 30.00'  
L=131.35'  
75.07'  
10' DE  
15' FILE  
109  
54,131 SF  
1.24 Acres

82-04-36-002-165-009-019  
Blair, John A. & Debbie  
1601 Mohr Road  
Evansville, IN 47720

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	321°20'	2000.00'	117.13'	58.58'	S 79°29'43" E	117.11'
C5	84°40'51"	75.00'	110.85'	68.34'	N 54°31'22" W	101.03'
C8	84°40'51"	75.00'	110.85'	68.34'	N 54°31'22" W	101.03'
C9	321°20'	2000.00'	117.13'	58.58'	S 79°29'43" E	117.11'
C10	132°33'38"	500.00'	116.88'	58.71'	S 15°31'26" W	116.62'
C11	728°22'	2000.00'	280.85'	130.61'	S 81°33'14" E	280.66'
C12	127°01'58"	75.00'	166.29'	150.53'	S 38°39'58" W	134.26'

Line #	Direction	Length
L1	S 89°20'36" W	122.79'
L2	S 67°02'59" E	63.21'
L3	S 67°02'59" E	25.39'
L4	S 18°48'33" E	110.31'
L5	S 18°48'33" E	80.45'
L6	S 32°51'22" E	69.40'
L7	S 23°19'56" W	57.38'
L8	S 57°22'09" W	51.79'
L9	S 15°12'05" W	40.22'
L10	S 50°05'57" W	23.61'
L11	S 50°05'57" W	50.33'
L12	S 1°45'18" E	112.80'
L13	S 51°51'40" W	38.18'
L14	S 77°49'03" E	116.54'

**Legend**

- Building Setback Line
- Center Line
- Easement Line
- Flow Line
- Right-of-way Line
- Overhead Electric
- Property Boundary Line
- Underground Gas
- Underground Water
- Railroad Track
- BL Building Line
- CL Card
- D.R. Deed Record
- Doc. Document
- D.D.R. Deed Drawer
- East East
- Inst. Instrument
- (M) Measured Dimension
- N North
- Pg. Page
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- R Range
- S T Township
- VW Variable Width
- West West

0.00' N, 0.00' E  
Found x.x' from calculated corner  
#000 Street Address  
Zoning

