

# Hawthorne Estates Section "A"

RECEIVED FOR RECORD  
 DATE 09-21-06 9:32 AM  
 PLAT BOOK S-23  
 PAGE 23  
 INSTR# 2006R00032183  
 BETTY KNIGHT SMITH RECORDER  
 VANDERBURGH COUNTY

NOTE: ALL LOT CORNERS ARE SET WITH 5/8" REBARS WITH LS CAP S0006, UNLESS OTHERWISE NOTED.

Scale 1" = 60'

Subdivision Plat Certifications  
 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 HAWTHORNE ESTATES SECTION "A".

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, and 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 "DE" (Drainage 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 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 "LM&SD" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the execution of the storm drainage lake 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.

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.

*Bruce Miller*  
 Owner / Developer: Hawthorne Development Group, LLC.  
 Bruce Miller  
 Manager  
 Hawthorne Development Group, LLC.  
 5144 S.R. 261  
 Newburgh, IN 47630

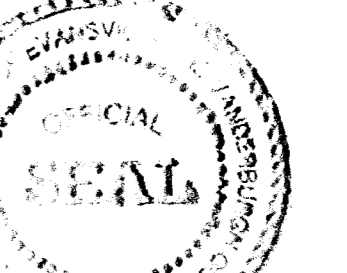
Notary Certificate:  
 STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:  
 I, Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 18th day of August, 2006.  
 My Commission Expires 11/22/10  
 Notary resides in  
 Vanderburgh  
 County, Indiana.  
*Patricia E. Keith*  
 Notary Public  
*Patricia E. Keith*  
 (typed or printed name)



Area Plan Commission Certificate:  
 Under the authority provided by the Acts of the 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 SEP 15, 2004.

President  
*Bruce Miller*  
 Attest Executive Director  
*Bruce Miller*  
 Executive Director  
 07-21-2006  
 Plat Release Date



Surveyor's Certificate:  
 I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on MARCH 17, 2004 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 23rd day of August, 2006.  
*Ralph A. Easley, Jr.*  
 Ralph A. Easley, Jr., L.S.  
 Indiana Registration No. S-0006



AFFIRMATION STATEMENT  
 I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW (I.C. 36-2-75)

*Ralph A. Easley, Jr.*  
 RALPH A. EASLEY, JR., L.S.

GENERAL NOTES - CONTINUED

10. LOTS IN FLOOD ZONE - SPECIAL MEASURES - SPECIAL MEASURES ARE REQUIRED TO PROVIDE EXTRA CRAWL SPACE PROTECTION DUE TO GROUND ELEVATIONS. SPECIAL MEASURES MAY INCLUDE WATERPROOFING, INSTALLED SLUMP PUMPS, TARD SLOPES IN EXCESS OF CODE MINIMUMS, ETC.

STREET CENTERLINE CURVE DATA	NUMBER/DEG/TA	CHORD BEARING	RADIUS	CURVE LENGTH	CHORD LENGTH
C102	144.32	S 72.30° E	50.00	30.38	29.91
C103	108.25	S 89.74° E	50.00	30.12	29.68
C104	91.15	S 67.48° E	50.00	24.08	24.08
C105	42.11	S 68.51° E	50.00	36.81	35.99
C106	107.74	S 44.84° E	50.00	28.94	27.97
C107	107.74	S 44.84° E	50.00	28.94	27.97
C108	107.74	S 44.84° E	50.00	28.94	27.97
C109	107.74	S 44.84° E	50.00	28.94	27.97
C110	107.74	S 44.84° E	50.00	28.94	27.97

S-23

apc# 8-5-2004

General Notes:  
 1. Owner / Developer: Bruce Miller, Manager of Hawthorne Development Group, LLC, 5144 S.R. 261, Newburgh, IN 47630  
 2. UTILITIES: All water and sewer services are to be available by extension. Vectren Gas and Electric service is also available.  
 3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and seeding. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading, shaping and seeding.  
 4. Flood Plain Data: A portion of the property is located within Flood Hazard Area Zone A according to FIRMI panel 180256-0025C dated August 5, 1999 for Vanderburgh County, Indiana.  
 5. Soil Data: Locs 3 - Hooser Hill 6% to 12% slopes, severely eroded. Loc 2 - Hooser Hill 2% to 6% slopes, eroded.  
 6. Zone(s): AC  
 7. Lot Access: All lots shall access to interior streets only, except lots 37 and 38 which shall access Eagle Crossing Drive. Lots having double frontage along Sea Road shall be considered a rear or sideyard for fencing purposes. Conditions. Lots 10 and 102 shall access Seab Road only.

