97-27504

RECEIVED FOR RECORD
at 9:10 A.M.
OCT. 8, 1997
Plat Cabinet Book 49 D
Card Page 124
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

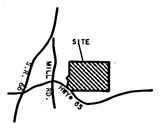
OCT 08 1997

Suzanne M. Crouch
AUDITOR
#6057

CTRL# 0019.

EQUESTRIAN HILLS

A REPLAT OF LOTS 6 THROUGH 30 AND PARTS OF LOTS 2. 4. & 5 IN CAROL'S PLACE AS RECORDED IN PLAT BOOK M. PAGE 82



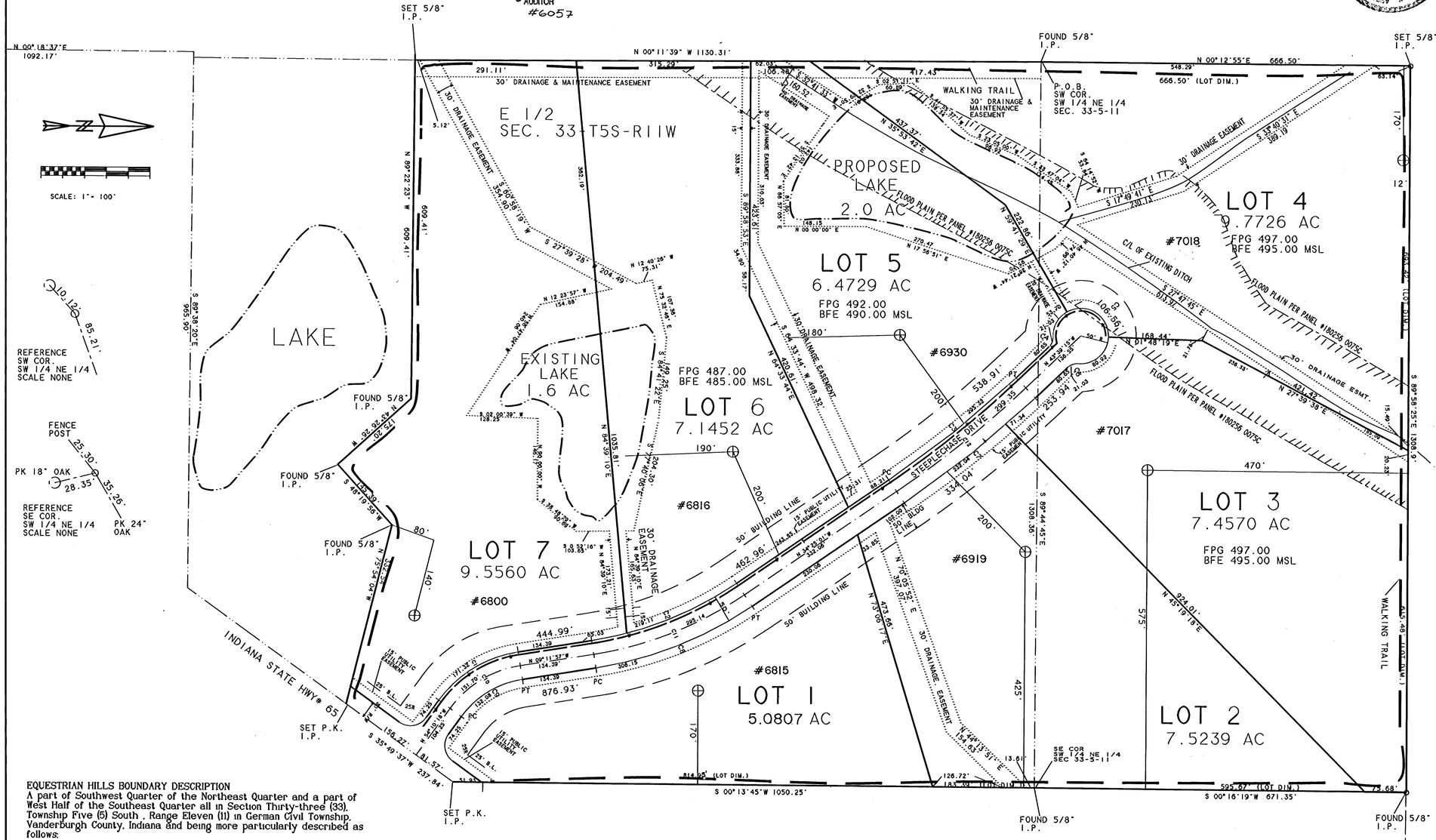
SITE LOCATION MAP

RIGHT-OF-WAY CURVE DATD

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	44°58'20"	218.27'	171.32'	90.35'	166.96'	N 31°41'08"W
C 2	25°13'02"	645.58'	284.14'	144.41'	281.85'	N 21°48'29"W
C 3	09°14'15"	1831.72'	295.32'	147.98'	295.00'	N 39°02'08"W
C 4	48°11'19"	25.00'	21.03'	11.18'	20.41'	N 67°45'06"W
C 5	276°22'40"	50.00'	233.23'			
C 6	48°11'19"	25.00'	21.03'	11.18'	20.41'	S 19°33'24"E
C 7	09°14'15"	1881.72'	303.38'	152.02'	303.05'	S 39°02'08"E
C 8	25°13'02"	695.58'	306.15'	155.59'	303.68'	S 21°48'29"E
C 9	44°58'20"	168.27'	132.08'	69.65'	128.71'	S 31°41'08"E

CENTER LINE CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 10	44°58'20"	193.27'	151.70'	80.00'	147.84'	N 31°41'08"W
C 11	25°13'02"	670.58'	295.14'	150.00'	292.77'	N 21°48'29"W
C 12	09°14'15"	1856.72'	299.35'	150.00'	299.03'	N 39°02'08"W



EQUESTRIAN HILLS BOUNDARY DESCRIPTION

A part of Southwest Quarter of the Northeast Quarter and a part of West Half of the Southeast Quarter all in Section Thirty-three (33), Township Five (5) South , Range Eleven (11) in German Civil Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at 5/8"IP at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of said section 33, said point being the POINT OF BEGINNING; thence North 0 degrees 12 minutes 55 seconds East, a distance of 666.50 feet; thence