

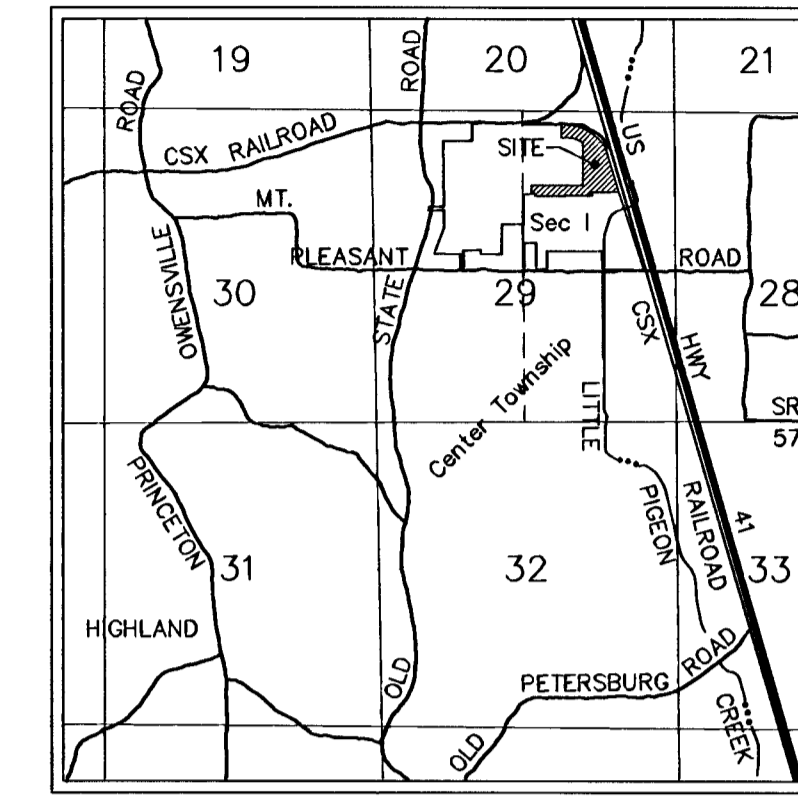
CLEAR CREEK VILLAGE

Section II

Secondary Plat

Boundary Description

Part of the Northeast Quarter of Section 29, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:



LOCATION MAP
NO SCALE

RECEIVED FOR RECORD
2:28 P.M.
MARCH 26 1999
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00009806

VANDERBURGH COUNTY
FILED
MAR 26 1999

Suzanne M. Conrad
AUDITOR

FULLY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAR 26 1999

Suzanne M. Conrad
AUDITOR
SCALE 1" = 60'



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 Clear Creek Village Section II 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are 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 "D.E." (Drainage Easement) are 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 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 no damage caused to a drainage facility is repaired by the utility company. 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are 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 Easement.

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.

By: *Brad Sterchi*
Brad Sterchi, Owner/Developer
8819 Clear Creek Drive
Evansville, IN 47711

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 Owner(s) and Subdivider(s), 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 24th day of January, 1999.
My Commission Expires: 4-11-99

Notary Resides in
Vanderburgh
County, Indiana



General Notes

Access: All Driveways shall access interior streets only.
Utilities: Water and sanitary sewers will be extended to the site.
Road Grades: Maximum road grades will not exceed 10.0%.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
Zoning: The subject property is currently zoned Ag

Flood Plain Data: Portions of the proposed subdivision lie 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 180256 0025 C, dated August 5, 1991. The 100 Year Flood Elevation shown thereon is varies from 389 at Mt. Pleasant to 393 at the north end of subdivision.
The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

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 exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies 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.
- 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.
- 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.
- 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.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	80°34'37"	N 45°38'01" W	20.20	20.00	31.62	28.43
C2	89°51'12"	N 44°34'53" E	19.95	20.00	31.36	28.25
C3	90°00'01"	S 45°20'43" E	20.00	20.00	31.42	28.28
C4	89°59'59"	N 44°39'17" E	20.00	20.00	31.42	28.28
C5	90°00'01"	S 45°20'43" E	20.00	20.00	31.42	28.28
C6	89°59'59"	N 44°39'17" E	20.00	20.00	31.42	28.28
C7	90°00'01"	S 45°20'43" E	20.00	20.00	31.42	28.28
C8	151°7'25"	S 64°30'51" E	63.76	475.00	126.76	126.39
C9	108°11'09"	S 53°44'52" W	27.82	20.00	37.78	32.40
C10	83°25'13"	S 42°34'49" W	17.83	20.00	29.12	26.52
C11	06°34'03"	N 87°03'57" W	27.25	475.00	54.45	54.42
C12	58°07'12"	S 60°31'41" E	475.08	854.95	867.25	830.55
C13	51°16'16"	S 64°42'51" E	239.94	500.00	447.42	432.64
C14	38°43'35"	S 19°42'31" E	70.29	200.00	135.18	132.62

