

HEARTLAND RIDGE II

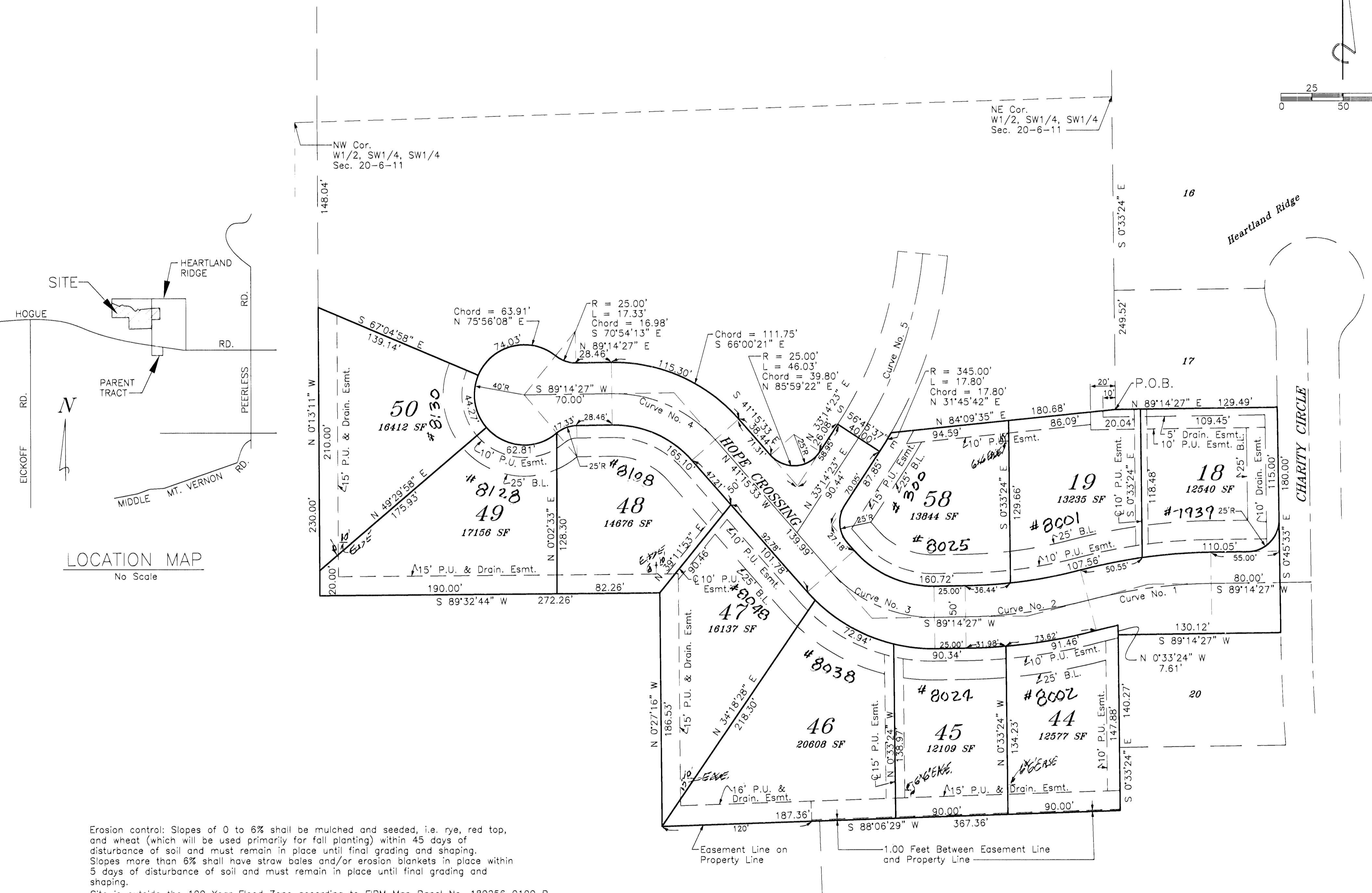
FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 14 1999

Angene M. Currell
AUDITOR

322.4

RECEIVED FOR RECORD
3:50 P.M.
MAY 14 1999
Plat Book Q-14
Page 14
BETTY J. HERMANN RECORDEE
VANDERBURGH COUNTY
1999R00016251



LOCATION MAP
No Scale

Erosion control: Slopes of 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 shaping. Slopes 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 and shaping.

Site is outside the 100 Year Flood Zone according to FIRM Map Panel No. 180256 0100 B

All Lot corners marked with 5/8" Iron Pin except as noted

All utilities available at site.

Drainage Plans were approved on October 19, 1998; April 26, 1999

Street Plans were approved on October 19, 1998

Responsibility for Maintenance of the Drainage Facilities
Plan A - Lot Owners Association

The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights of way including:

- 1). Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
- 2). 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.
- 3). Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

- 4). Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's and/or County Engineer's Office; and in compliance with the County Drainage Ordinance.
- 5). Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions to any part of the storm water drainage system and easements within or attached to this subdivision.
- 6). NOTICE: 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.