South 89 degrees 58 minutes 25 seconds East, a distance of 1308.90 feet; thence South 0 degrees 16 minutes 19 seconds West, a distance of 671.35 feet to the Southeast Corner of said quarter quarter section; thence South 0 degrees 13 minutes 45 seconds West, a distance of 1050.25 feet to the center line of Cynthiana Road; thence South 35 degrees 49 minutes 37 seconds West along the center of said road a distance of 237.84 feet; thence North 75 degrees 54 minutes 04 seconds West, a distance of 332.54 feet; thence South 48 degrees 19 minutes 56 seconds West, a distance of 145.39 feet; thence North 43 degrees 26 minutes 26 seconds West, a distance of 175.20 feet; thence North 89 degrees 22 minutes 23 seconds West, a distance of 609.41 feet; thence North 0 degrees 11 minutes 39 seconds West, a distance of 1130.31 feet to the POINT OF BEGINNING; said described tract containing 54.951 acres, more or less.

▽▽▽ - FLOOD PLAIN BOUNDARY

⊕ - APPRROXIMATE LOCATIONS OF SOIL DESCRIPTIONS (APRIL 12.1997)

GENERAL NOTES

FLOOD DATA: According to Firm Panel No. 180256-0075c for Vanderburgh County, Indiana, dated August 5, 1991 the subject property portions lie within the 100 year flood plain. Flood Zone "A"

ZONING: The zoning of the proposed site, as well as adjoining properties is agricultural.

UTILITIES: According to S.I.G. & E. CO. Electric power is available to the proposed site. According to the German township Water District there is a 6" water line along Indiana State Hwy. 65 in German Twp. accessible to the proposed site.

Final Road Construction Plans have been approved by the County Commissioners on SEPTEMBER 22, 1997.

Storm Drainage Plans have been approved by the Vanderburgh County Drainage Board on SEPTEMBER 22, 1997.

