

HEARTLAND CROSSING SECTION TWO

CORRECTED PLAT

CLAY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 23 2004

Sylvia Plutz
AUDITOR
#5107

RECEIVED FOR RECORD
DATE 07-23-04 12:23 PM
PLAT BOOK R-122
PAGE 122
INSTR # 2004 R00025798
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

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 180256 0100 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% - 6% 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 6% 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% - 5% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 5% 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 "RLS 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, banks 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 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.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described herein, do hereby plat and subdivide said real estate as shown and designate the same as "HEARTLAND CROSSING SECTION TWO-CORRECTED PLAT". All roads shown, and not previously dedicated, are hereby dedicated for public use.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LM&SD)" are dedicated for the maintenance of the storm water detention system. The Owner assigns the responsibility for the repair of all storm water drainage systems and facilities outside of the County accepted road rights-of-way to Vanderburgh County, as provided in Section 1502.01 (Plan A-Repairs Fund) of the Drainage Ordinance. The individual Lot Owners continue to be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and specifically the LM&SD and DE, which exist on their property. (The responsibilities are outlined in General Note # 9-Items A-G.)

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PU) 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, 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 cleaning, grading, filling, paving, and building activities.

HAAS DEVELOPMENT, INC.

Oscar M. Haas, Pres.
OSCAR M. HAAS, PRESIDENT
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 22nd day of July, 2004.

My Commission Expires:

June 14, 2007

Kristina Sanders
Notary Public
Vanderburgh
County, Indiana

Kristina Sanders
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: MAY 24, 2004

DATE

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

SEPT. 30, 2003

DATE

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 at a meeting held on AUGUST 6, 2003.

Mark Fortner
President

R-122

Dolly Smith
Attest Executive Director

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

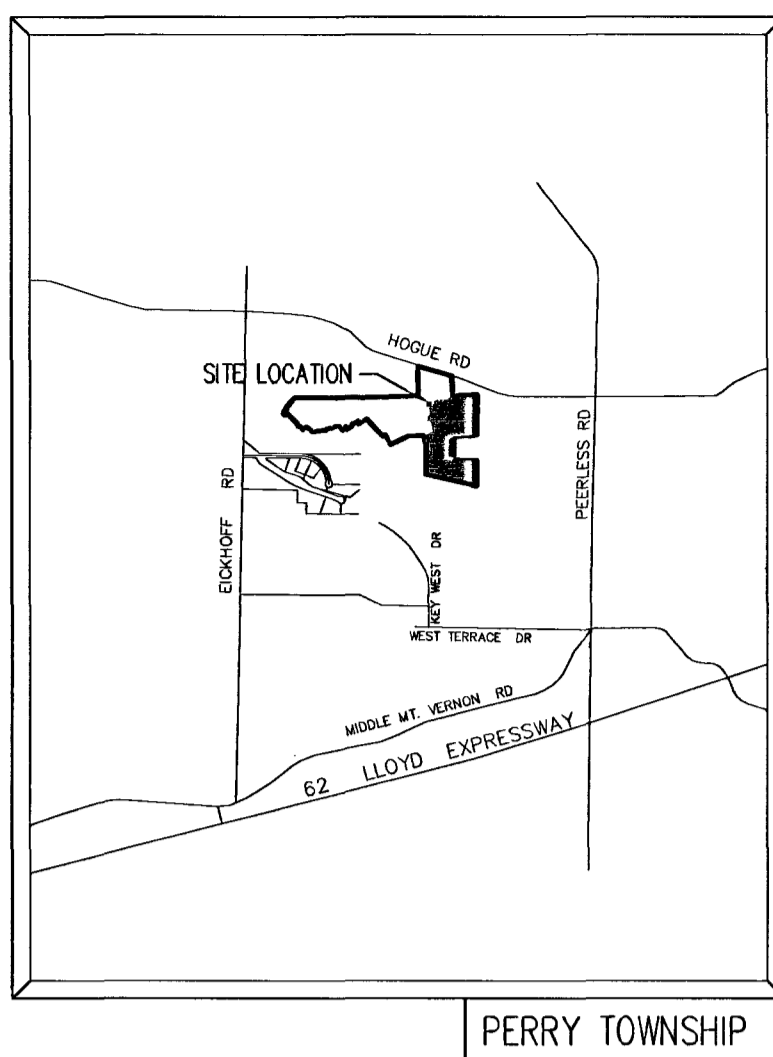
SECONDARY PLAT complies with the Ordinance and is released for recording.

