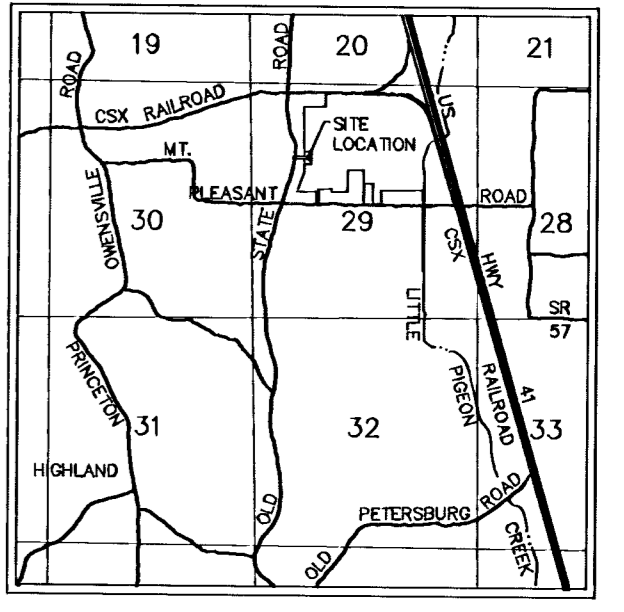


# CLEAR CREEK VILLAGE

## Section 4A

RECEIVED FOR RECORD  
 DATE 12/5/01 3:28 P.M.  
 PLAT BOOK Q-172  
 PAGE 172  
 INSTR. 2001R00042085  
 BETTY KNIGHT-SMITH RECORDER  
 VANDERBURGH COUNTY



**LOCATION MAP**  
 NO SCALE

Legend  
 BM - Temporary Bench Mark  
 D & U.G.P.U.E. - Drainage & Underground Public Utility  
 P.U.E. - Public Utility  
 R - Radius  
 L - Length  
 (C) - Calculated  
 (R) - Record  
 B.S. - Building Setback Line  
 P.O.B. - Point of Commencement  
 N - North  
 S - South  
 W - West  
 E - East

**General Notes**

Access: Lots 272, 364 & 273 shall access interior streets only. Lot 363 shall access Old State Road only.

Utilities: Water and sanitary sewers are available to the site.

Road Grades: Maximum road grades will not exceed 10.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: No portion of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 190258 0029 C, dated August 5, 1991.

All first floor grades shall conform to local and state enforced building codes. First floor grades shall be set to allow for proper drainage around houses.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 all fence, 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.

