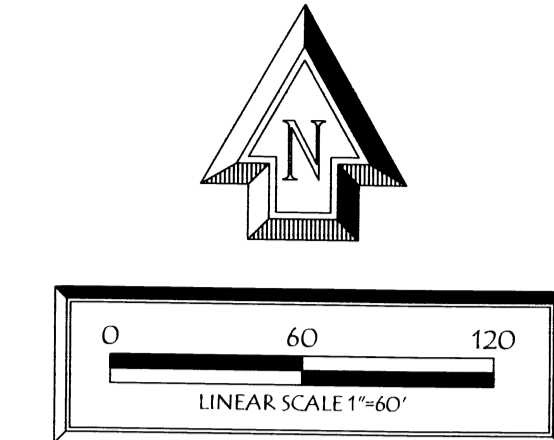


# The Hills Section 3

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**9/27/2018**  
 BRIAN GERTH, AUDITOR  
**4865**  
 RECEIVED FOR RECORD  
 DATE **9/27/2018 8:58 AM**  
 PLAT BOOK **U 165**  
 PAGE **165**  
 INSTR# **2018R00021937**  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

P.O.C. Northwest Corner Northwest Quarter Section 36, T5S, R17W Called to be 5/4" Iron Pipe (Per Spring Lake Valley Section 1)



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

| Line | Bearing       | Distance |
|------|---------------|----------|
| BL-1 | S 77°49'03" E | 50.00'   |
| BL-2 | S 81°10'23" E | 50.00'   |

| Line | Bearing       | Distance |
|------|---------------|----------|
| L-1  | S 46°24'53" W | 88.80'   |
| L-2  | S 00°48'10" E | 109.58'  |
| L-3  | S 50°00'57" W | 50.38'   |
| L-4  | S 50°00'57" W | 23.61'   |
| L-5  | S 15°12'05" W | 40.22'   |
| L-6  | S 06°00'52" W | 46.82'   |
| L-7  | N 82°19'58" E | 188.51'  |
| L-8  | S 89°15'38" W | 125.25'  |
| L-9  | S 27°45'35" W | 49.15'   |
| L-10 | S 32°28'02" E | 69.54'   |
| L-11 | S 19°08'57" E | 80.40'   |
| L-12 | S 18°48'58" E | 110.31'  |
| L-13 | S 67°02'59" E | 68.21'   |
| L-14 | S 67°02'59" E | 25.39'   |
| L-15 | N 77°49'03" W | 46.80'   |
| L-16 | N 01°44'21" W | 37.09'   |

| Line | Bearing       | Distance |
|------|---------------|----------|
| L-16 | N 01°44'21" W | 37.09'   |
| L-17 | N 77°49'03" W | 29.74'   |
| L-18 | N 65°06'59" E | 15.00'   |
| L-19 | N 04°42'35" E | 20.00'   |
| L-20 | N 12°10'57" E | 18.00'   |
| L-21 | N 12°10'57" E | 25.00'   |
| L-22 | N 77°49'03" W | 21.02'   |
| L-23 | S 05°02'44" E | 70.98'   |
| L-24 | S 05°02'44" E | 75.60'   |
| L-25 | S 05°02'44" E | 115.38'  |
| L-26 | S 05°02'44" E | 33.20'   |
| L-27 | S 20°37'35" W | 153.68'  |
| L-28 | N 88°49'32" W | 29.17'   |
| L-29 | S 88°49'32" E | 18.17'   |
| L-30 | N 20°37'35" E | 153.51'  |
| L-31 | N 88°41'00" W | 202.13'  |

