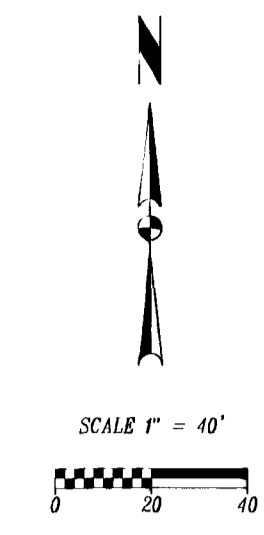


# HEARTLAND CROSSING SECTION ONE

## SECONDARY PLAT

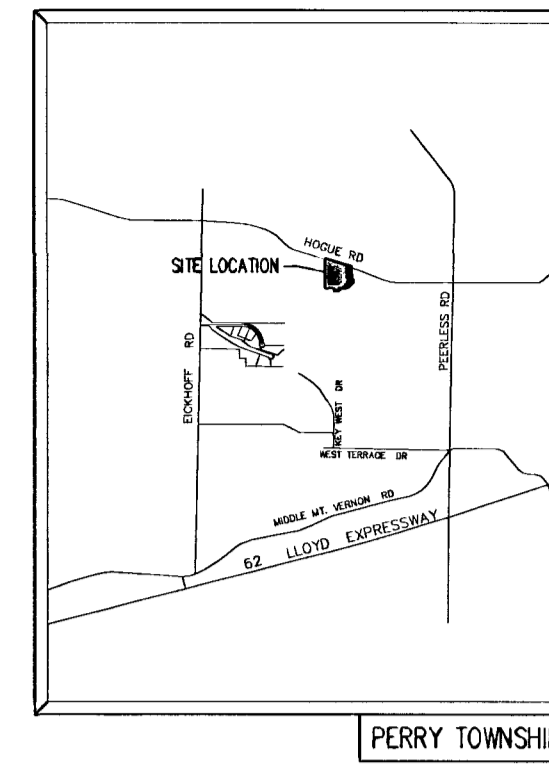
RECEIVED FOR RECORD  
DATE 01-28-04 3:46 P  
PLAT BOOK R-  
PAGE 91  
INSTR # 2004R00003032  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY



DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JAN 28 2004

Sim-Plute  
AUDITOR  
#598



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
- Flood Plain Data:** A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18256 D100 B, dated March 19, 1982.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 8.33%.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0%-5% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
  - Slopes of more than 5% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Erosion Control for Ditches:**
  - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "78.S. 20100014".
- 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, barks and preservation of the design flowline elevations lying within their respective lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.
- The Heartland Crossing Homeowners Association** shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Vanderburgh County accepted rights-of-way including:
  - Enforcing the mowing and cleaning obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.
  - Keeping all parts of the storm water drainage system operating at all times as designed and as 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 and repairing the storm water drainage system, including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor'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 within this subdivision.
  - Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
  - The foregoing obligation for Storm Drainage Maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

### BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 6 South, Range 11 West and part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 6 South, Range 11 West of the Second Principal Meridian, lying in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