CURVE DATA									
Curve 1 and 2			Curve 3 and 4			Curve 5			
Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside	
R 385.57'	410.57'	435.57'	83.46'	108.46'	133.46'	305.00'	325.00'	345.00'	R
Δ 13°53'12"	13°53'12"	13°53'12"	49°30'00"	49°30'00"	49°30'00"	27°44'23"	27°44'23"	27°44'23"	Δ
L 93.45'	99.51'	105.60'	72.10'	93.70'	115.30'	147.67'	157.35'	167.03'	L
T 46.96'	50.00'	53.05'	38.48'	50.00'	61.53'	75.31'	80.25'	85.19'	T

A Subdivision of part of the West Half of the Southwest Quarter of Section 20, Township 6 South, Range 11 West lying in Perry Township, Vanderburgh County, Indiana and also a replat of Lots 18 and 19 in Heartland Ridge a subdivision of Vanderburgh County, Indiana as recorded in Plat Book "P", Page 24 in the Office of the Recorder of Vanderburgh County and all described as follows:

Beginning at a point located by commencing at the Northeast corner of the West Half of the Southwest Quarter of the Southwest Quarter of said Section 20 also being the Northwest corner of said Heartland Ridge, thence South 0 degrees 33 minutes 24 seconds East along the East line of said Half Quarter Quarter Section and also being the West line of said Heartland Ridge a distance of 249.52 feet to the Northwest corner of said Lot 18 and the place of beginning of this description, thence North 89 degrees 14 minutes 27 seconds East along the North line of said Lot 18 a distance of 129.49 feet to the Northeast corner thereof, thence South 0 degrees 45 minutes 33 seconds East along the East line of Lots 18 and 19 a distance of 180.00 feet to the Southeast corner of said Lot 19, thence South 89 degrees 14 minutes 27 seconds West along the South line of said Lot 19 a distance of 130.12 feet to the Southwest corner thereof also being a point on the East line of said Half Quarter Quarter Section, thence South 0 degrees 33 minutes 24 seconds East along said East line a distance of 140.27 feet, thence South 88 degrees 06 minutes 29 seconds West a distance of 367.36 feet, thence North 0 degrees 27 minutes 16 seconds West a distance of 186.53 feet, thence South 89 degrees 32 minutes 44 seconds West a distance of 272.26 feet, thence North 0 degrees 13 minutes 11 seconds West a distance of 230.00 feet, thence South 67 degrees 04 minutes 58 seconds West a distance of 139.14 feet to a point on a curve to the right having a radius of 40.00 feet, thence Northeast along said curve a distance of 74.03 feet (having a chord of 63.91 feet at a bearing of North 75 degrees 56 minutes 08 seconds East) to the end of said curve and the beginning of a curve to the left having a radius of 25.00 feet, thence Southeast along said curve a distance of 17.33 feet (having a chord of 16.98 feet at a bearing of South 70 degrees 54 minutes 13 seconds East) to the end of said curve, thence North 89 degrees 14 minutes 27 seconds East a distance of 28.48 feet to the beginning of a curve to the right having a radius of 133.46 feet, thence Southeast along said curve a distance of 115.30 feet (having a chord of 111.75 feet at a bearing of South 66 degrees 00 minutes 21 seconds East) to the end of said curve, thence South 41 degrees 15 minutes 33 seconds East a distance of 38.44 feet to the beginning of a curve to the left having a radius of 25.00 feet, thence Northeast along said curve a distance of 46.03 feet (having a chord of 39.80 feet at a bearing of North 85 degrees 59 minutes 22 seconds East) to the end of said curve, thence North 33 degrees 14 minutes 23 seconds East a distance of 26.08 feet, thence South 56 degrees 45 minutes 37 seconds East a distance of 40.00 feet to a point on a curve to the left having a radius of 345.00 feet, thence Northeast along said curve a distance of 17.80 feet (having a chord of 17.80 feet at a bearing of North 31 degrees 45 minutes 42 seconds East), thence North 84 degrees 09 minutes 35 seconds East a distance of 180.68 feet to the place of beginning and containing 4.387 acres more or less.

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

HEARTLAND RIDGE II

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U." Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 structure other than said utility facility shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such 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.

Haas Development, Inc.
7366 Castle Hills Drive
Newburgh, Indiana 47630

Oscar M. Haas
Oscar M. Haas, President

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 30th day of April, 1999.

My commission expires 3/12/2002 Notary Public Barbara A. Runyon
Resident of Vanderburgh County Printed Barbara A. Runyon

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1991, Public Law No. 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 Nov. 6, 1996

Plat Release MAY 14 1999
President Barbara A. Runyon

Executive Director Barbara A. Runyon
Executive Director Barbara A. Runyon



SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.1 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson
Billy T. Nicholson IN No. 7964

Date 4/28/99

Veach, Nicholson Associates, Inc.
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2936

Q-14