FINAL STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: 3-23-98

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 5-4-98

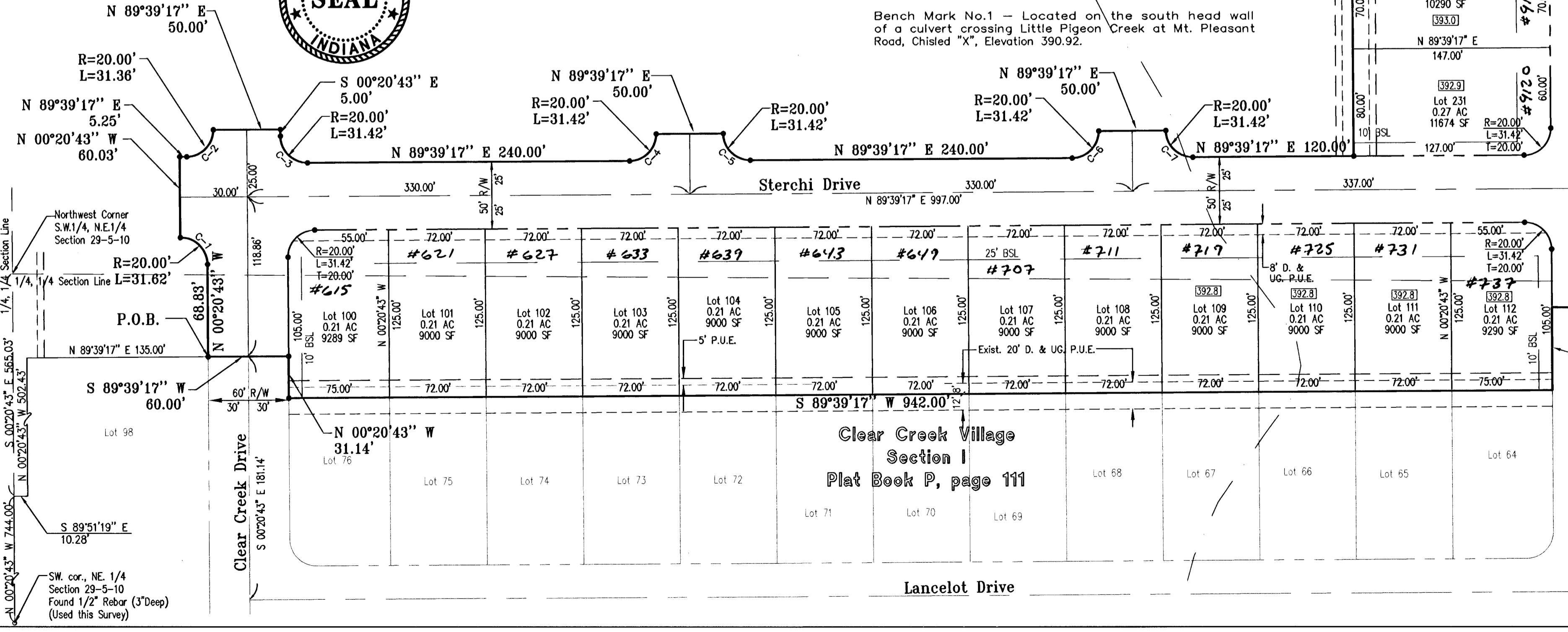
- Legend
- BM - Bench Mark
 - R - Radius
 - L - Length
 - BL - Lot width at building line
 - BSL - Building Setback Line
 - RW - Right-of-Way
 - (FPG) - (FPG) Flood Protection Grade (minimum)

Revised 100 year floodplain boundary
Case #97-05-183P
Revised = 9/5/97

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Reference Bench Mark - U.S.G.S. Monument stamped "V 45 VAN" located 100± feet north of the intersection of U.S.41 and Highway 57, 22± feet west of the center line of the north lane of highway 41 in south concrete abutment of bridge, elevation 381.182 feet.

Bench Mark No.1 - Located on the south head wall of a culvert crossing Little Pigeon Creek at Mt. Pleasant Road, Chisled "X", Elevation 390.92.



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, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 12th day of November 1998.



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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, June 5, 1998.

President
Barbara L. Cunningham
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Executive Director
Barbara L. Cunningham

PLAT RELEASE DATE: Q-8
APC#10-5-96
98-3309-(B)(B1) Sec2-P11.dwg 11/12/98 J.E.W.