The Reserve at Hidden Lake

Curve Data Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	27°58'40"	150.06'	73.28'	S 45°18'11" W	72.55'
C2	61°25'08"	60.01'	64.32'	S 62°01'25" W	61.29'
C3	63°38'06"	60.00'	66.64'	N 55°26'37" W	63.27'
C4	5°38'43"	500.00'	49.26'	N 20°48'13" W	49.24'
C5	18°46'19"	200.00'	65.53'	N 8°35'42" W	65.23'
C6	17°36'31"	200.00'	61.47'	N 8°00'49" W	61.22'
C7	110°00'00"	50.00'	95.99'	N 38°10'56" E	81.92'
C8	71°08'59"	50.00'	62.09'	S 51°14'35" E	58.18'
C9	16°27'33"	440.00'	126.40'	S 7°26'19" E	125.96'

SCALE 1" = 60'

60 0 60 120

Legend

- Building Setback Line
- Center Line
- Easement Line
- Property Boundary Line
- Right-of-way Line
- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)
- Railroad Spike (Set)
- Chiselled "X" (Set)

(C)	Calculated Dimension
Cd.	Card
D.R.	Deed Record
Doc.	Document
Dr.	Drawer
E	East
(Fnd)	Found
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

Owner's Certificate

The undersigned developer of the real estate shown and described heron does hereby plat and subdivide said real estate as shown and designate the same as The Reserve At Hidden Lake.

All road rights-of-way shown and not previously dedicated are hereby dedicated to the public, however the roadway improvements shall be privately maintained by the Home Owners Association. Jobes Lane is an existing public right-of-way and is maintained by Vanderburgh County.

Outlot A shall be privately maintained by the Home Owners Association.

The Reserve at Hidden Lake Home Owners Association has been duly formed with the office of Secretary of the State of Indiana and documents pertaining to the home owners association are recorded as Instrument No. 2015R00016615 in the office of the Recorder of Vanderburgh County Indiana.

Strips or areas of land, of the dimensions shown on this plant and marked **Wall Maintenance Easement are** hereby dedicated to the owners of Lot 39 and Lot 40 to maintain the landscape retaining wall located on the common line between their lots. the owners of Lot 39 and Lot 40 shall share equally in the cost to maintain the wall. The owners of Lot 39 and Lot 40 shall each be mutually responsible to not cause damage to the others building unit in the maintenance of the wall and the damaging owner shall bear the cost of such repair to the other.

Strips or areas of land, of the dimensions shown on this plat and marked **IEE** (Ingress, Egress and Regress Easement), are hereby dedicated for a walking path only for the owners of lots within the subdivision for the purpose of ingress, egress and regress to and from Outlot "A" as shown hereon.

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility Easement), are herby 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 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 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 **Sign Easement** , are hereby dedicated for the installation and maintenance of the subdivision identification signage. Any alterations to the land or signage within these easements must have the approval of the home owners association. Fences may not be extended into 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. Alterations to the land and improvements within these easements or modification of the intended usage of said easements must have the approval of the owners association.

Strips or areas of land, of the dimensions shown on this plat and marked **SSE** (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility. However, nothing herein shall prevent the use of any portion of the easement of parking and drives.

Owners/Developers

Dana Ackerman SVP
The First National Bank of Carmi
By: Dean Ackerman, Sr. Vice President,
Senior Loan Officer
7500 Eagle Crest Blvd
Evansville, In. 47715

Lisa J. McDonald
McDonald, Lisa J. L.
730 Lydia Drive
Evansville, In. 47712
The Reserve at Hidden Lake Ph III, Unit 48

Jane Westerberg
Diesterberg, Jane
740 Lydia Drive
Evansville, In. 47712
The Reserve at Hidden Lake Ph II, Unit 51

Doris J. Pemberton
Pemberton, Doris J.
5129 Hidden Lake Drive
Evansville, In. 47712
The Reserve at Hidden Lake Ph I, Unit 53

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, Lisa J. McDonald, 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 purposes therein set forth.

Witness my hand and seal this 13th day of May 20 15

My Commission Expires: Oct. 25, 2015

Notary Public

Notary Resides in Vanderburgh County, Indiana

Donna J. Pemberton (Typed or Printed Name)

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, Jane Duesterberg, 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 purposes therein set forth.

Witness my hand and seal this 13th day of May 20 15

My Commission Expires: Oct 25 2015

Notary Public

Notary Resides in Vanderburgh County, Indiana

Donald J. Fuchs (Typed or Printed Name)

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, Doris J. Pemberton, 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 purposes therein set forth.

Witness my hand and seal this 13th day of May 20 15

My Commission Expires: Oct. 25 2015

Notary Public

Notary Resides in Vanderburgh County, Indiana

Donald J. Fuchs (Typed or Printed Name)

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 18th day of December, 2014.

Prepared By:
Danny K. Leek, P.L.S.
Indiana Registration No S0480
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
dannyl@morleyandassociates.com

General Notes

1. Utilities: Potable Water and Sanitary Sewer available by Evansville Water and Sewer Utility 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.

2. Access: All Lots shall access interior streets only. All interior street rights-of way are dedicated to the public, however improvements shall be privately maintained by the home owners association.

3. Basements: The Vanderburgh County Building Commissioner must approve all basements.

4. Flood Plain Data: No portion 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 157 and 159 of 275, Map Number 18163C0157D and Map Number 18163C0159D, dated March 17, 2011.
Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses.