Dolly Smith
Executive Director

PLAT RELEASE DATE: July 23, 2004

SITECON, Inc.
Engineers-Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

(CORRECTED FOR STREET NAME) DATE: 07-22-04; PROJECT: 459-04-1; FILE: SECTION TWO-PLAT.DWG



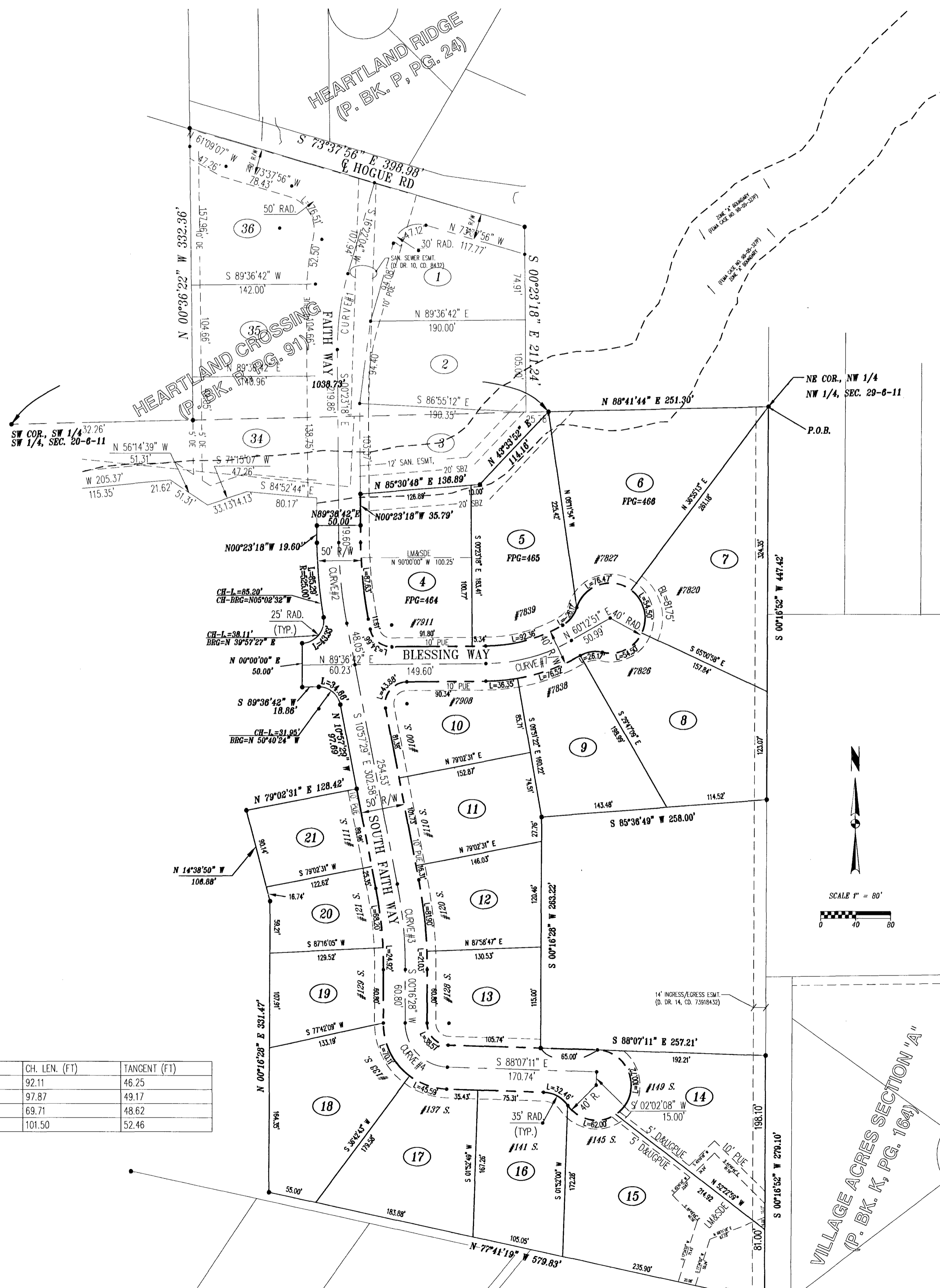
VICINITY MAP
SCALE: 1"=2000'

