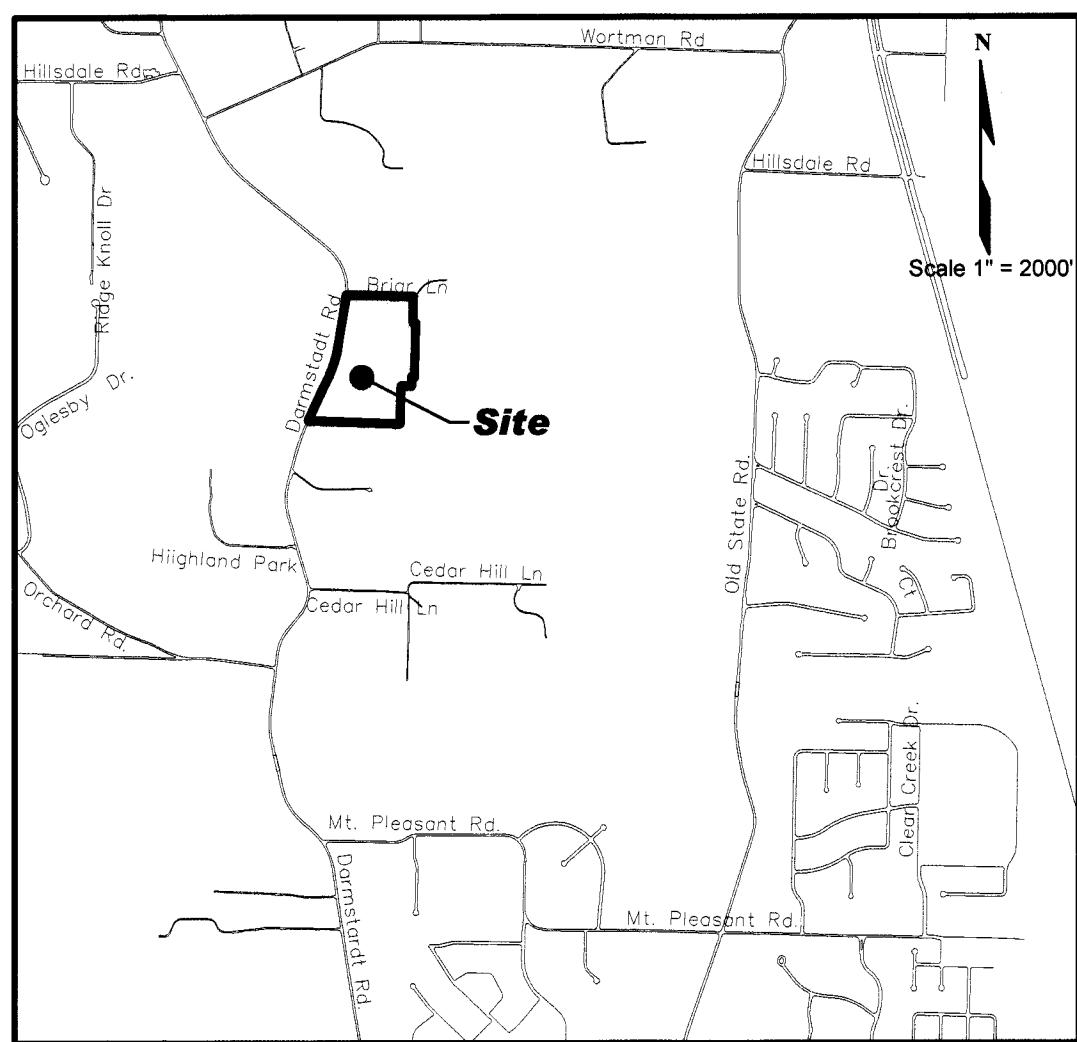


Clearcrest Estates

U-115



Location Map

General Notes

Utilities:
Potable Water to be provided by Evansville Water and Sewer Utility
Electric and Gas to be provided by Vectren Energy Delivery
Telephone service is available at site.
The existing septic for Lot 1 that is located on Lot 3 cannot be used.