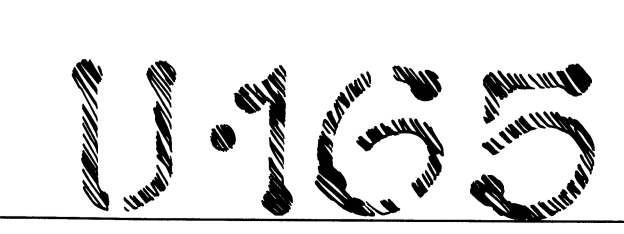
| Curve | Radius | Arc Length | Chord Length | Chord Bearing | Delta Angle |
|-------|--------|------------|--------------|---------------|-------------|
| BC-1  | 20.00' | 31.42'     | 28.28'       | S 37°49'03" E | 90°00'00"   |
| BC-2  | 20.00' | 31.42'     | 28.28'       | N 57°10'23" E | 90°00'00"   |
| BC-3  | 20.00' | 31.42'     | 28.28'       | S 36°10'23" E | 90°00'00"   |
| BC-4  | 20.00' | 31.42'     | 28.28'       | N 53°49'37" E | 90°00'00"   |
| BC-5  | 40.00' | 98.42'     | 75.40'       | S 01°39'38" E | 140°58'16"  |

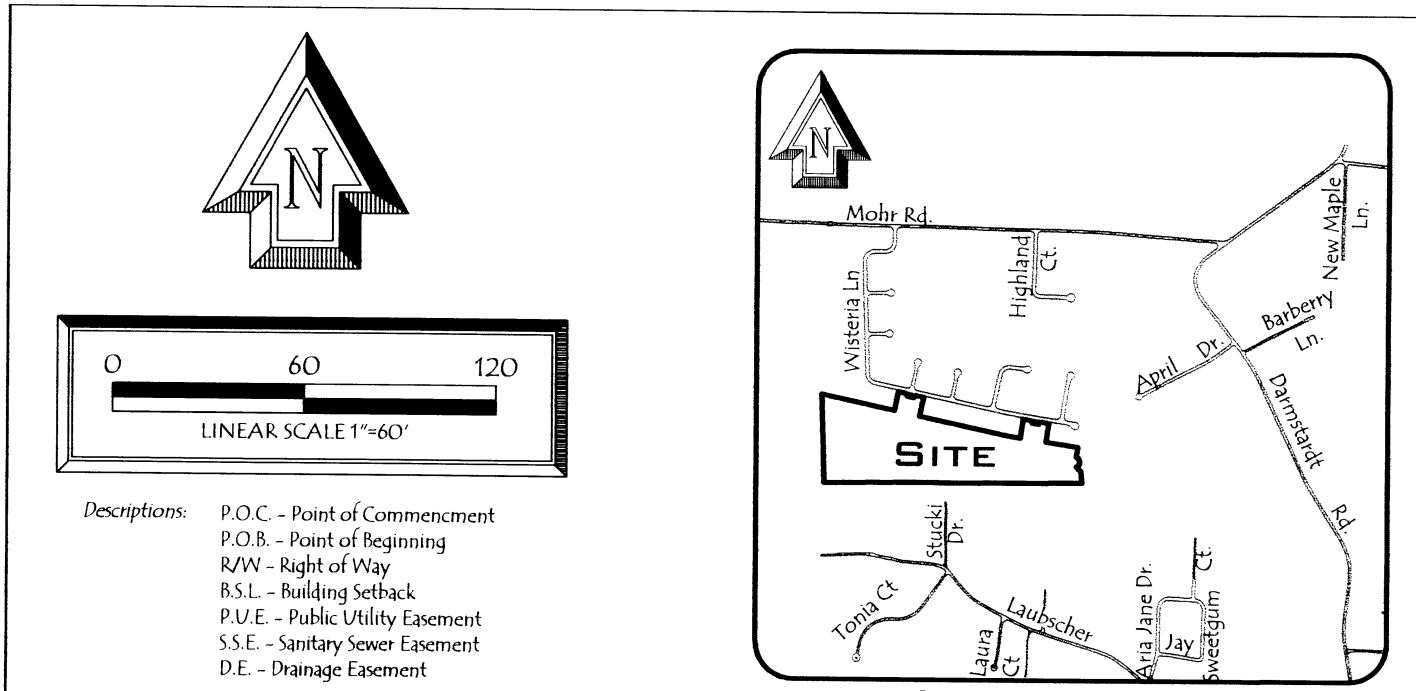
| Curve | Radius  | Arc Length | Chord Length | Chord Bearing | Delta Angle |
|-------|---------|------------|--------------|---------------|-------------|
| C-1   | 75.00'  | 166.25'    | 134.26'      | N 38°59'58" E | 127°01'58"  |
| C-2   | 200.00' | 260.85'    | 200.66'      | S 81°53'14" E | 72°36'22"   |
| C-3   | 40.00'  | 15.09'     | 15.00'       | N 05°10'23" E | 27°36'50"   |



