

HEARTLAND CROSSING SECTION 3

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 09 2006

BILL FLURY AUDITOR #1510

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PLAT BOOK 5-

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INSTR# 2006R0009961

BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 29, and part of the Northeast Quarter of the Northeast Quarter Section 30 all in Township 6 South, Range 11 West, Perry Township, Vanderburgh County, Indiana also being a part of Lot 2 in Bateman Minor Subdivision as recorded in Plat Book P, Page 93 in the Office of the Recorder of Vanderburgh County and described as follows: Beginning at a stone marking the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29 thence North 88 degrees 44 minutes 35 seconds East along the north line thereof a distance of 657.60 feet to an iron pin marking the northeast corner of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 30 and also on the west line of Heartland Crossing Section One as recorded in Plat Book R, Page 91 in said Recorder's Office, thence South 07 degrees 09 minutes 07 seconds East along said west line of Heartland Crossing Section One a distance of 66.36 feet to a 5/8 inch diameter iron pin with a plastic cap inscribed 'Yellig, L.S. 20100047' and hereafter referred to as 'set monument' marking the southwest corner thereof, thence South 58 degrees 14 minutes 39 seconds East along the south line of said Heartland Crossing Section One a distance of 19.07 feet to a set monument, thence North 71 degrees 15 minutes 07 seconds East along said south line a distance of 47.28 feet to a set monument, thence South 84 degrees 52 minutes 44 seconds East along said south line a distance of 80.16 feet to a set monument, thence South 72 degrees 23 minutes 18 seconds East a distance of 31.56 feet to a corner of the Corrected Plat of Heartland Crossing Section Two as recorded in Plat Book R, Page 122, thence along the west line of said Corrected Plat of Heartland Crossing Section Two on the following 10 courses: South 0 degrees 23 minutes 18 seconds East a distance of 19.50 feet to the beginning of a curve to the left having a radius of 65.50 feet, Southeastward along said curve a distance of 85.29 feet having a chord of 85.20 at a bearing of South 5 degrees 02 minutes 32 seconds East to the end of said curve and the beginning of a curve to the right having a radius of 25.00 feet, Southeastward along said curve a distance of 43.33 feet (having a chord of 38.11 feet at a bearing of South 39 degrees 57 minutes 27 seconds West) to the end of said curve, South 0 degrees 00 minutes 00 seconds East a distance of 50.00 feet, North 89 degrees 35 minutes 42 seconds East a distance of 18.85 feet to the beginning of a curve to the right having a radius of 25.00 feet, Southeastward along said curve a distance of 34.68 feet (having a chord of 31.95 feet at a bearing of South 50 degrees 40 minutes 24 seconds East) to the end of said curve, South 10 degrees 57 minutes 29 seconds East a distance of 97.69 feet to a set monument, South 79 degrees 02 minutes 31 seconds West a distance of 128.42 feet to a set monument, South 14 degrees 38 minutes 50 seconds East a distance of 108.88 feet to a set monument, South 0 degrees 18 minutes 28 seconds West a distance of 331.47 feet to an iron pin with a 'Morley' cap marking the southwest corner of said Corrected Plat of Heartland Crossing Section Two, thence North 77 degrees 41 minutes 39 seconds West along the north line and extension thereof of Bateman Minor Subdivision as recorded in Plat Book R, Page 156 in said Recorder's Office a distance of 155.60 feet to an iron pin with a 'Morley' cap marking the northwest corner thereof, thence South 30 degrees 25 minutes 03 seconds West along the west line of said Bateman Minor Subdivision a distance of 443.98 feet to an iron pin with a 'Morley' cap marking the intersection with the north line of Key West Estates Phase II as recorded in Plat Book O, Page 29 in said Recorder's Office, thence North 77 degrees 40 minutes 39 seconds West along said west line of the Northwest Quarter of the Northwest Quarter of said Section 29 and also being the east line of said Lot 2 Bateman Minor Subdivision, thence