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 & VANDERBURGH COUNTY AT A MEETING HELD ON SEPTEMBER 3, 1997.

President — Executive Director

OCTOBER 8, 1997
Plat Release: — Executive Director

HOME OWNERS CERTIFICATE

MAINTENANCE OF RETENTION BASIN & STORM SEWERS OUTSIDE OF VANDERBURGH COUNTY STREET EASEMENTS

1502.01 PLAN A: Per Ordinance

The Lot Owners' Association shall be responsible, inculding financially, for the maintenance and the repair of the entire storm water drainage system, its parts, and the easements within or attached to this subdivision and outside of county accepted road right-of-ways including:

(1) Mowing grass, controlling weeds, and maintaining the designed cover on the retention, storage basins, and easements in accordance with applicable ordinances.

(2) Keeping all parts of the storm water drainage systems operating at all times as designed and constructed, and free of all refuse, 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 storm water drainage system as appropriate with the conditions described in the approved sitewer 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 alteration or any detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.

(6) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, placing of fill, or other construction improvements, addition to, or alteration of the landscaping within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

(7) Lake Maintenance: The owners of lakefront lots #4 thru #7 shall maintain the portion of the lakefront lying on their respective lots.

(8) Storm drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, in the grass swales, and for the floor elevations lying within their respective lot. Lot Owners shall not construct or place any obstructions or plant any shrubbery which will interfere with the flow of surface water along drainage easements.

(9) Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the Temporary Erosion Control Plan and any amendments as filed with the County Drainage Board and the soil and Water Conservation District office. Store and implement adequate erosion control best.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop. Fertilizer and top soil which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and have silt fence, straw bales, sod or erosion blanket in place within 24 hours of any disturbance of soil which must remain in place until final grading and seeding.

Permanent Erosion Control for Finished Slopes of 0% to 1% shall be seeded and watched within 45 days of disturbance.

Slopes of 6% or greater shall be stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of the ditch or temporary if the total ditch length at that point is greater than 100 feet.

NOTE: ALL LOTS SHALL ACCESS INTERIOR ROADS

NOTE: "EACH LOT HAS ONE APPROVED LOCATION FOR THE INSTALLATION OF THE PRIVATE SEWAGE DISPOSAL SYSTEM, UNLESS OTHERWISE AUTHORIZED BY THE VANDERBURGH COUNTY HEALTH DEPT., THE INSTALLATIONS ARE LIMITED AND RESTRICTED TO THESE PRE-APPROVED AREAS."

OWNER 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 EQUESTRIAN HILLS A REPLAT OF LOTS 6 THROUGH 30 AND PARTS OF LOTS 2. 4. & 5 IN CAROL'S PLACE AS RECORDED IN PLAT BOOK M. PAGE 82 All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

STRIPS OF GROUND OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT, AND REPLACEMENT OF UTILITY FACILITIES, WHETHER ABOVE 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 FECILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES. PROVIDED, HOWEVER, THAT NO ABOVE GROUND FACETS OF UTILITY FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER. PROVIDED, HOWEVER, THAT UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER TO IMPEDE THE FLOW OF WATER.

H & A DEVELOPMENT L.L.C.

Eugene Hahn
General Partner
1101 N. Fulton Ave.
Evansville, IN. 47710

Thomas L. Austerman
General Partner
1101 N. Fulton Ave.
Evansville, IN. 47710

NOTARY CERTIFICATE State of Indiana } County of }

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Owners and Subdividers who acknowledged the foregoing Plat with the dedications and restrictions thereon, express their voluntary act and deed for the uses and purposes therein sayt forth.

WITNESS my hand and Notary Seal this 3rd day of October 1997

Notary Public-Signature

Notary Public-Printed

My Commission Expires 4-10-98

I reside in Vanderburgh County, Indiana.

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I ELMO D. DOCKERY DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED ON FEBRUARY 20, 1997 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS INDICATED.

ELMO D. DOCKERY
INDIANA REGISTER 9920
104 STATE STREET
NEWBURGH, INDIANA 47630

REGISTERED LAND SURVEYOR REGISTER 9920 STATE OF INDIANA