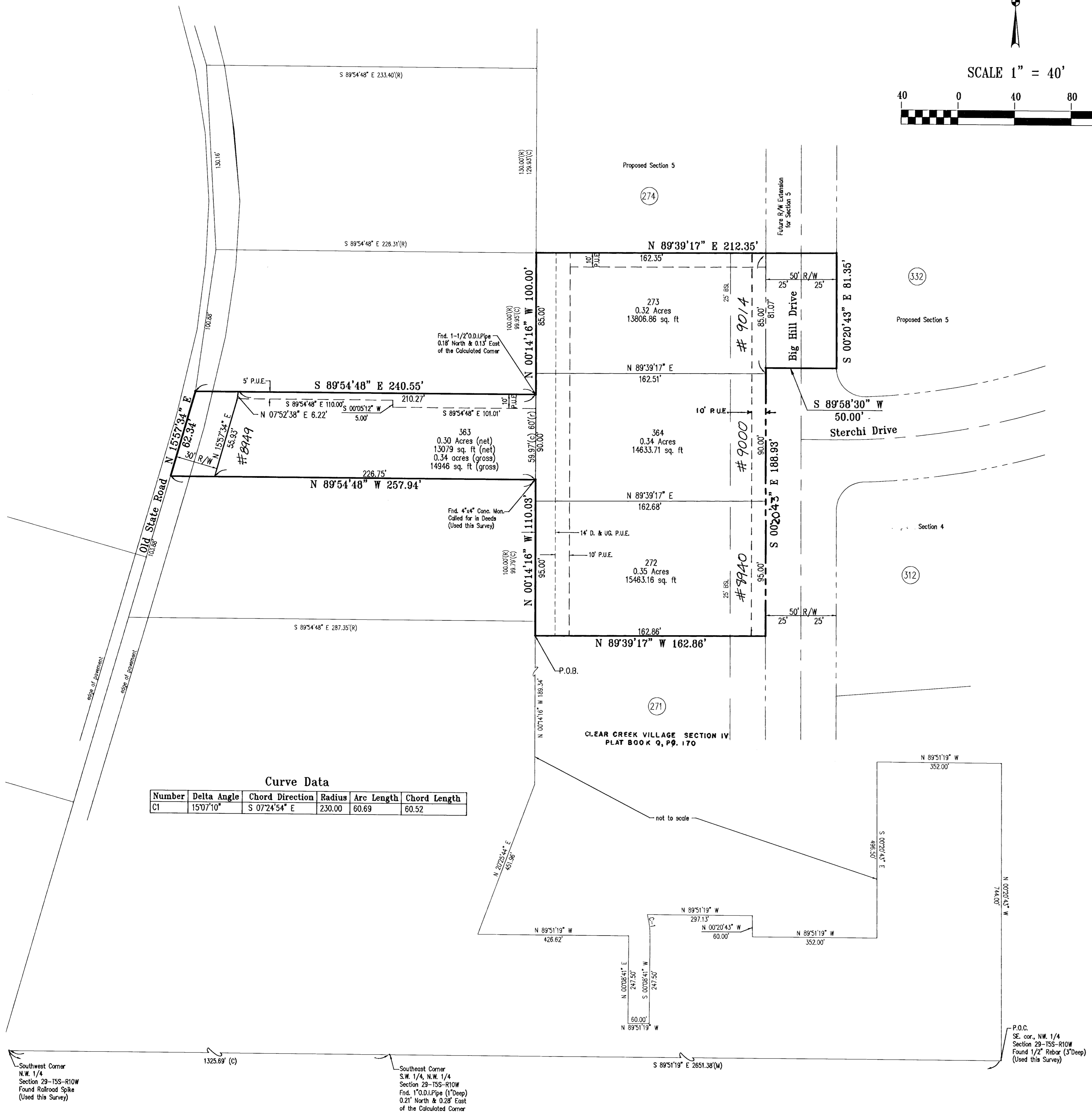
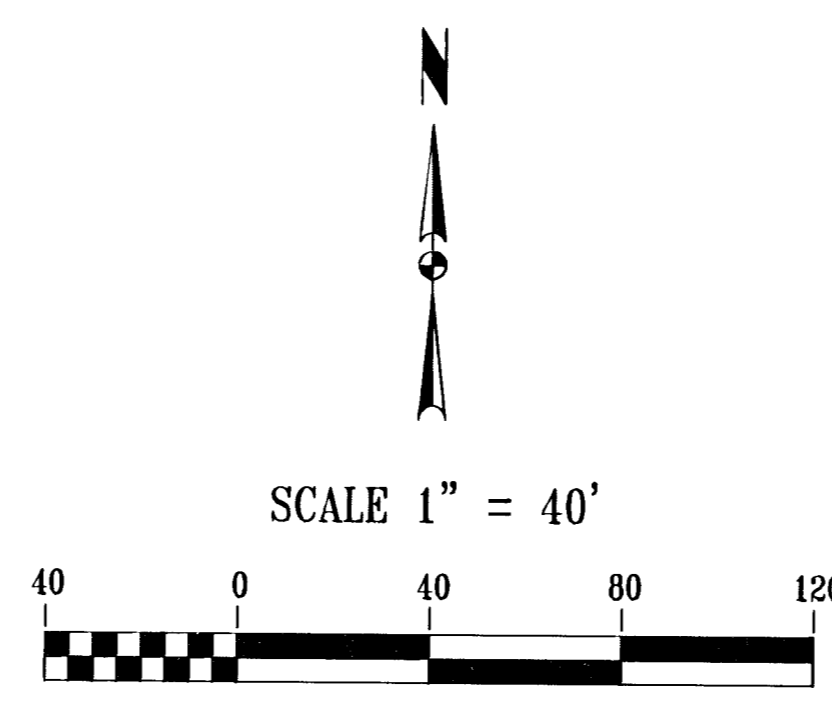
Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Worley and Associates, Inc. I.D. No. 0023."

Reference Survey: For recorded survey of Parent Parcel, see instrument recorded as Document #2001R00039827 in the office of the Recorder of Vanderburgh County, Indiana.