8. Storm Drainage Maintenance: The HAWTHORNE ESTATES HOMEOWNERS' ASSOCIATION, INC., which is an Indiana nonprofit corporation. This corporation was created on \_\_\_\_\_ and its purpose is to maintain, repair and replace the storm water drainage system of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.  
 9. - COMPACTON CERTIFICATION shall be required by the Evansville-Vanderburgh County Building Commissioner for all lots located within Flood Zone A. A soils engineer shall certify that the composition, methods and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on soil conditions.

BOUNDARY DESCRIPTION  
 Part of Lot 10 in the Partition Plat of the Lands of Anstus McJohnston filed in Circuit Court Order Book B-1, page 482 and transcribed of record in Partition Plat Book L, page 88 in the Office of the Recorder of Vanderburgh County, Indiana and lying in the Northeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 10 West, lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:  
 Beginning at a 5/8" rebar with LS cap S0023 at the Southeast corner of said Lot 10 and said Quarter, Quarter Section, also being the Northeast corner of Eagle Crossing Subdivision Section 2 as per plat recorded in Plat Book "P", page 98 in the office of the Recorder of Vanderburgh County, thence along the South line of said Lot 10 and said Quarter, Quarter Section and the North line of said subdivision and the North line of Eagle Crossing Subdivision Section 1 as per plat recorded in Plat Book "P", page 72

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on \_\_\_\_\_

Road Construction plans were approved by the Vanderburgh County Commissioners on \_\_\_\_\_

1st: North 89 Degrees 57 Minutes 25 Seconds West 1318.41 feet to a 5/8" rebar with LS cap S0023 at the Southwest corner of said Quarter, Quarter Section and Lot 10; thence along the West line of said Quarter, Quarter Section and Lot 10, also being the East line of said Eagle Crossing Subdivision Section 1  
 2nd: North 00 Degrees 26 Minutes 35 Seconds West 702.25 feet; thence  
 3rd: North 89 Degrees 27 Minutes 55 Seconds East 186.63 feet; thence  
 4th: North 50 Degrees 04 Minutes 19 Seconds East 207.11 feet; thence

5th: Northeast 46.93 feet along a curve to the right, through a central angle of 07 Degrees 47 Minutes 38 Seconds having a radius of 345.00 feet and a chord bearing and distance of North 53 Degrees 58 Minutes 08 Seconds East 46.89 feet; thence  
 6th: North 57 Degrees 51 Minutes 57 Seconds East 42.92 feet; thence  
 7th: Easterly 784.30 feet along a curve to the right, through a central angle of 123 Degrees 35 Minutes 05 Seconds having a radius of 354.34 feet and a chord bearing and distance of South 60 Degrees 20 Minutes 30 Seconds East 624.52 feet; thence  
 8th: South 89 Degrees 57 Minutes 25 Seconds East 617.79 feet; thence  
 9th: North 74 Degrees 33 Minutes 46 Seconds East 87.12 feet; thence  
 10th: South 88 Degrees 37 Minutes 02 Seconds East 52.84 feet; thence  
 11th: North 89 Degrees 34 Minutes 52 Seconds East 158.43 feet to a point on the east line of said Quarter, Quarter Section and Lot 10, also being the centerline of Seab Road; thence along said line  
 12th: South 00 Degrees 25 Minutes 08 Seconds East 602.31 feet to the Point of Beginning and containing 1010744.4800 square feet or 23.2035 acres more or less.