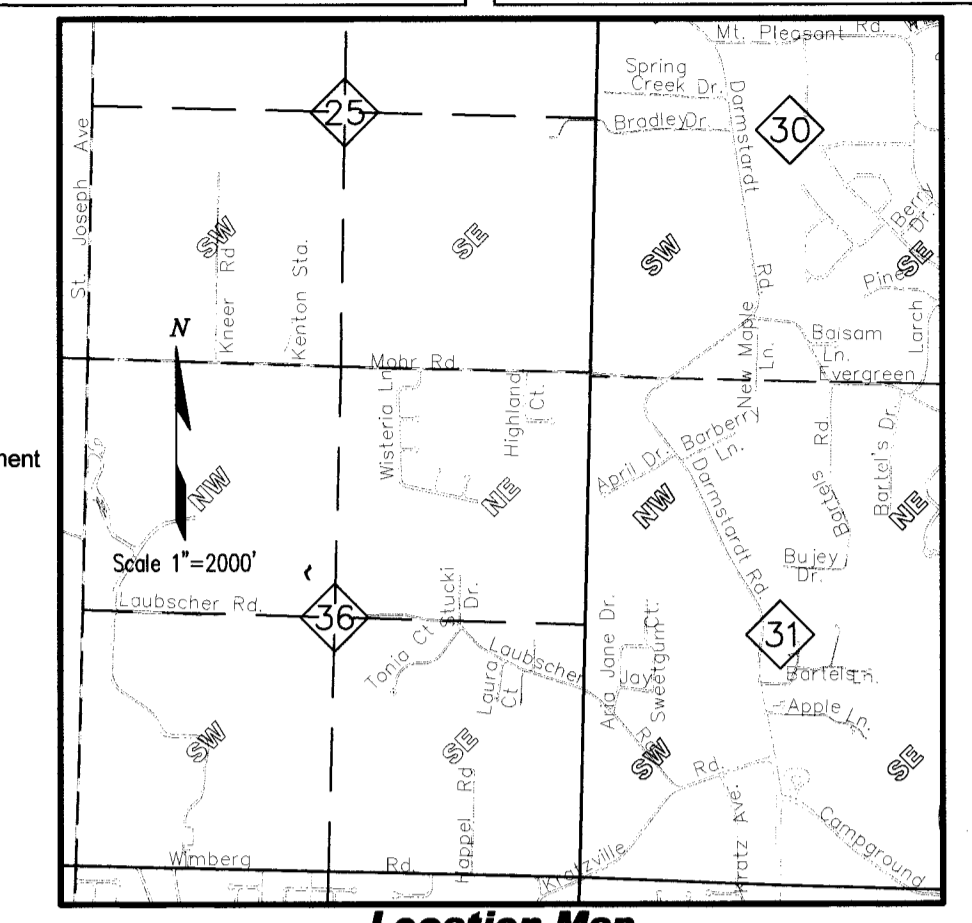


# The Hills Section 1

DILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**OCT. 27, 2015**  
 JOE GRIES AUDITOR  
**5794**  
 RECEIVED FOR RECORD  
 DATE **10.27.15 3:12 p**  
 PLAT BOOK **T**  
 PAGE **199**  
 INSTR# **2015R00022679**  
 Z TULLEY RECORDER  
 VANDERBURGH COUNTY



- Legend**
- Building Setback Line
  - Center Line
  - Easement Line
  - Right-of-way Line
  - Property Boundary Line
  - Railroad Track
  - 0.00'N, 0.00'E Found x.xx' from calculated corner
  - #000 Street Address
  - BL Building Line
  - Cd. Card
  - D.R. Deed Record
  - Doc. Document
  - D.Dr. Deed Drawer
  - Esmt Easement
  - E East
  - Inst. Instrument
  - (M) Measured Dimension
  - N North
  - Pg. Page
  - P.O.B. Point Of Beginning
  - P.O.C. Point Of Commencement
  - R Range
  - (R) Record Dimension
  - S South
  - T Township
  - W West

**T.199**  
 APC # 3-5-2015

### 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 **The Hills Section 1**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility 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 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 "DE" (Drainage Easement), 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. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE" (Drainage & Underground Public Utility Easement), are hereby 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 moving 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 areas of land, of the dimensions shown on this plat and marked "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked "I.E.E." (Ingress/Egress Easement), are hereby dedicated for ingress/egress for maintenance of the storm drainage lake and maintenance, and storage of storm water. No structures 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 without liability in the use of said easements. Any alterations to the land within these easements must have the approval of the Drainage Board.