South 0 degrees 16 minutes 21 seconds West along the east line of said Lot 2 a distance of 380.00 feet to a set monument, thence North 70 degrees 37 minutes 53 seconds West a distance of 49.13 feet to a set monument at a non-tangent point on a curve to the right having a radius of 187.00 feet, thence Southeastward along said curve a distance of 127.28 feet (having a chord of 124.84 feet at a bearing of South 77 degrees 08 minutes 32 seconds West) to the end of said curve and a point on the easterly line of Tract 1 of Wolf Creek Village as recorded in Plat Book R, Page 148 in said Recorder's Office, then North 0 degrees 00 minutes 00 seconds East along said easterly line of said curve to the left having a radius of 40.00 feet, thence Northeastward along said curve a distance of 54.18 feet (having a chord of 50.12 feet at a bearing of North 9 degrees 57 minutes 37 seconds East) to a non-tangent point on a curve to the left having a radius of 145.00 feet, thence Northeastward along said curve a distance of 85.18 feet (having a chord of 65.14 feet at a bearing of North 81 degrees 37 minutes 51 seconds East) to the end of said curve, thence North 22 degrees 07 minutes 18 seconds West a distance of 1.03 feet to an iron pin with a 'Nicholson' cap marking the southernmost corner of Lot 5 in Wolf Creek Estates as recorded in Plat Book R, Page 9 in said Recorder's Office, thence North 18 degrees 07 minutes 07 seconds East a distance of 14.28 feet to the northeast corner of said Lot 6 a distance of 129.12 feet to the east line of said Lot 2, thence North 0 degrees 16 minutes 21 seconds East along the east line of said Lot 2 and also being the east line of the Northwest Quarter of the Northwest Quarter of said Section 30 and intersecting with the centerline of the intersection with the centerline of a ditch on the following 24 courses: North 42 degrees 28 minutes 28 seconds West a distance of 11.76 feet, South 57 degrees 21 minutes 57 seconds West a distance of 39.12 feet, South 81 degrees 41 minutes 51 seconds West a distance of 36.48 feet, North 18 degrees 11 minutes 11 seconds West a distance of 43.30 feet, South 7 degrees 44 minutes 15 seconds West a distance of 48.61 feet, North 88 degrees 33 minutes 38 seconds West a distance of 38.18 feet, South 64 degrees 41 minutes 04 seconds West a distance of 42.27 feet, North 85 degrees 06 minutes 20 seconds West a distance of 20.89 feet, South 79 degrees 21 minutes 23 seconds West a distance of 48.56 feet, North 89 degrees 31 minutes 19 seconds West a distance of 14.28 feet, South 82 degrees 40 minutes 06 seconds West a distance of 150.71 feet, North 15 degrees 53 minutes 28 seconds West a distance of 31.01 feet, North 60 degrees 58 minutes 51 seconds West a distance of 51.49 feet, South 70 degrees 15 minutes 33 seconds West a distance of 20.48 feet, North 45 degrees 48 minutes 23 seconds West a distance of 23.19 feet, South 44 degrees 14 minutes 41 seconds West a distance of 31.01 feet, North 14 degrees 16 minutes 41 seconds West a distance of 13.43 feet, North 02 degrees 30 minutes 12 seconds East a distance of 11.21 feet, North 20 degrees 10 minutes 39 seconds East a distance of 17.71 feet, North 59 degrees 44 minutes 58 seconds East a distance of 19.56 feet, North 17 degrees 16 minutes 27 seconds East a distance of 17.78 feet, North 13 degrees 38 minutes 23 seconds East a distance of 11.42 feet, North 36 degrees 22 minutes 42 seconds East a distance of 28.44 feet, North 62 degrees 58 minutes 36 seconds East a distance of 18.08 feet, North 18 degrees 15 minutes 29 seconds East a distance of 12.84 feet, North 50 degrees 05 minutes 38 seconds East a distance of 10.70 feet, North 12 degrees 27 minutes 03 seconds East a distance of 10.24 feet, North 64 degrees 34 minutes 29 seconds East a distance of 15.01 feet, North 12 degrees 33 minutes 52 seconds East a distance of 17.78 feet, North 49 degrees 25 minutes 39 seconds East a distance of 10.24 feet to the intersection with the north line of the Northeast Quarter of the Northeast Quarter of said Section 30, thence North 89 degrees 53 minutes 11 seconds East along said north line a distance of 730.19 feet to the place of beginning and containing 24.68 acres more or less.