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3. Approval for said systems are based upon the following:

- 1) Lot #1- the Private on-site sewage disposal systems (OSDS), being utilized for commercial use, was approved and permitted by the State Board of Health on June 12, 2017, and otherwise meets the requirements of the Vanderburgh County Health Department. The proper abandonment of the old septic system on Lot 1 will take place when the new system on Lot 1 is installed. This abandonment will be approved by the Vanderburgh County Health Department. The Certificate of Occupancy for Lot 1 will not be issued until the Health Department notifies the local APC that the proper abandonment has taken place.
- 2) Lot #2, the Private on-site sewage disposal systems (OSDS), being utilized for commercial use, must be approved and permitted by the State Board of Health and otherwise meet the requirements of the Vanderburgh County Health Department.
- 3) Approval for lots #3-8 will be on the condition that Presby septic systems (with some degree of mounding on each lot) will be installed on these lots at the sites tested.
- 4) It is imperative that all sites (Lots 1-8) tested on each lot for septic system field bed placement be reserved and protected from being disturbed (i.e. driven over or excavated.) Site disturbance can void approval for that site to support a septic system and may altogether disqualify the lot to be used as a residence. A building permit will not be issued to a lot unless a septic permit can first be obtained.
- 5) The following septic system and site specifications will be assumed for lots #3-8 to all be 3 bedroom houses or greater, but limitations on suitable septic system size and placement for each lot will limit future house placement and size (number of bedrooms/bathrooms allowed) for each lot. It will be the septic system installer's job to show that a suitable septic system size and placement can be installed to serve each proposed house on each lot.
- 6) Lot #3 will require an elevated Presby system following chisel plow remediation down to 10 inches for the site tested due to compacted soil identified.
- 7) Lot #4 can allow a subsurface Presby bed (but mounding will still be needed) with subsurface drainage installed.
- 8) Lot #5 will require an elevated Presby system.
- 9) Lot #6 will require an elevated Presby system following chisel plow remediation down to 10 inches for the site tested due to compacted soil identified.
- 10) Lot #7 will require an elevated Presby system.
- 11) Lot #8 can allow a subsurface Presby system.
- 12) There is an old Commercial OSDS on parts of Lots 1 and 3. Approval of the abandonment of the old OSDS shall be given by the Vanderburgh County Health Department before the Certificate of Occupancy for Lots 1 and 3 is issued.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Finished Floor Elevations Adjacent to Basins (M.F.F.E.): The lowest floor of any building or structure occupied by humans must be at least two (2) feet above the one-hundred (100) year storm water elevation of detention/retention basins. Elevation varies. See plat for individual lot elevations.

Zoning: The subject property is currently Zoned A.

FLOOD HAZARD STATEMENT: No Portion of the site is located in Flood Hazard Zone A as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Map Number 18163C0105D, Panel 105 of 275, Effective March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

Clearcrest Lane: Clearcrest Lane is to be a privately owned and maintained roadway. It is to be used as access for the 10 parcels of land that lie in the Clearcrest Parcelization Plat east of the subject site. Clearcrest Lane will not be a publicly dedicated roadway.

Access: Lots 1 and 2 shall have access from the private drive known as Clearcrest Lane. As approved at an APC meeting on June 8, 2017, Docket No. 9-S-2016, access to Lot 1 was amended to also have direct access to Darmstadt Road. Lots 3 and 8 shall have access from Darmstadt Road. Lots 4, 5, 6, & 7 shall have access only from Clearcrest Drive.

Ingress-Egress Easements on Lots 5 & 7: For specifics of these easements, See Instrument #2017R0000350. Said document will describe who can use easement and who maintains easement, etc.

Existing Ingress-Egress Easements: The existing ingress-egress easements that affect Lots 1, 2, and 5 are recorded in the following instruments: Inst. #2015R00029436, #2015R00029437, #2015R00029438, #2015R00029439, #2015R00029440, #2015R00029441, #2015R00029442, #2015R00029443, #2015R00029444, #2015R00029445, #2015R00029446, #2015R00029447, #2015R00029448, #2016R00000519, #2016R00000515, & #2016R00000516

Application for modification/waiver of subdivision standards:-

APC Docket Number 31-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at an Area Plan Commission meeting on October 13, 2016. The Vanderburgh County Commissioners approved the sidewalk waiver request on October 18, 2016.

Restrictions: Restrictions, Reservations, Conditions and Protective Covenants Affecting Title to Clearcrest are recorded as Instrument Number 2016R00000508.