Strips or areas of land, of the dimensions shown on this plat and marked "TEMP" (Temporary Easements), are hereby dedicated for the installation of improvements outside the Section 1 boundary.

The following offsite temporary easement which are to remain in full force and effect for so long as and until such a time that the next section of this subdivision affecting all or a portion of these easements, is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana. Affects - 10' DE.

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

Owner/Developer:

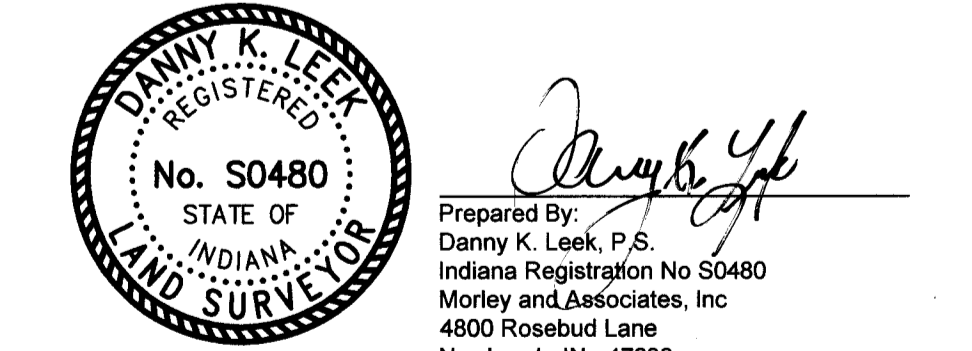
By: **Brad Storch, Pres**  
 Brad Storch, President  
 Storch Homes Corporation  
 8520 Hill Drive  
 Evansville, IN. 47711  
 (812) 867-0915

**Affirmation Statement**  
 I affirm, under the penalties of perjury, that I have taken reasonable care to read each Social Security number in this document, unless required by law.

**Secondary Plat**  
 Drawn By: **JEW** Job Number: **5553.4.007-A**  
 Drawing Tab: **Plat** Date: **10/26/2015**  
 Filename: **5553 The Hills Section 1**

**Engineering Surveying Architecture Construction Management**  
  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 (812) 464-9585  
 www.morleyandassociates.com

**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; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.  
 Witness my hand and seal this **26** day of **October**, 2015.



### 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, April 9, 2015.

President: **Brad Storch**  
 Attest Executive Director: **Brad Storch**  
 Secondary Plat complies with the Ordinance and is released for Recording.  
 Executive Director: **Brad Storch**  
 PLAT RELEASE DATE: **OCT. 27, 2015**