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plot and subdivide said real estate as shown and designates the same as 'HEARTLAND CROSSING SECTION 3' All roads shown, and not previously dedicated, are hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on the plat and marked "PUE" (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, 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 the 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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Drainage & Underground Public Utility Easement), are hereby dedicated for surface water and/or subsurface water, provided however, that 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 "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage 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 Detention Easements.

A Stream Buffer Zone (SBZ) is a restricted easement along natural streams. The purpose of the Stream Buffer Zone is to provide a naturally vegetative and pervious streamside buffer from cleaning, grading, filling, paving, and building activities.

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

HAS DEVELOPMENT, INC.

Oscar M. Hoas, Notary Public, 7368 Castle Hills Drive, Newburgh, Indiana 47830.



NOTARY CERTIFICATE

STATE OF INDIANA COUNTY OF VANDERBURGH } SS

Before me, the undersigned Notary Public in and for said County and State, personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing plat and the dedications and restrictions hereon, to be their voluntary act and deed.

Witness my hand and seal this 9th day of March, 2006.

My Commission Expires: Sept. 23, 2008

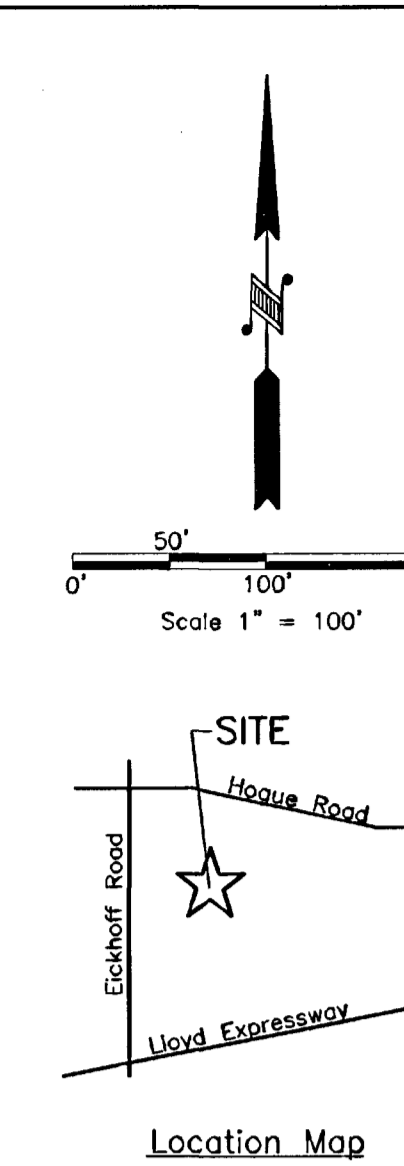
Notary Public [Signature]

SURVEYOR'S CERTIFICATE

I, Gary L. Yellig, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and that the plat correctly represents survey completed under my direction and that there are no changes in matters of survey revealed in said survey.

Date 3-9-2006

Harmony Land Reconnaissance & Development, Inc. 1608 Main Street, ML, Vernon, Indiana 47260, Ph.(812)838-9336



Line Tables table with columns for ID, Bearing, and Distance.

BOUNDARY LINES

Table of boundary lines with columns for ID, Bearing, and Distance.

LOT LINES

Table of lot lines with columns for ID, Bearing, and Distance.

