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 IV. 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, under-brush 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.&.UG.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.

Strips or greas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Ease ments with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

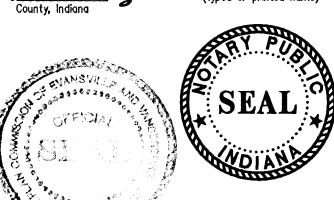
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

## 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(s) and Subdivider(s), Brad Sterchi, 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

My Commission Expires

5-3-2009



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, 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, June 5, 1996.

Plat Release Date: Nov. 21, 2001

## General Notes

Access: All Driveways shall access interior streets only.

Utilities: Water and sanitary sewers have been extended 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: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. The plotted boundary is the revised Letter of Map Revision boundary, That is a result of FEMA case #97-05-183P, dated Sept. 05, 1997.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1 above the Base Flood Elevation (100 year flood elevation).

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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists

- on his or her property in proper working order including: 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 2. Keeping all parts of the storm water drainage system operating 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 that part of the storm water drainage system

which lies his or her property in accordance with the conditions

described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the 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 from occurring to any part of the storm water drainage system and easemen

6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as—built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights—of—way as shown on the plat of this subdivision.

7. 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.

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

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 silt 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 "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data Chis. "X" 4 the SE cor. of headwall of bridge crossing Little Pigeon Creek- South side of Mt. Pleasant first bridge west of RR track just west of Hwy 41. Elevation = 390.92

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 Igne of Hwy 41 in S/concrete abutment of Bridge. Elevation = 381.182

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE

See instrument recorded as Document # 2001 R00039627 in the office of the Recorder of Vanderburgh County, Indiana.

Found 1-1/2"0.D.I.Pipe 0.25 South & 0.27 East

of the Calculated Corner

-Southeast Corner

Section 29-5-10

S.W. 1/4, N.W. 1/4

Fnd. 1"0.D.I.Pipe (1"Deep)

0.21' North & 0.28' East

of the Calculated Corner

SCALE 1" = 100

Legend

(Minimum Floor Elevation)

BL — Lot width at Building Setback Line

D.& U.G. P.U.E. - Drainage and Underground Public Utility Easement

XXX.X — Flood protection Grade (FPG)

BSL - Building Setback Line

D.E. - Drainage Easement

P.U.E. - Public Utility Easement

R/W- Right-of-Way
P.O.B.- Point of Beginning
P.O.C.- Point of Commencement
O.D.- Outside Diameter

BM - Bench Mark

Conc. - Concrete

L#— Radial Line Number €— Center line

R - Radius

DULY ENTERED FOR TAXATION SUBJECT

10 FINAL ACCEPTANCE FOR TRANSFER

NOV 2 1 2001

N 00'20'43" W 84.61'-

176.00'

N.W. 1/4

P.O.C. ----

Southeast Corner

Section 29-5-10

(Used this Survey)

Found 1/2" Rebar (3"Deep)