**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 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.

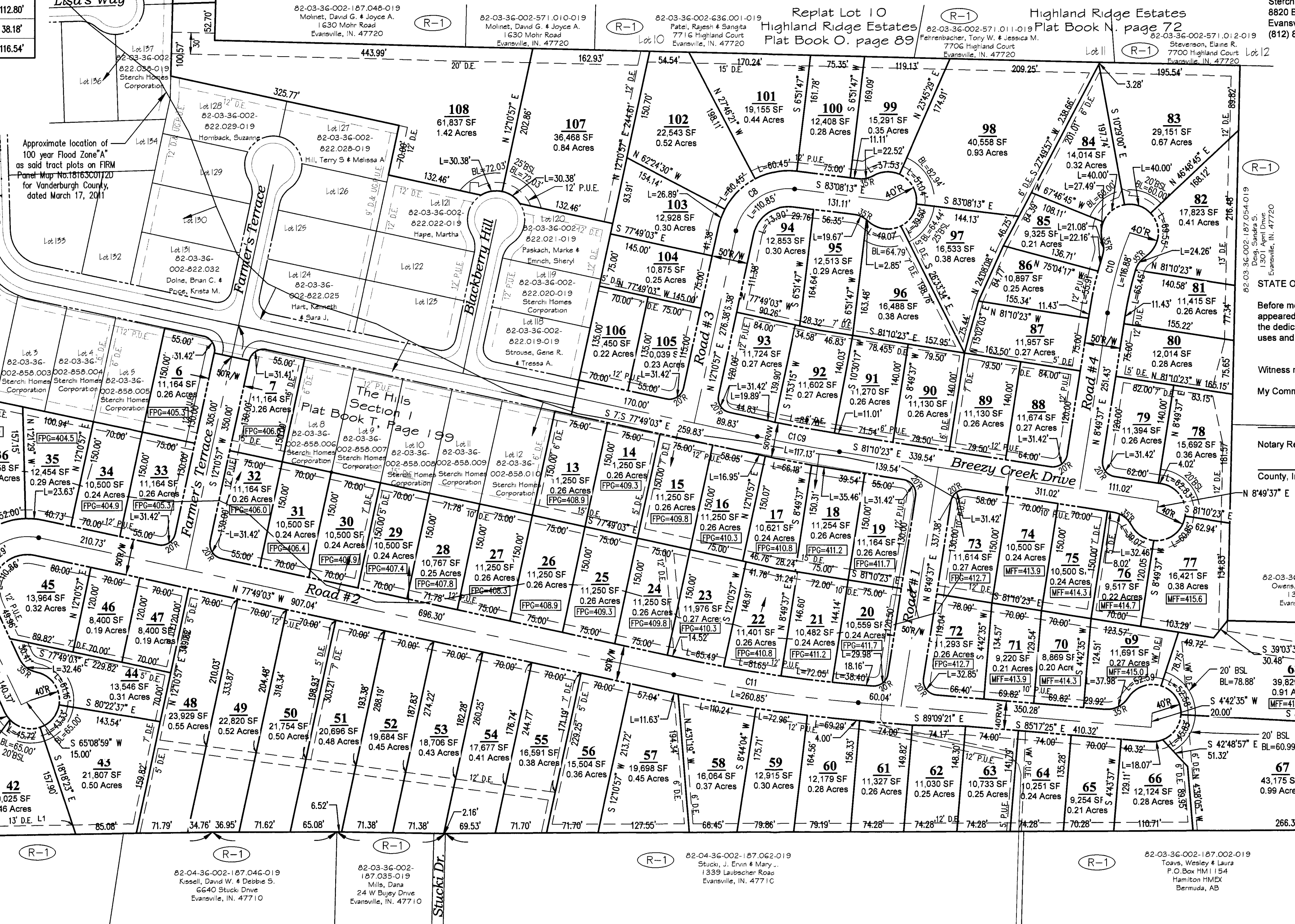
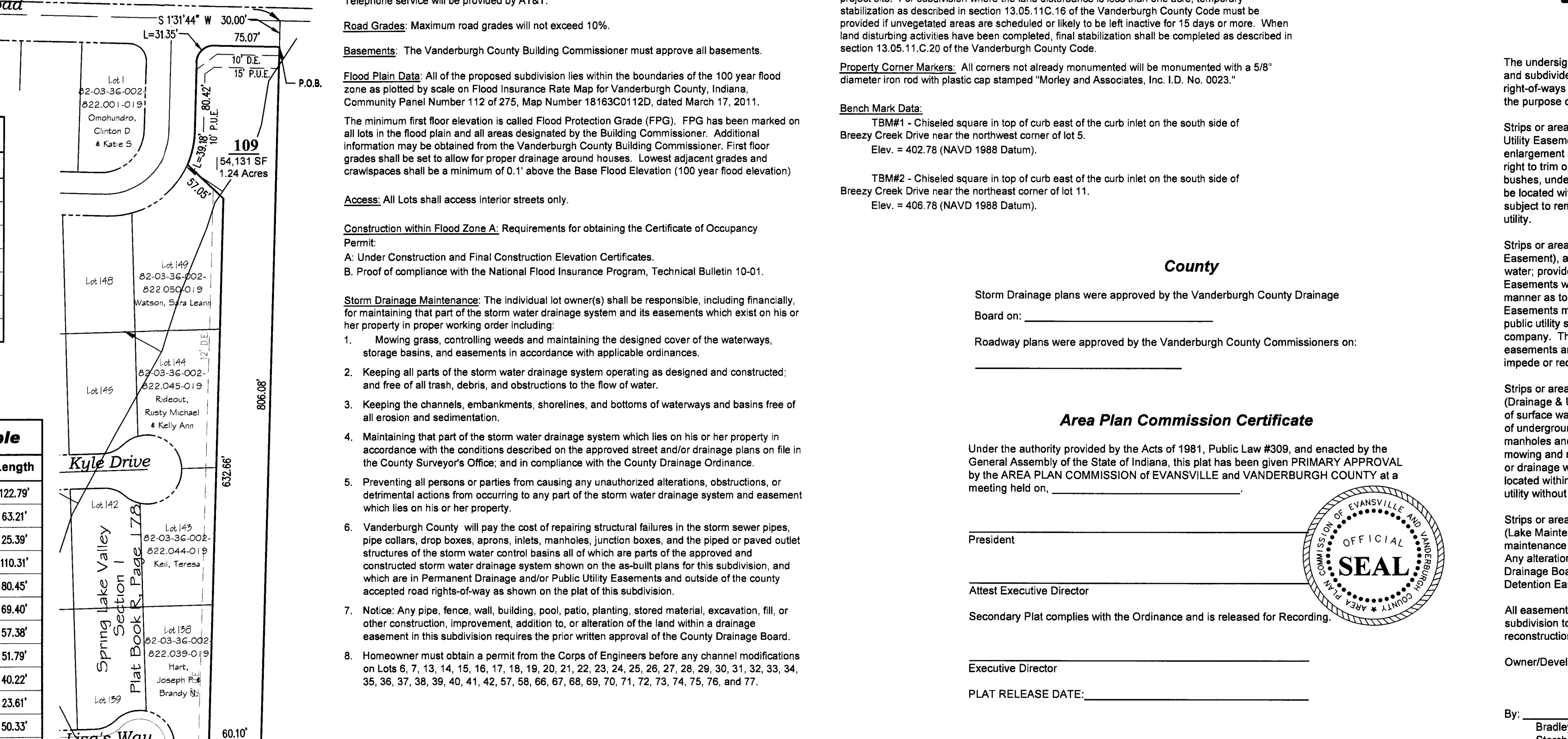
Flood Plain Data: All of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 112 of 275, Map Number 18163C0112D, dated March 17, 2011.

