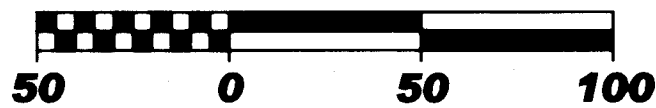


SCALE 1" = 50'



N 0°47'20" E 568.18'(R)
N 1°33'38" E 568.82'(M)

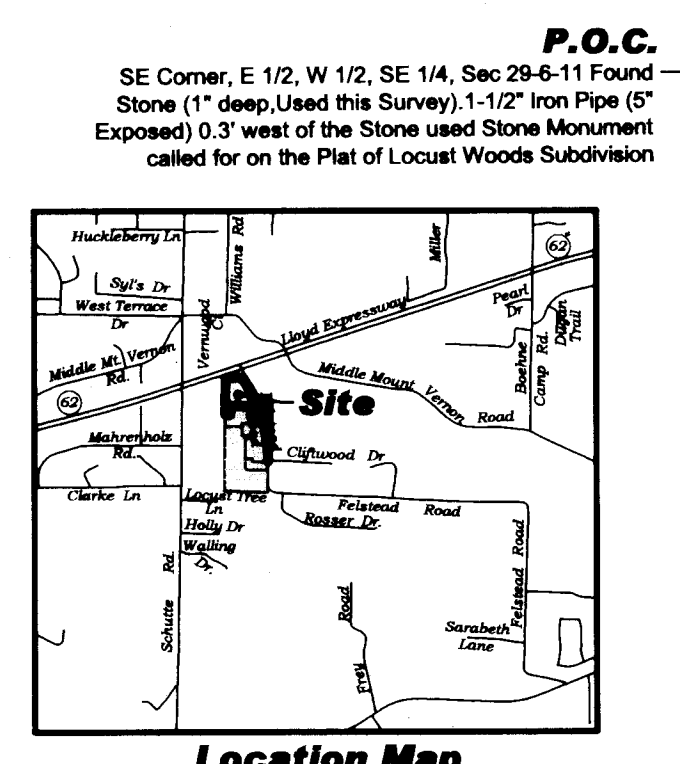
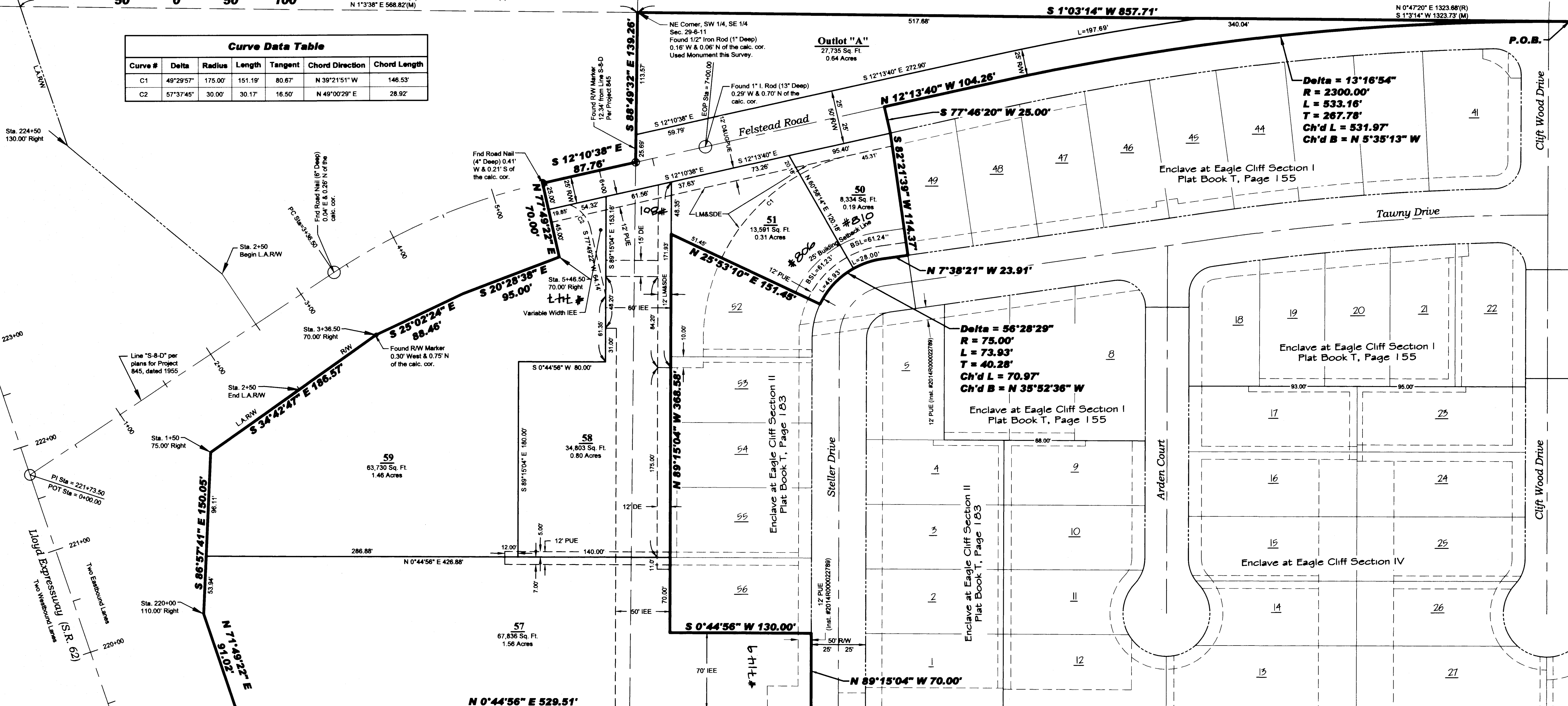
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	49°29'57"	175.00'	151.19'	80.67'	N 39°21'51" W	146.53'
C2	57°37'45"	30.00'	30.17'	16.50'	N 49°00'29" E	28.92'