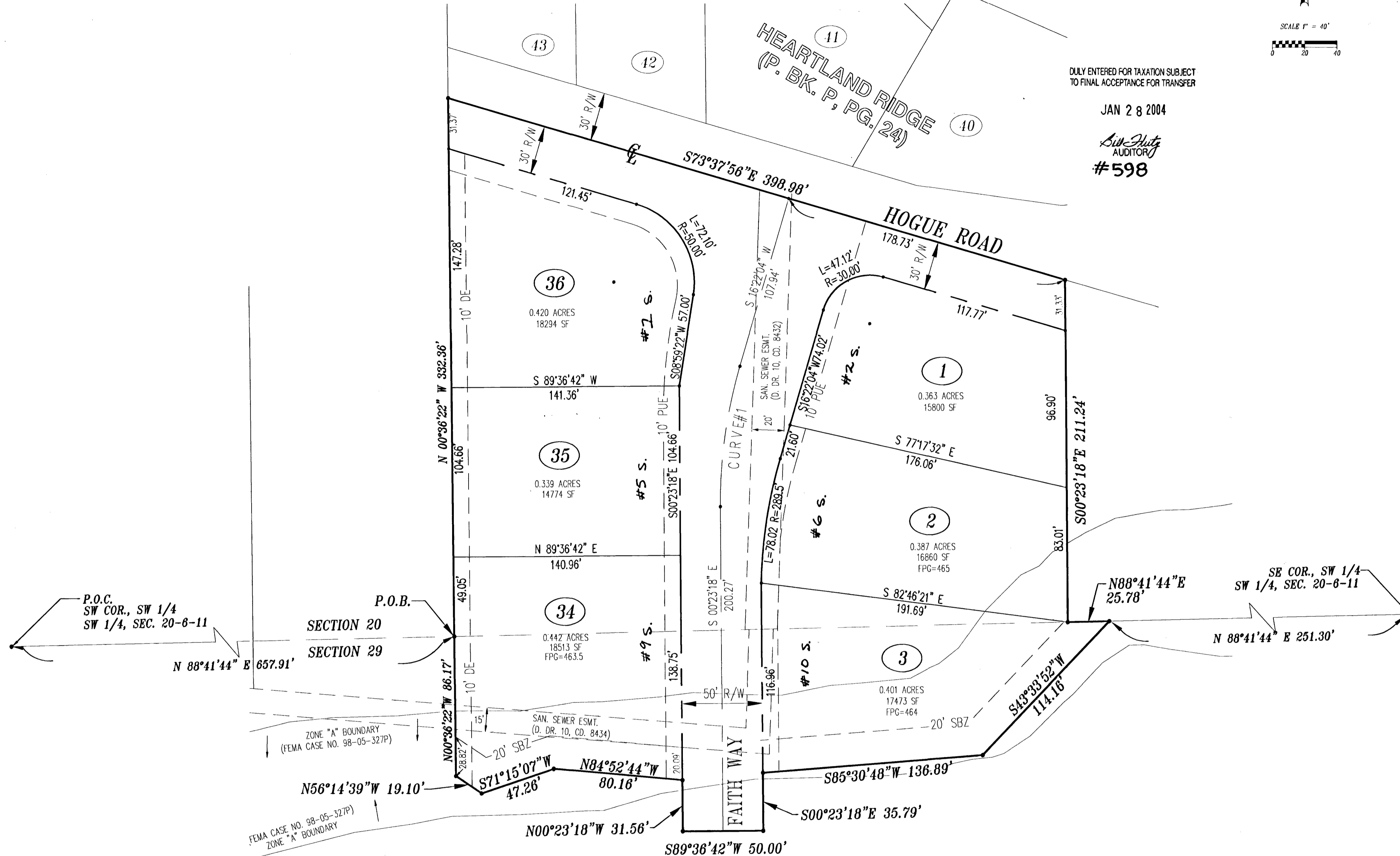
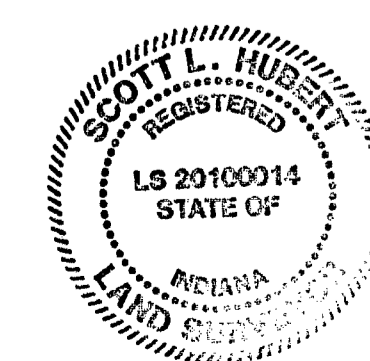
Commencing at the Southwest corner of the Southwest Quarter of said Section 20; thence along the South line thereof, North 88 degrees 41 minutes 44 seconds East (assumed bearing) 657.91 feet to the POINT OF BEGINNING; thence North 00 degrees 36 minutes 22 seconds West 332.38 feet to the centerline of Hogue Road; thence along said centerline, South 73 degrees 37 minutes 56 seconds East 368.98 feet; thence South 00 degrees 23 minutes 18 seconds East 211.24 feet to the South line of said Quarter-Quarter Section; thence along said South line, North 88 degrees 41 minutes 44 seconds East 25.78 feet; thence South 43 degrees 53 minutes 52 seconds West 114.16 feet; thence South 85 degrees 30 minutes 48 seconds West 136.89 feet; thence South 00 degrees 23 minutes 18 seconds East 35.79 feet; thence South 89 degrees 36 minutes 42 seconds West 50.00 feet; thence North 00 degrees 23 minutes 18 seconds West 31.56 feet; thence North 84 degrees 52 minutes 44 seconds West 80.16 feet; thence South 71 degrees 15 minutes 07 seconds West 47.26 feet; thence North 56 degrees 14 minutes 39 seconds West 19.10 feet; thence North 00 degrees 36 minutes 22 seconds West 86.17 feet to the Point of Beginning, containing 3.147 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, Scott L. Hubert, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on 11-18-02 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20th day of January, 2004.

Scott L. Hubert  
L.S.  
Indiana Registration No. 20100014



CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD DIRECTION	CH. LEN. (FT)	TANGENT (FT)
CURVE #1	300.00	16°45'22"	87.74	S 07°59'23" W	87.42	44.18

### OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, does hereby plot and subdivide said real estate as shown and designates the same as "HEARTLAND CROSSING SECTION ONE". All roads shown, and not previously dedicated, are hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility Easement (PUE)", 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 erected 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 marked "Drainage Easement (DE)" 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 and egress and temporary staging areas for work by public utilities, so long as any damage caused to a drainage facility is repaired by the utility company equal to the design standards. 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.

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

HAAS DEVELOPMENT, INC.

Oscar M. Haas  
OSCAR M. HAAS  
7355 CASTLE HILLS DRIVE  
NEWBURGH, IN 47630

### NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said 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 21st day of January, 2004.

My Commission Expires: 11-26-08

Notary Resides in Vanderburgh County, Indiana

Kristina M. Prostke  
Kristina M. Prostke  
(Typed or printed name)



STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

SEPT. 22, 2003  
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

OCT. 20, 2003  
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

SEPT. 30, 2003  
DATE

### 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 of a meeting held on Aug. 6, 2003.

Mark Foster  
President  
Bradley J. Smith  
Attest Executive Director



A.P.C. DOCKET NO. 16-S-2003

SECONDARY PLAT complies with the Ordinance and is released for recording.

Bradley J. Smith  
Executive Director

R-91

PLAT RELEASE DATE: JAN. 28, 2004