5. 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:
A. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
B. 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.
C. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
D. 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.
E. 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.
F. The Homeowners Association will be responsible for the maintenance of the storm sewers located outside of the street rights of way. The County will not accept the pipes for maintenance in subdivisions with private streets.
G. 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.
6. Erosion Control : The Developer, Development Contractors, Builders and all Lot Owners or anyone working with 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.

County version 9.15.2014

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 subdivisions 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.

7. 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."

CROSS REF:
2015R00014615 AFFIDAVIT-HOMEOWNERS ASSOC.
2015R00014616 AGREEMENT TERMINATING HORIZONTAL PROPERTY REGIME.

Front Yard Setback Table

Lot Number	Condo Unit	Distance
Lot 35	48	11.99'
Lot 36	50	11.89'
Lot 37	51	11.79'
Lot 39	53	11.15'
Lot 40 & 41	54 & 55	11.45'

All other buildable lots in this subdivision shall have a front yard setback of 14.00' per variance.

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: October 28, 2014
Roadway plans were approved by the County Engineer on: October 28, 2014
Sewer Approval: September 16, 2014
Water Approval: September 19, 2014
Sidewalk Waiver: November 18, 2014
Subdivision Waiver Docket: 1SW2014
Subdivision Approval Date: April 10, 2014
BZA Docket: 2014-12-BZA
BZA Approval Date: April 17, 2014

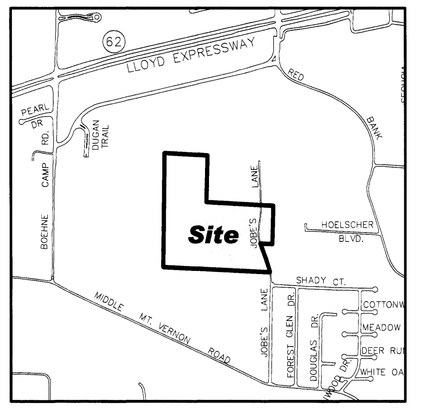
T-184
APP # 2-5-2014

SEE SHEET 2 for PROPERTY ADDRESS.

See Sheet 2 for Easement Information.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul. 13, 2015
JOE GRIES AUDITOR
3509 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.13.15 2:29p
PLAT BOOK I
PAGE 184
INSTR# 2015R00016070
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

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, May 8, 2014.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: July 13, 2015

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, Dean Ackerman, 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 purposes therein set forth.

Witness my hand and seal this 19th day of December 20 14

My Commission Expires: 8/27/2016

Notary Public

Notary Resides in Warrick County, Indiana

Heather G. Dickerson (Typed or Printed Name)

Boundary Description

Part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 6 South, Range 11 West of the Second Principal Meridian, lying in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Quarter-Quarter Section, thence along the North line thereof, North 86 degrees 49 minutes 04 seconds West 785.13 feet to the Point of Beginning, said point also being the Northwest corner of a parcel conveyed to William C. Lockard and recorded in Deed Book 495, Page 420 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the Western line of said Lockard parcel, South 01 degrees 39 minutes 43 seconds West a distance of 546.00 feet; thence South 86 degrees 49 minutes 04 seconds East a distance of 785.13 feet to a point on the East Line of said Quarter-Quarter Section; thence along the East line thereof, South 01 degrees 39 minutes 43 seconds West a distance of 448.14 feet to the Northeast corner of a parcel conveyed to Thomas Porter Whitsitt and recorded in Deed Book 479, Page 92 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the Northern line thereof, North 86 degrees 45 minutes 19 seconds West a distance of 141.61 feet to the center of Jobe's Lane; thence along said centerline, South 19 degrees 55 minutes 18 seconds East a distance of 196.18 feet; thence continue along said centerline South 17 degrees 11 minutes 18 seconds East a distance of 161.53 feet to a point on the South line of said Quarter-Quarter Section, said point lying North 87 degrees 15 minutes 40 seconds West a distance of 17.20 feet from the Southeast corner of said Quarter-Quarter Section; thence along the South Line thereof, North 87 degrees 15 minutes 40 seconds West a distance of 1,248.96 feet to the Southwest corner of said Quarter-Quarter Section; thence along the West line thereof, North 00 degrees 42 minutes 49 seconds East a distance of 1,336.41 feet to the Northwest corner of said Quarter-Quarter Section; thence along the North line thereof, South 86 degrees 49 minutes 04 seconds East a distance of 503.38 feet to the Point of Beginning and containing 28.588 acres, more or less.

Also; Units Number Forty-eight (48), Fifty-one (51) and Fifty-three (53) in The Reserve at Hidden Lake, a horizontal property regime, according to the Declaration of Horizontal Property Regime therefor and the exhibits attached thereto and filed therewith, recorded on July 19, 2011 as Instrument No. 2011R00015985, as amended by the Amended and Restated Declaration of Horizontal Property Regime for The Reserve at Hidden Lake recorded on August 19, 2011 as Instrument No. 2011R00018368, as further amended by First Supplemental Declaration for The Reserve at Hidden Lake Condominium Adding Phase II recorded on September 19, 2011 as Instrument No. 2011R00021058, and as further amended by Second Supplemental Declaration for The Reserve at Hidden Lake Condominium Adding Phase III recorded on January 17, 2012 as instrument No. 2012R00001459, said instruments being recorded in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to all building and use restrictions of record and all existing easements, highways and rights-of-way.

Affirmation Statement

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

Signature:

Secondary Plat
Sheet 1 of 2

Designed By	Job Number
D.K.L.	8716
Drawn By	Date
J.E.V.	12/18/2014
Filename	
8716 Secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture

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