Bench Mark Data  
 Reference Bench Mark  
 USGS mon. stamped "V 45 Van" located 100 +/- feet North of the Int. of US Hwy 41 and Hwy 57 22 +/- feet west of the centerline of the north line of Hwy 41. Elevation = 381.182

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: May 21, 2001.

Street construction plans conform to the current design standards adopted by the Vanderburgh County Commissioners On: April 30, 2001.



**Boundary Description**

Part of the Northwest Quarter of Section 29, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of the northwest quarter of said section 29-5-10; thence along the east line of the northwest quarter of said section North 00 degrees 20 minutes 43 seconds West 744.00 feet; thence parallel with the south line of the northwest quarter of said section North 89 degrees 51 minutes 19 seconds West 352.00 feet; thence parallel with the east line of the northwest quarter of said section South 00 degrees 20 minutes 43 seconds East 496.50 feet; thence parallel with the south line of the northwest quarter of said section North 89 degrees 51 minutes 19 seconds West 352.00 feet; thence parallel with the east line of the northwest quarter of said section North 00 degrees 20 minutes 43 seconds West 60.00 feet; thence parallel with the south line of the northwest quarter of said section North 89 degrees 51 minutes 19 seconds West 352.00 feet; thence parallel with the east line of the northwest quarter of said section North 00 degrees 20 minutes 43 seconds West 297.13 feet to the beginning of a non-tangent curve to the right, having a central angle of 15 degrees 07 minutes 10 seconds and a radius of 230.00 feet from which the chord bears South 07 degrees 24 minutes 54 seconds East 60.52 feet; thence in a southeasterly direction along the arc of said curve 60.89 feet to the end of said curve; thence perpendicular to the south line of the northwest quarter of said section South 00 degrees 20 minutes 43 seconds West 41 seconds West 247.50 feet to a point on said south line; thence along the south line of the northwest quarter of said section North 89 degrees 51 minutes 19 seconds West 60.00 feet; thence perpendicular to the south line of the northwest quarter of said section North 00 degrees 08 minutes 41 seconds East 247.50 feet; thence parallel with the south line of the northwest quarter of said section North 89 degrees 51 minutes 19 seconds West 426.62 feet; thence North 00 degrees 25 minutes 44 seconds East 451.96 feet; thence North 00 degrees 14 minutes 16 seconds West 189.34 feet to the point of beginning; thence continue North 00 degrees 14 minutes 16 seconds West 110.03 feet; thence parallel with the north line of the northwest quarter of said section North 89 degrees 54 minutes 48 seconds West 257.94 feet to a point in the center of Old State Road; thence along the center of said Old State Road North 15 degrees 57 minutes 34 seconds East 62.34 feet; thence South 89 degrees 54 minutes 48 seconds East 240.55 feet; thence North 00 degrees 14 minutes 16 seconds West 100.00 feet; thence South 00 degrees 20 minutes 43 seconds East 81.35 feet; thence South 89 degrees 58 minutes 30 seconds West 50.00 feet; thence South 00 degrees 20 minutes 43 seconds West 188.93 feet; thence South 89 degrees 39 minutes 17 seconds West 162.86 feet to the point of beginning containing 62,911 square feet (1.44 acres).

**Owner's Certificate**

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Clear Creek Village Section 4A**. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 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 this plat and marked "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for 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.

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

By: Brad Storch  
 Brad Storch, Owner/Developer  
 9119 Clear Creek Drive  
 Evansville, IN 47711

**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 Owner and Subdivider, Brad Storch, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 21<sup>st</sup> day of November, 2001.

My Commission Expires: 4-11-07

Notary Public in  
 Vanderburgh  
 County, Indiana

SE. cor., NW 1/4  
 Section 29-15S-R10W  
 Found 1/2" Rebar (3" Deep)  
 (Use this Survey)

Q-172

**Area Plan Commission Certificate**

Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on 6-6-01

Witness my hand and seal this 20<sup>th</sup> day of November, 2001.

Attest Executive Director  
Dan K. Leek  
 Executive Director

Plat Release Date: 12-5-2001

**Surveyor's Certificate**

I, Danny K. Leek, do 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

Witness my hand and seal this 20<sup>th</sup> day of November, 2001.

Danny K. Leek  
 Danny K. Leek, R.L.S.  
 Indiana Registration No. S0480  
 Morley and Associates, Inc.  
 600 SE. Sixth Street  
 Evansville, IN 47713  
 (812) 464-9565

