

# The Hills Section 2A

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 06-30-17 1:50 PM  
 PLAT BOOK U  
 PAGE 101  
 INSTR# 2017R00016089  
 RECEIVED FOR RECORD  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

## BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 36, Township 5 South, Range 11 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 36; thence along the North line of said Quarter Quarter Section, South 88 Degrees 40 Minutes 24 Seconds East 953.27 feet to the Northeast Corner of Spring Lake Valley, Section 1 as per plat, recorded in Plat Book R, Page 178 in the Office of the Recorder of Vanderburgh County, Indiana and the Northwest Corner of a tract of land conveyed to David G. and Joyce A. Molinet in Document Number 2003R00031740 in the Office of said Recorder; thence along the East line of said Spring Lake Valley, Section 1 and The Hills Section 2 as recorded in Plat Book U, Page 98 in the Office of said Recorder and the West line of said Molinet tract, South 01 Degree 31 Minutes 44 Seconds West 888.78 feet to the Southwest Corner of said Molinet tract and a corner of said The Hills Section 2; thence along the South line of said Molinet tract and the North line of said The Hills, Section 2, South 88 Degrees 27 Minutes 14 Seconds East 350.00 feet to the Southeast Corner of said Molinet tract and a bend in a North line of said The Hills Section 2 and being the Southwest Corner of Lot 10 Highland Ridge Estates recorded in Plat Book N, Page 72 in the Office of said Recorder; thence along the South line of said Highland Ridge Estates and the Replat of Lot 10 Highland Ridge Estates recorded in Plat Book O, Page 89 in the Office of said Recorder and the North line of said The Hills Section 2, South 88 Degrees 41 Minutes 57 Seconds East 1080.96 feet to the Northwest Corner of a tract of land conveyed to Santie S. Deig in Document Number 2008R00004723 in the Office of said Recorder and the Northeast Corner of said The Hills Section 2; thence along the West line of said Deig tract and an East line of said The Hills Section 2, South 01 Degree 17 Minutes 27 Seconds West 459.29 feet to the Southeast Corner of Lot 83 in said The Hills Section 2, and being the Point of Beginning; thence continue along said Deig tract, and a tract of land conveyed to John G. & Sarah E. Aldenerfer in Document Number 2016R00014651 in the Office of said Recorder, South 01 Degree 17 Minutes 27 Seconds West 316.40 feet to the Southwest Corner thereof; thence South 39 Degrees 03 Minutes 36 Seconds West 30.48 feet; thence North 81 Degrees 10 Minutes 23 Seconds West 108.29 feet to the Southeast Corner of Lot 79 in said The Hills Section 2; thence along the East line of said Lot 79, North 08 Degrees 49 Minutes 37 Seconds East 120.05 feet to the South Right-of-Way of Breezy Creek Drive and being a point on a non-tangent curve to the left, having a central angle of 177 Degrees 09 Minutes 41 Seconds, a radius of 40.00 feet, from which the chord bears, North 07 Degrees 24 Minutes 28 Seconds East 79.98 feet; thence along said Right-of-Way of Breezy Creek Drive and the arc of said curve 123.68 feet; thence continue along said Right-of-Way of Breezy Creek Drive, North 81 Degrees 10 Minutes 23 Seconds West 4.02 feet to the Southeast Corner of Lot 82 in said The Hills Section 2; thence along the East line of said Lot 82, North 08 Degrees 49 Minutes 37 Seconds East 140.00 feet to the South line of Lot 85 in said The Hills Section 2; thence along the South line of said Lot 85, South 81 Degrees 10 Minutes 23 Seconds East 85.15 feet to the point of beginning, containing 52,115 square feet or 0.74 acres more or less.

Subject to all other easements and rights-of-way of record.

## OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **The Hills Section 2A**. 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 "P.U.E." (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, within 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.E." (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.

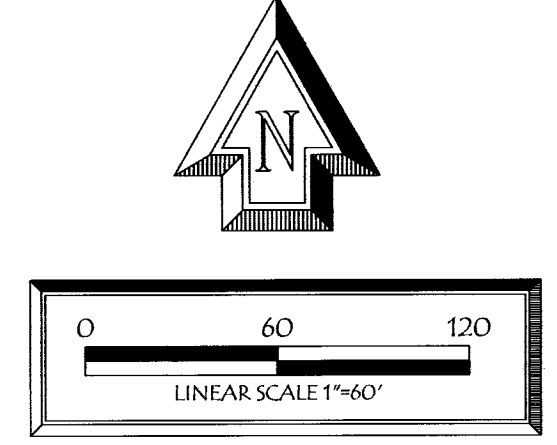
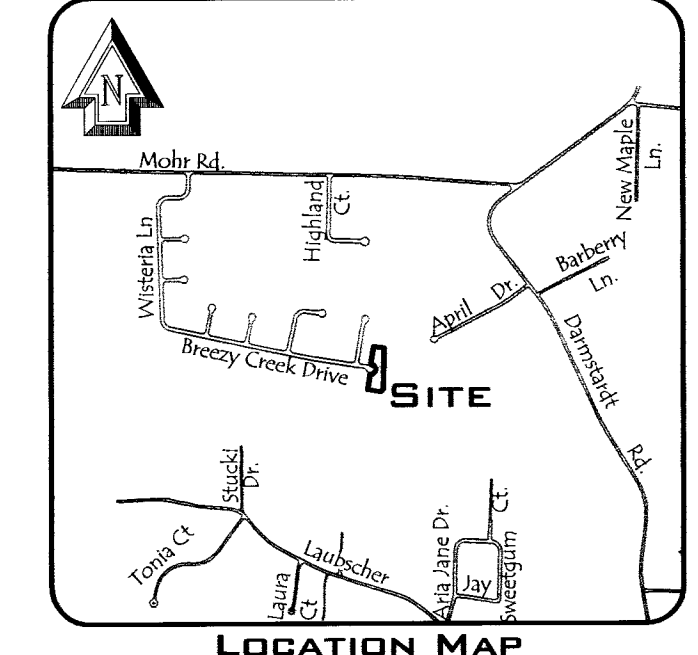
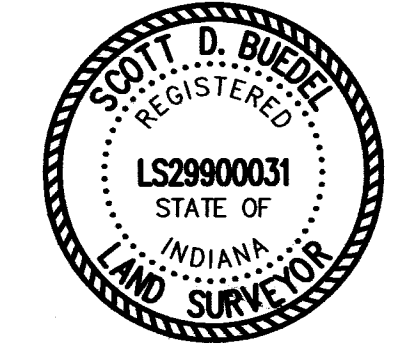
All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner & Subdivider  
 Brad Sturchi, President  
 Sturchi Homes Corporation  
 8820 Big Hills Drive  
 Evansville, IN 47711

## SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a survey completed by me on March 13, 2017, and that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown and that all property corners have been monumented.

Witness my hand and seal June 27, 2017.  
 Scott D. Buedel, PLS  
 Indiana Registration Number 29900031  
 Cash Waggoner & Associates, PC  
 414 Citadel Circle, Suite B  
 Evansville, IN 47715  
 Drawing: 2564 Section II A.dwg



Descriptions:  
 P.O.C. - Point of Commencement  
 P.O.B. - Point of Beginning  
 R/W - Right of Way  
 R.S.L. - Building Setback  
 P.U.E. - Public Utility Easement  
 D.E. - Drainage Easement

Line	Bearing	Distance
EL-10	S 0°17'22" W	75.47'
EL-11	S 88°42'33" E	3.00'
EL-12	S 0°17'22" W	152.38'
EL-13	S 88°42'33" E	2.00'
EL-14	S 0°17'22" W	98.63'
EL-15	N 81°10'23" W	105.41'

Line	Bearing	Distance
L-1	S 08°49'57" W	15.00'

Curve	Radius	Delta Angle	Chord Bearing	Chord Length	Tangent	Arc Length
BC-1	40.00'	177°09'41"	N 07°24'28" E	79.98'	1614.49'	123.68'

## GENERAL NOTES

- Utilities:** Electric will be extended to all lots by Vectren Energy Delivery of Indiana. Water and Sanitary Sewer will be extended to all lots by the Evansville Water & Sewer Utility.
- Access:** All lots shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165C0112D, dated March 17, 2011, no portion of the proposed subdivision lies within the limits of the 100 year Flood Zone A.
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Survey:** The overall boundary of the subject property, which includes Section 2A, was re-established by Morley and Assoc. The boundary information for the overall site is shown on the subdivision plat for Spring Lake Valley Section 1, recorded in Plat Book R, Page 178.
- Bearings:** Bearings used this survey are based on the Spring Lake Valley Section 1 Plat, recorded in Plat Book R, Page 178, The Hills Section 1 recorded in Plat Book T, Page 199 and The Hills Section 2 recorded in Plat Book U, Page 98.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096". Points Set along the rear of Lots 80 and 81 are set at the intersection of the west line of the drainage easement line and each lot line.
- Storm Drainage Maintenance:** Per Plan B of the County Drainage Ordinance, the individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and easements which exist on his or her property in proper working order including:
  - Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
  - 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.
  - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  - 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.

- 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.
- 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 fine 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.
- 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.
- Homeowner must obtain a permit from the Corps of Engineers before any channel modifications on Lots 80.

**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 15.05 "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 subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 15.05.11.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 disturbance activities have been completed, final stabilization shall be completed as described in section 15.05.11.C.20 of the Vanderburgh County Code.

- Approval Dates:**
- Sidewalks were waived by the County Commissioners on October 25, 2005 for the overall development originally filed as Spring Lake Valley, APC Docket Number 15-S-2005.
  - Road Plans were approved by the Vanderburgh County Commissioners on April 5, 2016.
  - Final Drainage Plans were approved by the Vanderburgh County Drainage Board on April 5, 2016.
  - Water Plans were approved by the Evansville Water and Sewer Utility Board on August 2, 2016.
  - Sewer Plans were approved by the Evansville Water and Sewer Utility Board on August 2, 2016.

## 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 April 9, 2015.

*[Signature]*  
 President

*[Signature]*  
 Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

*[Signature]*  
 Executive Director

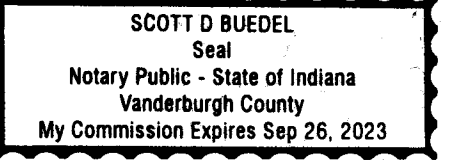
JUNE 30, 2017  
 Plat Release Date



U-101  
 APL # 3-S-2015

## NOTARY CERTIFICATE

State of INDIANA  
 County of VANDERBURGH



Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider **Brad Sturchi** who acknowledged 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 28<sup>th</sup> day of JUNE, 2017.

9-26-2023  
 My Commission expires: \_\_\_\_\_  
 Notary Public

Notary Resides in VANDERBURGH  
 County, Indiana  
 Scott D. Buedel  
 Typed or printed name

**AFFIRMATION STATEMENT**  
 I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
 SIGNATURE: *[Signature]*  
 PRINTED NAME: Scott D. Buedel

**CASH WAGGNER & ASSOCIATES, PC**  
 CONSULTING ENGINEERING SURVEYING  
 WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561  
 216 W. SIXTH STREET SUITE 106 JASPER, IN 47546 PH: 812.634.5015