SBZ & LM&SDE LOT 47, 48, & 57

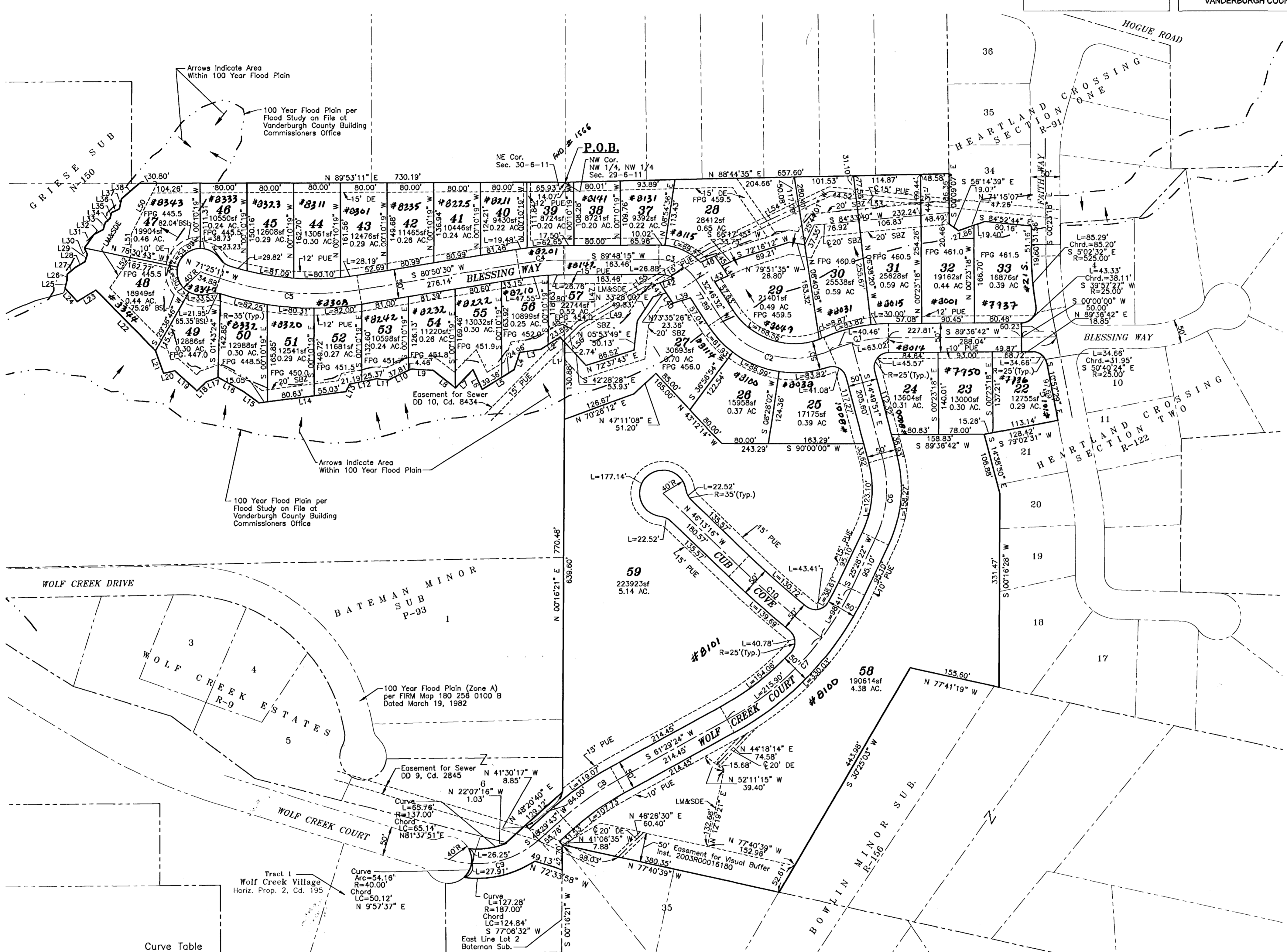
Table of SBZ & LM&SDE lot lines with columns for ID, Bearing, and Distance.

Existing 15' PUE

Table of existing 15' PUE lines with columns for ID, Bearing, and Distance.

DRAINAGE SYSTEM MAINTENANCE NOTES

- List of drainage system maintenance notes including mowing, cleaning, and repairs.



Curve Table with columns for CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD LENGTH, TANGENT, DEGREE OF CURVE, and CHORD BEARING.

GENERAL NOTES regarding street approvals, flood protection, utility easements, and site conditions.

APC CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and signed 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 July 14, 2005.

Signature and name of the Executive Director.



Signature and name of the Notary Public.