

The Hills Section 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 MAY 19 2013
 BRIAN GERTH, AUDITOR
 2392
 RECEIVED FOR RECORD
 DATE 05.19.13 9:52 AM
 PLAT BOOK U
 PAGE 98
 INSTR# 201300011906
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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.
- Construction within Flood Zone A**
 Requirements for obtaining the Certificate of Occupancy Permits:
 A. Under Construction and Final Construction Elevation Certificates.
 B. Proof of compliance with the National Flood Insurance Program, Technical Bulletin 10-01.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18163C0112D, dated March 17, 2011, a portion of the proposed subdivision does lie within the limits of the 100 year Flood Zone A.
- 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 crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation).
- The Flood Protection Grades (FPG) and the Base Flood Elevations (BFE) are the results of a Flood Profile Determination of a Unnamed Tributary to Locust Creek by Morley and Associates, Inc. in June 2004 as Project Number 5553-4 (D).
- Compaction Certification**
 Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods and suitability of fill in the area of building pads, and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soil conditions.
- 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 2, 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 in this survey are based on the Spring Lake Valley Section 1 Plat recorded in Plat Book R, Page 178 and The Hills, Section 1 recorded in Plat Book T, Page 199.
- 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 #00096".
- Points set along the rear of lots 13-18 are set on line 15.00 feet from the actual corner, lots 77-79 are set on line 12.00 feet from the actual corner and lots 83-85 are set on line at the intersection of the west line of the 20 foot 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:
 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 plan 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 fire as-built plans for this subdivision, and which are in Permanent Drainage and/or Public Utility Easements and outside of the county accepted road right-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.
8. Homeowner must obtain a permit from the Corp of Engineers before any channel modifications on Lots 15, 14, 15, 16, 17, 18, 77, 78, and 79.
- Temporary Offsite Storm Maintenance:**
 Any offsite easements and the drainage facilities located within these easements will be maintained by the underlying property owner or owners.
 Any offsite easement, defined by this plat, and the maintenance responsibilities for each easement are to remain in place and in effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office. Each property owner of an offsite easement shall be responsible, including financially, for maintaining that part of the storm water system and its easements which are on his or her property 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 system operating as designed and at 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 from erosion and sedimentation.
 4. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
 5. Any alteration of the land within a temporary drainage easement requires the prior approval of the County Drainage Board.
- Control Erosion and Soil Stability due to Steep Slopes:**
 Due to substantial slopes Lot 83-86 and 97-111, special erosion control and slope/soil stability measures will be required before construction is initiated. The measures are to be proposed by the applicant in writing and described in an erosion/soil stability analysis and certificate signed and sealed by a professional engineer and submitted to the County Engineer and Building Commissioner.
- Approval Dates:**
 1) Site/Plans were voted by the County Commission on October 25, 2005 for the overall development originally filed as Spring Lake Valley, APC Docket Number 15-2-2005.
 2) Road Plans were approved by the Vanderburgh County Commission on April 5, 2016.
 3) Final Drainage Plans were approved by the Vanderburgh County Drainage Board on April 5, 2016.
 4) Water Plans were approved by the Evansville Water and Sewer Utility Board on August 2, 2016.
 5) Sewer Plans were approved by the Evansville Water and Sewer Utility Board on August 2, 2016.

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 this same as **The Hills Section 2**. All road right-of-ways shown and not previously dedicated, are hereby dedicated to public use for the purpose of roadways and public utilities.

Streets 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, 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.

Streets 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.

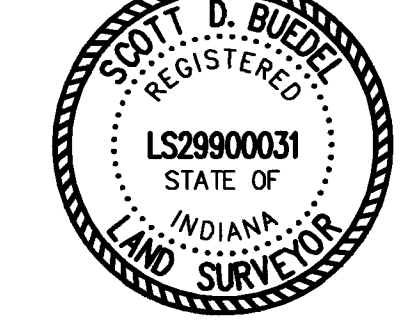
Owner & Subdivisor
 Brad Stucki 5/15/17
 Brad Stucki, President
 Stucki Home Construction
 8820 6th High Drive
 Evansville, IN 47711

NOTARY CERTIFICATE

State of INDIANA)
 County of VANDERBURGH)
 I, Scott D. Buebel, Notary Public, State of Indiana, My Commission Expires SEP 26, 2023
 Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivisor Brad Stucki who acknowledged the execution of the foregoing plat with the declarations 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 15th day of MAY, 2017.
9/26/2023
 My Commission expires
 Notary Public
Scott D. Buebel
 Typed or printed name
 Notary Resides in VANDERBURGH
 County, Indiana

SURVEYOR'S CERTIFICATE

I, Scott D. Buebel, 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 15, 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 May 15, 2017
 Scott D. Buebel, PLS
 Indiana Registration Number 29900031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715
 Drawings: 2564 Section II.dwg



AREA PLAN COMMISSION CERTIFICATE

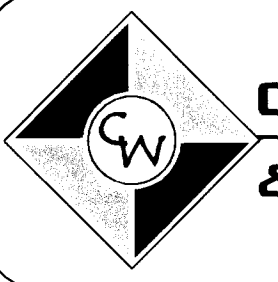
Under the authority provided by the Acts of 1981, Public Law #209, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 9, 2015.
 President: Brad Stucki
 Vice President: Brad Stucki
 Secretary: Brad Stucki
 Treasurer: Brad Stucki
 The Secretary's plat complies with the Ordinance and is released for recording.
 Executive Director: Brad Stucki
 Plat Release Date: MAY 19, 2017



U-98
 APC #3-5-2015

AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SPECIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
 SIGNATURE: Scott D. Buebel
 PRINTED NAME: Scott D. Buebel



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 414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
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