

# HEARTLAND CROSSING SECTION TWO SECONDARY PLAT

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2004

Site Duty  
AUDITOR  
#5003

RECEIVED FOR RECORD  
DATE 07-19-04 4:03 P  
FLAT BOOK R-  
PAGE 120  
INSTR # 2004R00025208  
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 180236 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 seeding.
  - 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% - 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 "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, does hereby plat and subdivide said real estate as shown and designates the same as "HEARTLAND CROSSING SECTION TWO". All roads shown, and not previously dedicated, are hereby dedicated for public use.

Areas of land marked "Lake Maintenance and Storm Detention Easement (LMSDE)" 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 LMSDE and DE, which exist on their property. (The responsibilities are outlined in General Note # 9-Items A-C.)

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 porous streamside buffer from cleaning, grading, filling, paving, and building activities.

HAAS DEVELOPMENT, INC.

*Scott M. Haas, President*  
SCOTT 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 12th day of July, 2004.

My Commission Expires:

June 14 2007

*Christina Sanders*  
Christina Sanders  
Notary Public  
Vanderburgh  
County, Indiana

*Christina Sanders*  
Christina Sanders  
(Typed or printed name)

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

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE EVANSVILLE BOARD OF PUBLIC WORKS ON: OCT. 20, 2003

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON: SEPT. 30, 2003

### 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 on August 6, 2003.

*Mark Foster*  
Mark Foster  
President

*Blaine Oliver*  
Blaine Oliver  
Attest Executive Director

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

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

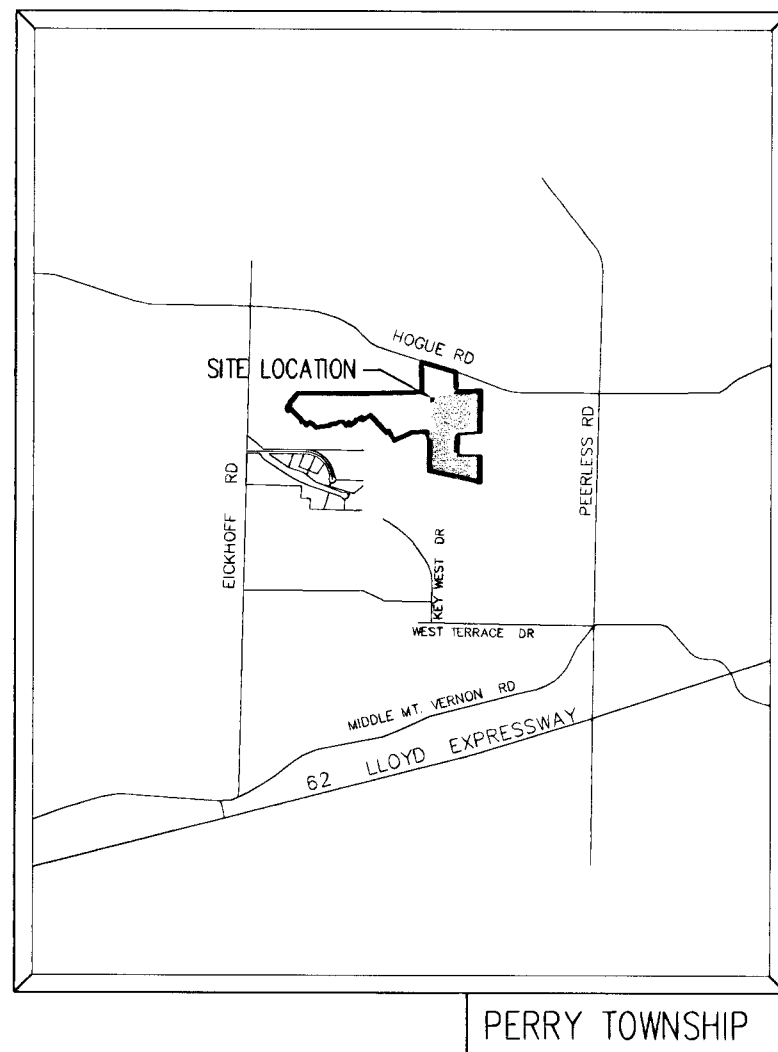
*Blaine Oliver*  
Blaine Oliver  
Executive Director