- Legend**
- Building Setback Line
 - Center Line
 - Easement Line
 - Property Boundary Line
 - Right-of-way Line

Enclave at Eagle Cliff Section V

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 MAY 16 2013
 BRIAN GERTH AUDITOR
 2318
 (AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 05/16/13 8:19 AM
 PLAT BOOK U
 PAGE 145
 INSTR# 201300010511
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Boundary Description

Part of the East Half of the West Half of the Southeast Quarter of Section 29, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the southeast corner of the East half of the West Half of the Southeast Quarter of said Section 29, said point being a Stone, thence along the east line thereof, North 01 degrees 03 minutes 14 seconds East 466.01 feet to the point of beginning, said point being on the east line of Enclave at Eagle Cliff Section I, as per plat thereof, recorded in Plat Book T, page 155 in the office of the Recorder of Vanderburgh County, Indiana and being the point of curvature of a curve to the left having a radius of 2300.00 feet and a delta angle of 13 degrees 16 minutes 54 seconds from which the long chord bears North 05 degrees 35 minutes 13 seconds West 531.97 feet; thence along the arc of said curve and said Section I east line, 533.16 feet; thence continuing along said boundary of Section I, North 12 degrees 13 minutes 40 seconds West 104.26 feet; thence continuing along said boundary of Section I, South 77 degrees 46 minutes 20 seconds West 25.00 feet; thence continuing along said boundary of Section I, South 82 degrees 21 minutes 39 seconds East 95.00 feet to a point on the east line of Enclave at Eagle Cliff Section II, as per plat thereof, recorded in Plat Book T, page 183 in said office of the Recorder; thence along the boundary of said Section II the following six (6) calls: 1) North 07 degrees 38 minutes 21 seconds West 23.91 feet to the point of curvature of a curve to the left having a radius of 75.00 feet and a delta angle of 56 degrees 28 minutes 29 seconds from which the long chord bears North 35 degrees 52 minutes 36 seconds West 70.97 feet; 2) thence along the arc of said curve and said east line, 73.93 feet; 3) thence North 25 degrees 53 minutes 10 seconds East 151.45 feet; 4) thence North 89 degrees 15 minutes 04 seconds West 70.00 feet; 5) thence South 00 degrees 44 minutes 56 seconds West 130.00 feet; 6) thence North 89 degrees 15 minutes 04 seconds West 70.00 feet to a corner of said Section II being on the west line of the East Half of the West Half of the Southeast Quarter of said Section 29; thence along the west line thereof, North 00 degrees 44 minutes 56 seconds East 426.88 feet to a point on the south line of Stall Road 02, the Lloyd Expressway, Line D as per plans for Project 845, dated 1955; thence along the south line thereof, North 71 degrees 49 minutes 22 seconds East 91.02 feet; thence continue along said south line, South 88 degrees 57 minutes 41 seconds East 150.05 feet to a point on the west line of Felstead Road; thence along the west line thereof, South 34 degrees 42 minutes 47 seconds East 186.57 feet; thence continue along said west line, South 25 degrees 02 minutes 24 seconds East 88.46 feet; thence continue along said west line, South 20 degrees 28 minutes 38 seconds East 95.00 feet; thence North 77 degrees 46 minutes 20 seconds East 10.00 feet to the center of Felstead Road; thence along the centerline thereof, South 12 degrees 10 minutes 38 seconds East 87.76 feet; thence South 88 degrees 49 minutes 32 seconds East 138.26 feet to the northeast corner of the Southwest Quarter of said Section 29; thence along the east line thereof, South 01 degrees 03 minutes 14 seconds West 857.71 feet to the point of beginning containing 5.51 acres (240,203 sq. ft.).