LOT DATA TABLE

LOT	AREA (SF)	AREA (AC)
4	21969	0.504
5	23259	0.534
6	32266	0.741
7	28058	0.644
8	27190	0.624
9	18734	0.430
10	14761	0.339
11	15385	0.353
12	14862	0.341
13	14252	0.327
14	22340	0.513
15	31420	0.721
16	18144	0.417
17	21241	0.488
18	21680	0.498
19	12582	0.289
20	10601	0.243
21	11292	0.259

CURVE DATA TABLE

CURVE #	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD DIRECTION	CH. LEN. (FT)	TANGENT (FT)
2	500.00	103°34'11"	92.24	S 05°40'24" E	92.11	46.25
3	500.00	111°35'57"	98.02	S 05°20'31" E	97.87	49.17
4	50.00	88°23'39"	77.14	S 43°55'21" E	69.71	48.62
7	200.00	292°35'51"	102.62	N 74°54'46" E	101.50	52.46



BOUNDARY DESCRIPTION

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:

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29, thence South 00 degrees 16 minutes 52 seconds West 447.42 feet, thence South 85 degrees 36 minutes 49 seconds West 258.00 feet, thence South 00 degrees 16 minutes 28 seconds West 263.22 feet, thence South 88 degrees 07 minutes 11 seconds East 257.21 feet, thence South 00 degrees 16 minutes 52 seconds West 279.10 feet, thence North 77 degrees 41 minutes 19 seconds West 578.83 feet, thence North 00 degrees 16 minutes 28 seconds East 133.47 feet, thence North 14 degrees 38 minutes 50 seconds West 106.88 feet, thence North 79 degrees 02 minutes 31 seconds East 128.42 feet, thence North 10 degrees 57 minutes 29 seconds West 97.69 feet, thence Northwest 34.68 feet along an arc to the left having a radius of 25.00 feet and subtended by a long chord having a bearing of North 50 degrees 40 minutes 24 seconds West and a length of 31.95 feet, thence South 89 degrees 36 minutes 42 seconds West 18.86 feet, thence North 00 degrees 00 minutes 00 seconds East 50.00 feet, thence Northeast 43.33 feet along an arc to the left and a radius of 25.00 feet and subtended by a long chord having a bearing of North 39 degrees 57 minutes 27 seconds East and a length of 38.11 feet, thence Northwest 19.80 feet, thence North 05 degrees 02 minutes 32 seconds West and a length of 85.20 feet, thence North 09 degrees 23 minutes 16 seconds West 19.80 feet, thence North 89 degrees 36 minutes 42 seconds East 50.00 feet, thence North 00 degrees 23 minutes 18 seconds West 35.79 feet, thence North 85 degrees 30 minutes 48 seconds East 136.89 feet, thence North 43 degrees 33 minutes 52 seconds East 114.16 feet, thence North 88 degrees 41 minutes 44 seconds East 251.30 feet to the point of beginning containing 9.68 acres or 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 Nov. 15, 2002 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 22nd day of July, 2004.

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