PLAT RELEASE DATE: July 19, 2004

### SITECON, Inc.

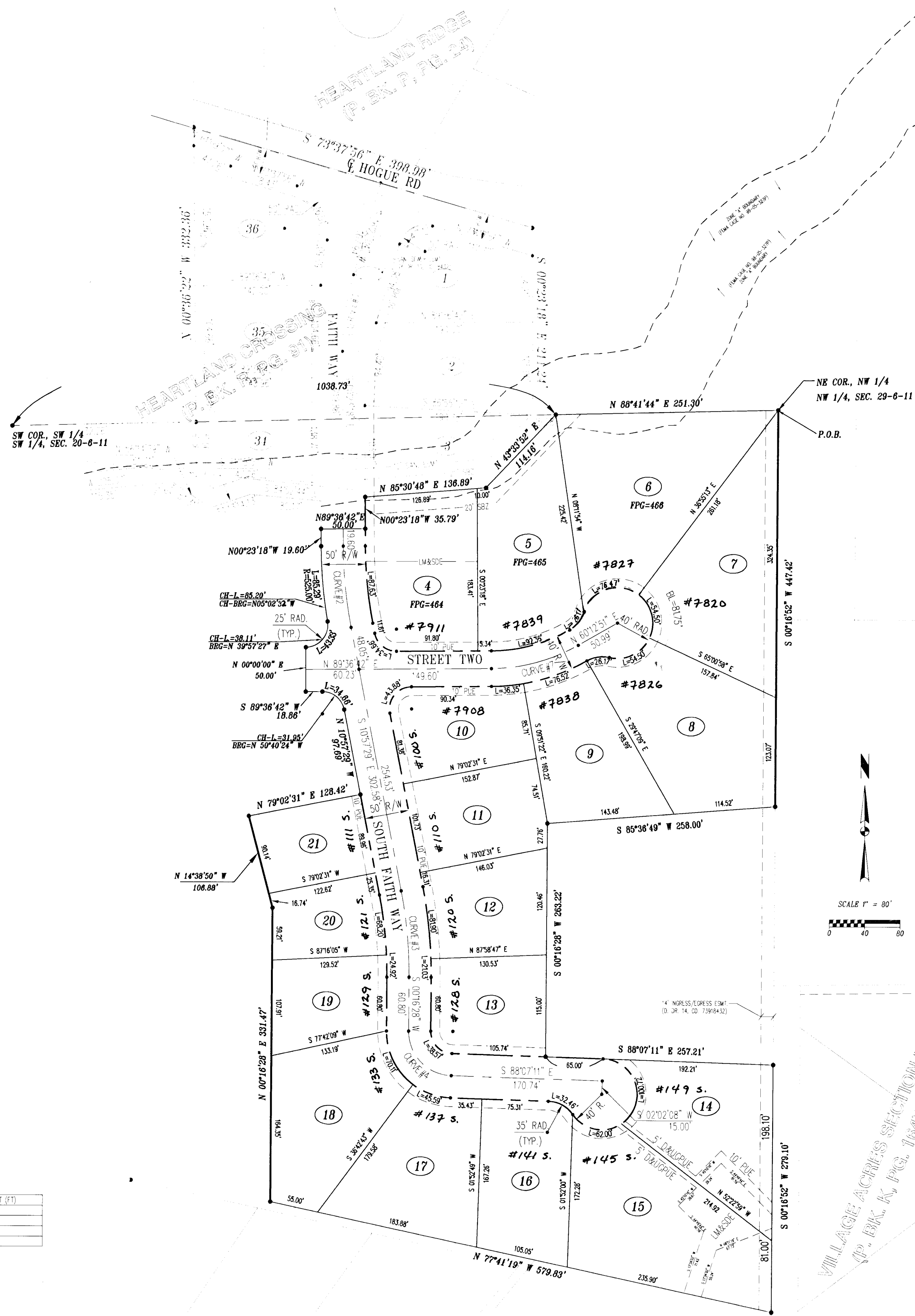
Engineers-Surveyors

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



### VICINITY MAP

SCALE: 1"=2000'



### LOT DATA TABLE

LOT	AREA (SQ)	AREA (ACS)
4	21969	2.324
5	23259	2.524
6	22266	2.411
7	28258	3.044
8	27190	2.924
9	28124	3.020
10	14751	1.598
11	15385	1.663
12	14862	1.611
13	14252	1.533
14	22240	2.393
15	34420	3.721
16	18144	1.947
17	17211	1.848
18	21680	2.328
19	12582	1.365
20	14801	1.603
21	11292	1.229

### CURVE DATA TABLE

NUMBER	RADIUS (FT)	DELTA	ARC LEN. (FT)	CHORD DIRECTION	CH. LEN. (FT)	TANGENT (FT)
CURVE #2	500.00	107°41'11"	92.74	S 05°40'24" E	92.11	46.25
CURVE #3	500.00	111°33'17"	98.22	S 05°20'31" E	97.97	49.17
CURVE #4	500.00	88°22'09"	77.74	S 43°52'21" E	69.77	48.62
CURVE #7	200.00	39°23'51"	102.42	N 74°54'46" E	101.50	52.46