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. 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 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 13.05.11.C.20 of the Vanderburgh County Code.

Darmstadt Roadside Ditch: The roadside ditch along the east side of Darmstadt Road shall remain an open ditch except for the driveway culverts required for Lots 3 and 8, unless an engineered plan for piping the ditch is approved by Vanderburgh County. Vanderburgh County reserves the right to remove any unauthorized ditch piping from the road right of way, and to bill the adjacent property owner for the removal costs.

Storm Drainage Maintenance: Plan A Lot owners Association

'Clearcrest Estates Owners' Association, Inc. shall be responsible, including financially, for the maintenance and repair of the entire stormwater drainage system, its parts, and easements within or attached to this subdivision and outside of County accepted road rights-of-way 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 stormwater drainage system operating at all times 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.
- (4) "Maintaining and repairing the stormwater drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or the County Engineer'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 stormwater drainage system and easements within or attached to this subdivision.
- (6) "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.
- (7) "In the event that the lot owner(s) association cease to exist, the responsibility for maintenance and repair of the stormwater drainage system and facilities outside of County accepted road rights-of-way, and within a subdivision's boundaries, together with any off-site facilities housed within easements acquired for the project drainage system shall become the responsibility of the individual lot owner on whose property those facilities lie

"The primary spillway or outlet pipe of the detention/retention basin located on lot(s) 3, 4, & 5 is located on lot(s) 4 and in the event that the lot owner(s) association ceases to exist it shall be the sole responsibility of the owner of lot(s) 4 to maintain the primary spillway and/or outlet pipe to the design specifications of the approved Drainage Plan for this subdivision.

"The emergency spillway of the detention/retention basin located on lot(s) 3, 4, & 5 is located on lot(s) 4 and in the event that the lot owner(s) association ceases to exist it shall be the sole responsibility of the owner of lot(s) 4 to maintain the emergency spillway to the design specifications of the approved Drainage Plan for this subdivision."

"The primary spillway or outlet pipe of the detention/retention basin located on lot(s) 6, 7, & 8 is located on lot(s) 7 and in the event that the lot owner(s) association ceases to exist it shall be the sole responsibility of the owner of lot(s) 7 to maintain the primary spillway and/or outlet pipe to the design specifications of the approved Drainage Plan for this subdivision.

"The emergency spillway of the detention/retention basin located on lot(s) 6, 7, & 8 is located on lot(s) 7 and in the event that the lot owner(s) association ceases to exist it shall be the sole responsibility of the owner of lot(s) 7 to maintain the emergency spillway to the design specifications of the approved Drainage Plan for this subdivision."

Property Corner Markers: All corners not already monumented will be monumented with a 3/4" diameter steel rebar with plastic cap stamped "Morley & Assoc. 0023."

Noise Sensitive Statement: The owner and subdivider of this property along with future owners of all lots within this subdivision acknowledge for themselves, their heirs, 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.

County

FINAL DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: September 8, 2016

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: November 15, 2016

Boundary Description

Part of the Southeast Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 5 South, Range 10 West in Center Township, Vanderburgh County Indiana and being more particularly described as follows:

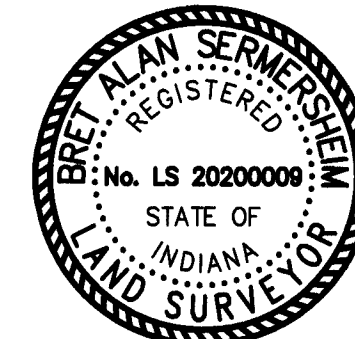
Commencing at the Southeast Corner of the Northwest Quarter of said Section 19, said corner being formerly marked with a 4" x 6" stone, now a Set Morley cap, thence along the east line thereof, North 01 degrees 16 minutes 35 seconds East 392.00 feet to the POINT OF BEGINNING; thence North 88 degrees 43 minutes 25 seconds West 109.00 feet; thence South 01 degrees 16 minutes 35 seconds West 398.53 feet; thence North 87 degrees 57 minutes 03 seconds West 961.99 feet to a mag nail located in the centerline of Darmstadt Road; thence along said centerline the following 14 calls, 1) North 24 degrees 59 minutes 56 seconds East 428.27 feet; 2) thence North 24 degrees 51 minutes 35 seconds East 90.59 feet; 3) thence North 23 degrees 28 minutes 55 seconds East 37.78 feet; 4) thence North 22 degrees 00 minutes 34 seconds East 40.65 feet; 5) thence North 20 degrees 04 minutes 31 seconds East 35.44 feet; 6) thence North 18 degrees 47 minutes 35 seconds East 36.22 feet; 7) thence North 16 degrees 47 minutes 40 seconds East 41.57 feet; 8) thence North 14 degrees 16 minutes 20 seconds East 41.72 feet; 9) thence North 12 degrees 37 minutes 37 seconds East 41.06 feet; 10) thence North 10 degrees 32 minutes 47 seconds East 39.65 feet; 11) thence North 09 degrees 08 minutes 37 seconds East 342.40 feet; 12) thence North 09 degrees 23 minutes 12 seconds East 108.17 feet; 13) thence North 08 degrees 46 minutes 13 seconds East 65.27 feet; 14) thence North 06 degrees 30 minutes 06 seconds East 38.49 feet to a point on the north line of the Southeast Quarter of the Northwest Quarter of said Section 19; thence along the north line of said quarter quarter section, South 88 degrees 38 minutes 09 seconds East 702.72 feet to the Northeast Corner of the Southeast Quarter of said quarter section, said corner being marked with a 3" x 3" stone; thence along the east line of said quarter quarter section, South 01 degrees 16 minutes 35 seconds West 275.00 feet; thence South 89 degrees 01 minutes 37 seconds East 30.00 feet to a point 30 feet east of and perpendicular to the east line of the Southeast Quarter of the Northwest Quarter of said Section 19; thence parallel with and 30 feet east of the east line of said quarter quarter section line, South 01 degrees 16 minutes 35 seconds West 589.36 feet; thence North 71 degrees 41 minutes 11 seconds West 31.38 feet to a point on the east line of the Southeast Quarter of the Northwest Quarter of said Section 19; thence along said east line, South 01 degrees 16 minutes 35 seconds West 99.98 feet to the point of beginning, Containing 1,087,481 square feet (24.965 acres).

CROSS-REFERENCE:
17-21996 EASEMENT AGREEMENT
17-21997 WARRANTY DEED
17-21998 "

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 28th day of August, 2017.



Prepared By:
Bret Alan Sermersheim, P.S.
Indiana Registration No 20200009
Morley
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
brets@morleycorp.com

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 **Clearcrest Estates**. 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 "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 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 "IEE" (Ingress/ Egress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress to and from Darmstadt Road for the owners of lots within the Clearcrest Parcelization that lies east of said plat as shown hereon. Drive must be constructed with impervious material. The Ingress Egress drive maintenance and all other conditions of the easement are spelled out in an existing easement document recorded in Instrument No. 2017R0000350. Vanderburgh County will not be responsible for maintaining any part of the drive in the ingress/egress easement.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake 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.

*No utilities, except approved utility crossings, shall be placed within any approved drainage ditch, swale or creek. All utility installations shall comply with Vanderburgh County Drainage Code Requirements 13.04.395C"

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.

Owner/Developer:

By: Aaron Kendall
Clearcrest LLC, Aaron Kendall, Member
7820 Eagle Crest Blvd
Evansville, IN 47715

Notary Certificate

STATE OF INDIANA, COUNTY OF WARREN) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Aaron Kendall as Member for Clearcrest LLC, 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 28th day of August, 2017

My Commission Expires:

August 5, 2018

Bret A. Sermersheim
Notary Public



Notary Resides in

Vanderburgh
County, Indiana

Bret A. Sermersheim
(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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on, October 13, 2016.

[Signature]
President

[Signature]
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

[Signature]
Executive Director

PLAT RELEASE DATE: SEPT. 7, 2017



Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Signature: Bret Sermersheim
Bret Sermersheim

Secondary Plat
Designed By: B.A.S. Job Number: 9480
Drawn By: J.E.V. Date: 8-28-2017
Filename: 9480 Clearcrest Estates-Secondary

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
4800 Rosebud Ln., Newburgh, IN 47630
812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

Docket #9-S-2016

Sheet 2