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 curbs/crawspaces 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 owners 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 arctic 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 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.  
8. Homeowner must obtain a permit from the Corps of Engineers before any channel modifications on Lots 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, and 77.



**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 13.05.11C.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. = 402.78 (NAVD 1988 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. = 406.78 (NAVD 1988 Datum).

**County**

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: \_\_\_\_\_

Roadway plans were approved by the Vanderburgh County Commissioners on: \_\_\_\_\_

**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, \_\_\_\_\_

President: \_\_\_\_\_  
Attest Executive Director: \_\_\_\_\_  
Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director: \_\_\_\_\_  
PLAT RELEASE DATE: \_\_\_\_\_

**Notary Certificate**

STATE OF INDIANA, COUNTY OF \_\_\_\_\_ ) ss:  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Brad Storch, who acknowledges 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Public  
County, Indiana (Typed or Printed Name)

# The Hills

**Owner's Certificate**

The undersigned owners of the real estate shown and described hereon plat and subdivision said real estate as shown and designated the same as **The Hills**. 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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. 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 moving 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 "LMASDE" (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.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to and from said easements for necessary construction, maintenance or reconstruction.

Owner/Developer:  
By: Bradley D. Storch, President  
Storch Homes Corporation  
8820 Big Hill Drive  
Evansville, IN 47711  
(812) 867-0915

**Primary Plat 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 953.27 feet; thence South 01 degrees 31 minutes 44 seconds West 30.00 feet to the point of beginning; thence South 01 degrees 31 minutes 44 seconds West 858.78 feet; thence South 88 degrees 27 minutes 14 seconds East 350.00 feet; thence South 88 degrees 41 minutes 57 seconds East 1080.96 feet; thence South 01 degrees 17 minutes 27 seconds West 775.69 feet; thence South 88 degrees 41 minutes 00 seconds East 224.76 feet; thence South 01 degrees 17 minutes 27 seconds West 287.10 feet; thence South 89 degrees 40 minutes 44 seconds West 1310.47 feet; thence North 89 degrees 06 minutes 20 seconds West 151.44 feet; thence South 89 degrees 59 minutes 14 seconds West 173.64 feet; thence South 89 degrees 20 minutes 36 seconds West 645.71 feet; thence North 01 degrees 44 minutes 21 seconds West 754.47 feet to the southwest corner of Spring Lake Valley Section 1 as per plat recorded in Plat Book R, page 178 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Spring Lake Valley Section 1 the remaining calls; thence North 77 degrees 27 minutes 42 seconds East 347.93 feet to the point of curvature of the north 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; thence along the arc of said curve 113.93 feet; thence 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 200.00 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 East 28.28 feet; thence along the arc of said curve 31.42 feet to a point of intersection with a non-tangent line; thence 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; thence along the arc of said curve 31.41 feet; thence South 77 degrees 49 minutes 03 seconds East 435.00 feet; thence North 12 degrees 10 minutes 57 seconds East 275.00 feet; thence North 77 degrees 49 minutes 03 seconds West 132.46 feet to the point of curvature of a non-tangent curve to the left having a radius of 40.00 feet and a delta angle of 87 degrees 01 minutes 17 seconds from which the long chord bears North 77 degrees 49 minutes 03 seconds West 55.08 feet; thence along the arc of said curve 60.75 feet to a point of intersection with a non-tangent line; thence North 77 degrees 49 minutes 03 seconds West 132.46 feet; thence North 12 degrees 10 minutes 57 seconds East 70.00 feet; thence North 77 degrees 49 minutes 03 seconds West 325.77 feet; thence North 01 degrees 31 minutes 44 seconds East 733.22 feet to the North 46 degrees 44 minutes 21 seconds West 57.05 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 22 degrees 26 minutes 58 seconds from which the long chord bears North 12 degrees 45 minutes 13 seconds East 38.93 feet; thence along the arc of said curve 39.18 feet; thence North 01 degrees 31 minutes 44 seconds East 80.42 feet to the point of curvature of a curve to the right having a radius of 20.00 feet and a delta angle of 89 degrees 47 minutes 52 seconds from which the long chord bears North 46 degrees 25 minutes 40 seconds East 28.23 feet; thence along the arc of said curve 31.35 feet; thence South 88 degrees 40 minutes 24 seconds East 75.07 feet to the point of beginning containing 46.06 Acres (2,006,508 sq. ft.), 42.86 Acres excluding the Hills Section 1 (previously recorded)

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Surveyor's Certificate**

I, Bret Alan Sermersheim, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Affirmation Statement**

I affirm, under the penalties of perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

Signature: \_\_\_\_\_

**APR 05 2016**

Prepared by: Bret Alan Sermersheim, P.S.  
Indiana Registration No. LS 2020009  
Morley and Associates, Inc.  
4800 Rossbud Lane  
Newburgh, IN 47630  
Phone: (812) 464-9585  
brets@morleyandassociates.com

**RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE**  
4/5/16

**Morley and Associates Inc.**  
Engineering Surveying Architecture Construction Management  
4800 Rossbud Lane  
Newburgh, IN 47630  
(812) 464-9585  
www.morleyandassociates.com