Subject to the right-of-way for Felstead Road.
 Subject to any rights-of-ways and easements of record.

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 Morley on January 8, 2013; that all monuments shown exist at locations as noted.

Witness my hand and seal this 4th day of May, 2013.

Best Alan Sermersheim
 Registered Professional Surveyor
 No. LS 20020009
 STATE OF INDIANA
 LAND SURVEYORS

Prepared by:
Bret Alan Sermersheim, P.S.
M MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9885
 Fax: (812) 464-2514
 brets@morleycorp.com

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 plan has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on June 13, 2013.

Attest Executive Director: Ronald S. London

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: **Best Alan Sermersheim**
 Bret Alan Sermersheim

Secondary Plat

Designed by: B.A.S. Job Number: 8699
 Drawn by: J.E.V. Date: 5/4/2013
 File name: 8699 Enclave at Eagle Cliff Section V

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9885 Phone 812.464.2514 Fax
 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 **Enclave at Eagle Cliff Section V**. All road rights-of-ways 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 "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, undergrowth 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. The property owner is responsible for maintenance and erosion control of said easement and shall not place landscaping, earth berms, fences or other obstructions without the approval of the Vanderburgh County Drainage Board.

Strips or areas of land, of the dimensions shown on this plat and marked "DU&GUE" (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. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "IEE" (Ingress, Egress and Regress Easement), are hereby dedicated for a private drive only for the purpose of ingress, egress and regress to and from Felstead Road for Lot 57, 58 & Lot 59 as shown hereon. Drive must be constructed with impervious material. Maintenance shall be by the individual lot owners.

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

Owner/Developer:
David Buck, Inc.
 Eagle Enclave Development, LLC
 By: Dan Buck, Managing Member
 P.O. Box 4530
 Evansville, IN 47724

Notary Certificate

STATE OF INDIANA, COUNTY OF **WARRICK**) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Dan Buck, as Managing Member of Eagle Enclave Development, LLC, 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 **10th** day of **MAY**, 20**13**

My Commission Expires: **August 5, 2018**

Notary Resides in: **Evansville, Indiana**
 Notary Public: **Bret A. Sermersheim**
 (Typed or Printed Name)

U-145



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.

Easements: The Vanderburgh County Building Commissioner must approve all easements.

Flood Plain Data: No portion 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 Plan Number 175 of 275, Map Number 18183C0175D, dated March 17, 2011.

Access: Lots 57, 58 & 59 will access Felstead Road by way of Ingress/Egress easement. Outlet "A" shall have access to Felstead Road.

Easement Release: The 15' Water Easement in favor of the Evansville Water & Sewer Utility, recorded in Deed Drawer 3, Card 7137 (Instrument No. 1987000002789), was abandoned in the RELEASE OF EASEMENT recorded as Instrument No. 201800008040. The abandoned 15' Easement no longer encumbers Lots 1 through 5 of Enclave at Eagle Cliff Section I (1-183) and Lot 50 of Enclave at Eagle Cliff Section V and satisfies APC Condition #6 as specified in the letter dated June 20, 2013.

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

- Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- 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 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.
- 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.
- For residential lots the Repair Fund established for this project 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 the subdivision, and which are in permanent drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.

For commercial lots, individual owner(s) shall be responsible for 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 the subdivision, and which are in permanent drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.

and constructed storm water drainage system shown on the as-built plans for this subdivision, and which are in permanent 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 the subdivision requires the prior written approval of the County Drainage Board.

The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any corrections to the stormwater drainage system in order that the stormwater drainage system is completed to the specification of the approved drainage plan. Such right of entry shall include but not be limited to: mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore, members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023".

Outlets: Outlet "A" is a non-buildable lot and shall be maintained by the owner of Outlet A.

Classified Forest: The classified forest areas affecting portions of this plat, have been removed per Instrument #201300012169 as recorded in Vanderburgh County records office.

Installation of Sidewalks with Certificate of Occupancy for Lots 80 and 81:

- Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five (5) years from the date of purchase or acquisition of interest.
- The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within ten (10) years from the date the plat is recorded.
- No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

Sidewalks: Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations there under.

v. Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in the subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-14-2 and any amendment or reconfiguration thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by state law.

County

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: June 18, 2013 as amended on October 28, 2014 and June 9, 2015.

Roadway plans were approved by the Vanderburgh County Commissioners on: June 18, 2013.

Waterline and Sanitary Sewer Plans were approved by the Evansville Water and Sewer Utility on: August 1, 2013.

Attest Executive Director: Ronald S. London

President: **Steve Stevens**

Executive Director: **Ronald S. London**

Plat Release for APC Docket No. 1-S-2013

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

Executive Director: **Ronald S. London**

PLAT RELEASE DATE: **May 16, 2013**