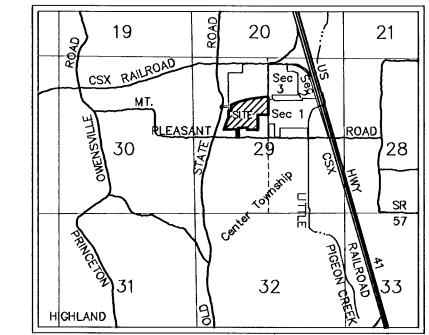
Clear Creek Village

CLEAR CREEK VILLAGE III

CLEAR CREEK VILLAGE II

PLAT BOOK Q. PAGE 29

Section IV



RECEIVED FOR RECORD

PLAT Q M: 97 AVA
PLAT Q
PAGE 170
PAGE 170

2001RCC040195

**LOCATION MAP** 

## Boundary Description

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

Commencing at the southeast corner of the Northwest Quarter of

said Section 29; thence along the east line of the Northwest Quarter of said Section, North 00 degrees 20 minutes 43 seconds West, 744.00 feet to the true point of beginning, said point being a corner of Clear Creek Village Section 1, as per plat thereof, recorded in Plat Book P, Page 111, in the office of the Recorder of Vanderburgh County, Indiana; 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 thereof South 00 degrees 20 minutes 43 seconds East. 496.50 feet: thence parallel with the south line thereof North 89 degrees 51 minutes 19 seconds West, 352.00 feet; thence parallel with the east line thereof North 00 degrees 20 minutes 43 seconds West, 60.00 feet; thence parallel with the south line thereof North 89 degrees 51 minutes 19 seconds West, 297.13 feet to the point of curvature of a 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 60.69 feet; thence perpendicular to the south line of said northwest quarter section South 00 degrees 08 minutes 41 seconds West, 247.50 feet to a point on said south line; thence along the south line thereof North 89 degrees 51 minutes 19 seconds West, 60.00 feet; thence perpendicular to the south line thereof North 00 degrees 08 minutes 41 seconds East, 247.50 feet; thence parallel with the south line thereof North 89 degrees 51 minutes 19 seconds West, 428.62 feet; thence North 20 degrees 25 minutes 44 seconds East, 451.98 feet; thence North 00 degrees 14 minutes 16 seconds West, 189.34 feet; thence North 89 degrees 39 minutes 17 seconds East 162.86 feet; thence parallel with the east line of said northwest quarter section, North 00 degrees 20 minutes 43 seconds west 188.93 feet; thence North 89 degrees 58 minutes 30 seconds East, 50.00 feet to the point of curvature of a curve to the left, concave to the northeast, having a central angle of 91 degrees 58 minutes 51 seconds and a radius of 20.00 feet from which a chord bears South 46 degrees 20 minutes 08 seconds East, 28.77 feet; thence along the arc of said curve 32.11 feet to the point of compound curvature of a curve to the left, concave to the northwest, having a central angle of 33 degrees 46 minutes 23 seconds and a radius of 470.00 feet from which a chord bears North 70 degrees 47 minutes 15 seconds East, 273.05 feet; thence along the arc of said curve 277.04 feet to the point of reverse curvature of a curve to the right, concave to the southeast, having a central angle of 25 degrees 03 minutes 37 seconds and a radius of 1030.00 feet from which a chord bears North 66 degrees 25 minutes 52 seconds East, 446.93 feet; thence along the arc of said curve 450.51 feet; thence North 78 degrees 57 minutes 41 seconds East, 227.89 feet to the point of curvature of a curve to the left, concave to the northwest, having a central angle of 79 degrees 18 minutes 24 seconds and a radius of 20.00 feet from which a chord bears North 39 degrees 18 minutes 29 seconds East, 25.53 feet; thence along the arc of said curve 27.68 feet; thence parallel with the east line thereof North 00 degrees 20 minutes 43 seconds West, 17.00 feet; thence North 89 degrees 39 minutes 17 seconds East, 50.00 feet to the point of curvature of a curve to the left, concave to the northeast, having a central angle of 100 degrees 41 minutes 36 seconds and a radius of 20.00 feet from which a chord bears South 50 degrees 41 minutes 31 seconds East, 30.80 feet; thence along the arc of said curve 35.15 feet; thence North 78 degrees 57 minutes 41 seconds East, 92.21 feet to the point of curvature of a curve to the right, concave to the south, having a central angle of 01 degrees 41 minutes 28 seconds and a radius of 780.00 feet from which a chord bears North 79 degrees 48 minutes 25 seconds East, 23.02 feet; thence along the arc of said curve 23.02 feet; thence parallel with the east line thereof North 00 degrees 20 minutes 43 seconds West, 84.61 feet to the southwest corner of lot 168 in Clear Creek Village Section III, as recorded in Plat Book Q, Page 29 in said office of the Recorder; thence North 89 degrees 39 minutes 17 seconds East, 140.00 feet to the southeast corner of said lot; thence along the west right-of-way line of Clear Creek Drive the following six calls: 1) parallel with the east line thereof South 00 degrees
20 minutes 43 seconds East, 55.00 feet to a common corner of said
Clear Creek Village Section III and Clear Creek Village Section II, as per plat thereof, recorded in Plat Book Q, Page 8 in said office of the Recorder, said point also being the point of curvature of a curve to the right, concave to the northwest, having a central angle of 89 degrees 51 minutes 12 seconds and a radius of 20.00 feet from which a chord bears South 44 degrees 34 minutes 53 seconds West, 28.25 feet; 2) thence along the arc of said curve 31.36 feet; 3) thence South 89 degrees 39 minutes 17 seconds West 5.25 feet; 4) thence parallel with the east line thereof South 00 degrees 20 minutes 43 seconds East, 60.03 feet to the point of curvature of a curve to the right, concave to the southwest, having a central angle of 90 degrees 34 minutes 37 seconds and a radius of 20.00 feet from which a chord bears South 45 degrees 38 minutes 01 seconds East, 28.43 feet; 5) thence along the arc of said curve 31.62 feet; 6) thence parallel with the east line thereof South 00 degrees 20 minutes 43 seconds East, 68.83 feet to the northeast corner of Lot 98 in said Clear Creek Village Section 1; thence South 89 degrees 39 minutes 17 seconds West, 135.00 feet to the northwest corner of said lot; thence along the west line of lots 98, 97, 96, 95, 94, 93, 92 in said Clear Creek Village Section I, South 00 degrees 20 minutes 43 seconds East, 502.43 feet; thence parallel with the south line of said northwest quarter section, North 89 degrees 51 minutes 19 seconds West 10.28 feet to the point of beginning containing 26.72 acres(1,163,868 square feet).