### Notary Certificate

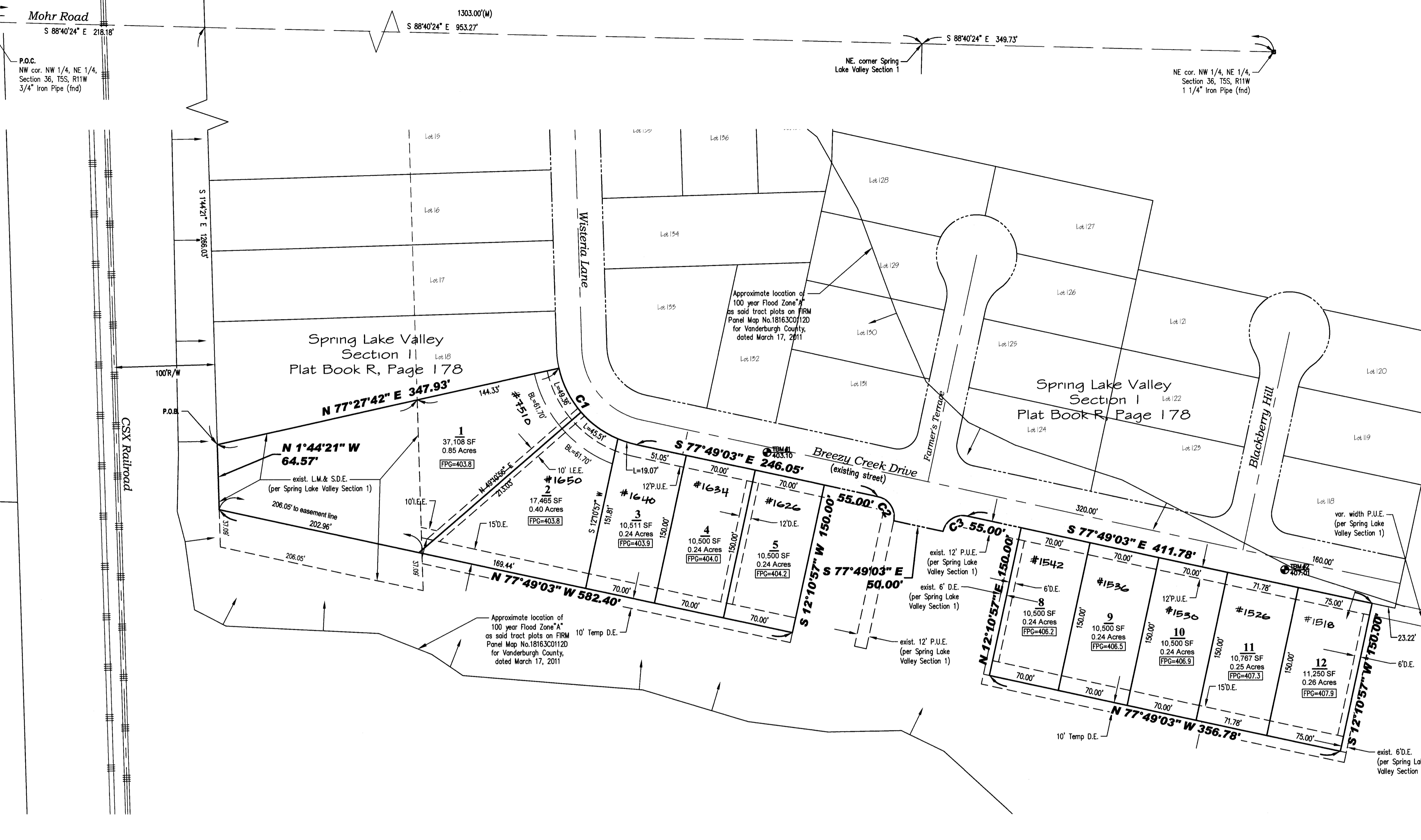
STATE OF INDIANA, COUNTY OF **WARREN** ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brad Storch**, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this **26** day of **October**, 2015.  
 My Commission Expires: **August 5, 2018**  
 Notary Resides in: **Vanderburgh County, Indiana**  
 Notary Public: **Brad A. Fimmersheim**  
 (Typed or Printed Name)



**Curve Data Table**

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	65°16'46"	100.00'	113.93'	64.05'	S 45°10'40" E	107.87'
C2	90°00'00"	20.00'	31.42'	20.00'	S 32°49'03" E	28.28'
C3	89°59'35"	20.00'	31.41'	20.00'	N 57°10'44" E	28.28'



- General Notes**
- Utilities: Potable Water and Sanitary Sewer available by Evansville Water and Sewer Utility is available at the site and will be extended to all the lots.  
 Electric and Gas will be provided by Vectren Energy Delivery.  
 Telephone service will be provided by AT&T.
- Road Grades: Maximum road grades will not exceed 10%.
- Basements: The Vanderburgh County Building Commissioner must approve all basements.
- Flood Plain Data: All of the proposed subdivision lies 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 112 of 275, Map Number 18163C0112D, dated March 17, 2011.  
 The minimum first floor elevation is called Flood Protection Grade (FPG). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. Lowest adjacent grades and crawspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).
- Access: All Lots shall access interior streets only.
- Construction within Flood Zone A: Requirements for obtaining the Certificate of Occupancy Permit:  
 A. Under Construction and Final Construction Elevation Certificates.  
 B. Proof of compliance with the National Flood Insurance Program, Technical Bulletin 10-01.
- 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 exist on his or her property in proper working order 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 as designed and 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 on 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 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 easement which lies on his or her property.
6. Vanderburgh County will pay the cost 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 Permanent Drainage and/or Public Utility 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.
- Temporary Erosion Control (during construction):  
 For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivision where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."
- Bench Mark Data:  
 TBM#1 - Chiseled square in top of curb east of the curb inlet on the south side of Breezy Creek Drive near the northwest corner of lot 5.  
 Elev. = 403.10 (NGVD 1929 Datum).  
 TBM#2 - Chiseled square in top of curb east of the curb inlet on the south side of Breezy Creek Drive near the northeast corner of lot 11.  
 Elev. = 407.01 (NGVD 1929 Datum).