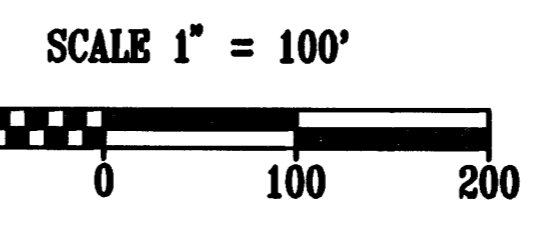


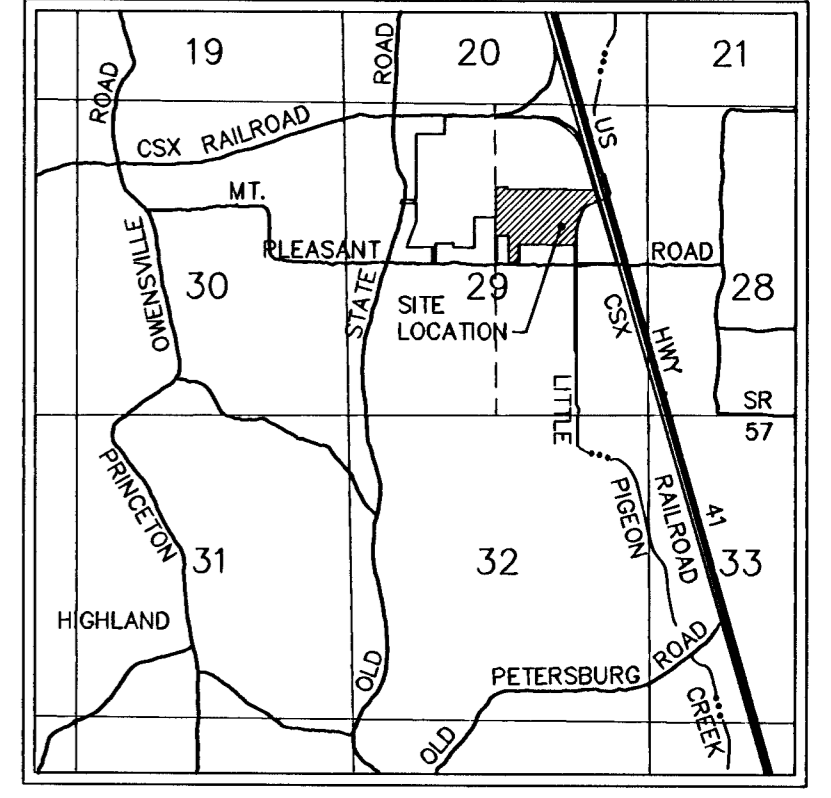
CLEAR CREEK VILLAGE Section I

RECEIVED FOR RECORD
at 10:54 AM
July 11, 1997
Plat Book
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BETTY J. HENNINGER
VANDERBURGH COUNTY
0014



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 I All roads shown and not previously dedicated are hereby dedicated to public use.



LOCATION MAP NO SCALE Boundary Description

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

Commencing at the southwest corner of the northeast quarter of said Section 29-5-10; thence along the west line of the northeast quarter of said section North 00 degrees 20 minutes 43 seconds West 436.00 feet to the point of beginning; thence continue along said west line North 00 degrees 20 minutes 43 seconds West 308.00 feet; thence South 89 degrees 39 minutes 17 seconds East 102.28 feet; thence North 00 degrees 20 minutes 43 seconds West 502.43 feet; thence North 89 degrees 39 minutes 17 seconds East 195.00 feet; thence South 00 degrees 20 minutes 43 seconds East 31.14 feet; thence North 89 degrees 39 minutes 17 seconds East 942.00 feet; thence North 00 degrees 20 minutes 43 seconds West 617.78 feet; thence South 89 degrees 44 minutes 36 seconds East 449.51 feet to a point 160 feet southwest of and perpendicular to the center line of the Seaboard System Railroad; thence South 16 degrees 44 minutes 12 seconds East 242.43 feet; thence South 89 degrees 44 minutes 36 seconds East 31.34 feet to the Seaboard System Railroad right-of-way, thence along the southwest right-of-way of said railroad, being 130 feet southwest of and perpendicular to the center line of the Mainline Trunk South 16 degrees 44 minutes 12 seconds East 19.54 feet; thence South 70 degrees 19 minutes 43 seconds West 207.42 feet; thence South 52 degrees 37 minutes 14 seconds West 175.00 feet; thence South 00 degrees 20 minutes 43 seconds East 164.25 feet; thence South 22 degrees 25 minutes 06 seconds West 125.00 feet; thence South 00 degrees 20 minutes 43 seconds East 281.65 feet; thence parallel with the south line of the northeast quarter of said section North 89 degrees 44 minutes 36 seconds West 924.00 feet; thence parallel with the east line of the southwest quarter of the northeast quarter of said section North 00 degrees 25 minutes 06 seconds East 299.36 feet to the south line of the northeast quarter of said section; thence along the south line of said section North 89 degrees 44 minutes 36 seconds West 178.52 feet; thence parallel with the south line of the northeast quarter of said section North 89 degrees 44 minutes 36 seconds West 436.00 feet; thence parallel with the south line of the northeast quarter of said section North 89 degrees 44 minutes 36 seconds West 216.50 feet to the point of beginning Containing 31.57 acres (1,375.107 sq.ft.).

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.E." (Drainage 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 of underground portions of public utility facilities, including of 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm detention 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 Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resources. The Flood Control Act, I.C. 13-2-22, states that it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

By: Brad Sterchi
Brad Sterchi, Owner/Developer
300 Beringer 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 10th day of May, 1997
My Commission Expires: 4-11-99

Notary Resides in Vanderburgh County, Indiana
Sharon J. Burks-Maier
(typed or printed name)

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, 1996.

Richard H. Brown, Jr.
President
Barbara P. Cunningham
Attest Executive Director

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

PLAT RELEASE DATE: JULY 11, 1997

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 10th day of May, 1996.



Danny K. Leek
Danny K. Leek, R.L.S.,
Indiana Registration No. S0480
Morley and Associates, Inc.
605 SE. M.L. King Jr. Blvd.
Evansville, IN. 47713
(812) 464-9585



Radial Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 28°50'35" W	40.00'
L2	N 42°40'49" E	40.00'

Curve Data Table

NUMBER	Chord Bearing	Tangent	Radius	Length	Chd. Dist.
C1	25°10'13"	N 12°55'50" W	100.46	450.00	197.69
C2	25°10'13"	N 12°55'49" W	66.98	300.00	131.79
C3	90°00'00"	N 44°39'17" E	50.00	50.00	78.54
C4	30°02'52"	N 14°40'43" E	53.68	200.00	104.89
C5	30°02'52"	N 14°40'43" E	53.68	200.00	104.89

General Notes
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:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. 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.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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, Chisted "X", Elevation 390.92.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: 7-22-96

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: 10-14-96

PRIMARY APPROVAL BY THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION ON: 6-5-96

SANITARY SEWER PLANS WERE APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON: 11-20-96

SANITARY SEWER PLANS WERE APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITY ON: 10-15-96

P-III