Subject to all existing easements, rights—of—way, and building

Surveyor's Certificate 600 SE. Styth Street STATE OF Evansville, IN. 47713 and use restrictions of record.

Lot Acreage LOT NO. SQ. FT. ACRES ACRES 21258.94 0.49 267 48785.35 1.12 10804.12 0.25 12824.88 0.29 268 34581.71 0.79 10686.00 0.25 26126.85 0.60 270 19893.0 0.46 10412.00 0.24 17920.0 0.41 16700.04 0.38 14533.20 14792.14 0.34 302 12249.57 0.28 14261.33 13072.99 0.30 303 11934.35 13548.05 0.31 304 12429.67 0.29 11787.41 306 13197.98 0.30 14626.36 308 13098.75 0.30 13454.48 0.31 18438.66 31975.81 14335.51 0.33 27336.01 14126.65 0.32 13610.80 0.31 314 | 13420.65 | 0.31 16678.77 0.38 13194.31. 0.30 12954.26 0.30 14406.23 0.33 13012.44 0.30 14120.50 318 | 12865.0 | 0.30 16158.25 13623.88 0.31 23303.06 0.53 320 14387.92 0.33 15014.44 0.34

Centerline Curve Data 71°22'57" W 18'03'14" | 21°54'41" W 200.00

Right-of-Way Curve Data

number	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C19	44"10'11"	S 22'25'48" E	68.98	170.00	131.05	127.83
C20	42'04'27"	S 21'22'56" E	88.46	230.00	168.90	165.13

N.W. 1/4 Section 29-5-10

Found Railroad Spike

(Used this Survey)

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	15'07'10"	S 07"24'54" E	230.00	60.69	60.52
C2	91°58'51"	S 46'20'08" E	20.00	32.11	28.77
C3	33'46'23"	N 70'47'15" E	470.00	277.04	273.05
C4	25'03'37"	N 66'25'52" E	1030.00	450.51	446.93
C <b>5</b>	79'18'24"	N 39"18'29" E	20.00	27.68	25.53
C <b>6</b>	100°41'36"	S 50'41'31" E	20.00	35.15	30.80
C7	01'41'28"	N 79'48'25" E	780.00	23.02	23.02
C8	89'51'12"	S 44'34'53" W	20.00	31.36	28.25

20.00 31.62

S 45'38'01" E

PLAT BOOK Q. PAGE 8 ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS Parent Parcel Reference Survey: For recorded survey of Parent Tract, S 89'54'48" E 240.55' 0.18' North & 0.13' East & Future Clear Creek of the Calculated Corner \_ N 89"35'58" W Village Section IV A N 89'39'17" E CLEAR CREEK VILLAGE I N 89°54'48" W 257.94' PLAT BOOK P, PAGE 111 Fnd. 4"x4" Conc. Mon.— Called for in Deeds (Used this Survey) N 89'39'17" E Found 5/8"Rebar — Fnd. 4"x4" Conc. Mon. -► Found 1-1/2"0.D.I.Pipe 0.70' North Called for in Deeds 0.88' North & 0.15' West (Used this Survey) -- 14' D.&UG.P.U.E. N 89'39'17" E Found 1-1/2"0.D.I.Pipe
0.20" East of Line 14' D.&UG.P.U.E. - Found 1-1/2"0.D.I.Pipe N 89'39'17" I S 89'39'17" W 0.11' East of Line Fnd. 4"x4" Conc. Mon. Called for in Deeds (Used this Survey) N 89'39'17" E 324.73' REVISED 100 YEAR ——FLOODPLAIN BOUNDARY CASE#97-05-183P REVISED DATE: 9/5/97 # 3810 N 89'51'19"W 297.13' I, Danny K. Leek, do hereby certify that I am a land surveyor S 89"54'48" E licensed in compliance with the laws of the State of Indiana, and <sup>76.00</sup>' N 89'51'19" W 352.00' <sup>176.00</sup> further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations Found 5/8"Rebar w/Cap — - Found 1-1/2"0.D.I.Pipe - Found 5/8"Rebar w/Cap 0.34' North & 0.15' West 1.40' South & 1.93' East 0.83' South & 0.48' East of the Calculated Corner Witness my hand and seal this Buday or October

Mt. Pleasant Road

DEERFIELD SECTION ONE

PLAT BOOK N. PAGE 143

Secondary Plat APC#16-5-96 (2-170 10-08-01 3309-10-D1 3309PLT4.DWG B.A.S.