82-04-36-002-187-003-019 Robert Roy K. 1615 Laubscher Road Evansville, IN 47710 Deed Power S. Card 8845  
 82-04-36-002-187-004-019 Kasell David W. & Debbie S. 6640 Stucki Drive Evansville, IN 47710 Doc. #2007000092108  
 82-05-36-002-187-035-019 Gasque Christopher L. 6650 Stucki Drive Evansville, IN 47710 Doc. #2015R00092665  
 Found 5/8" Iron Rod with Ealey Cap 0.04" N. & 0.03" W. of the Calculated Corner called to be 0.05" S. & 0.01" E.  
 Found 5/8" Iron Rod with Ealey Cap 0.04" N. & 0.03" W. of the Calculated Corner called to be 0.05" S. & 0.01" E.  
 82-04-36-002-187-062-019 Stucki, J. Ervin & Mary J. 1539 Laubscher Road Evansville, IN 47710 Deed Power S. Card 4270

**CASH WAGGNER & ASSOCIATES PC**  
 CONSULTING ENGINEERING SURVEYING  
 414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561  
 402 E. 13th STREET SUITE 101 JASPER, IN 47546 PH: 812.634.5015  
 WWW.CASHWAGGNER.COM





Line Table, Curve Table, and Curve Table tables providing bearings, distances, radii, and arc lengths for the property boundaries.

Curve Table and Curve Table tables providing detailed curve data including radius, arc length, chord length, chord bearing, and delta angle.



82-03-36-002-197-002-019
Town, Wesley & Laura
P.O. Box HM154
Hamilton HMX
Bermuda, AR
Doc. #2019000035743

GENERAL NOTES

Public Utilities: PUBLIC UTILITIES - WATER. WATER is available and is provided by the Evansville Water & Sewer Utility. PUBLIC UTILITIES - SEWER: Sewer is available and is provided 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 Permit.
Storm Drainage Maintenance: Per Plan B of the County Drainage Ordinance, the individual lot owners shall be responsible...

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 36, Township 05 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; thence along the North line of said Quarter Quarter Section, South 88 Degrees 40 Minutes 24 Seconds East 218.18 feet to a point on the East 100-foot Right-of-Way line of the CSX Railroad and being the Northwest 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; thence along the West line of said Spring Lake Valley Section 1 and the West line of The Hills Section 1, as per plat, recorded in Plat Book T, Page 199 in the Office of the Recorder of Vanderburgh County, Indiana, South 01 Degree 44 Minutes 21 Seconds East 1530.60 feet to the Southwest Corner of The Hills Section 1 and being the point of beginning; thence along the South line of The Hills Section 1, South 77 Degrees 49 Minutes 05 Seconds East 582.40 feet to the Southeast Corner of Lot 5 in said Subdivision; thence along the East line of said Lot 5, North 12 Degrees 10 Minutes 57 Seconds East 150.00 feet to the Northeast Corner thereof and being on the South Right-of-Way of Breezy Creek Drive; thence along the South Right-of-Way of Breezy Creek Drive, the next five calls: 1) South 77 Degrees 49 Minutes 05 Seconds East 55.00 feet to the beginning of a curve to the right, having a central angle of 90 Degrees 00 Minutes 00 Seconds and a radius of 20.00 feet, from which the chord bears South 32 Degrees 49 Minutes 05 Seconds East 28.28 feet; 2) thence along the arc of said curve 31.42 feet; 3) thence South 77 Degrees 49 Minutes 05 Seconds East 50.00 feet to the beginning of a curve to the right, having a central angle of 90 Degrees 00 Minutes 00 Seconds and a radius of 20.00 feet, from which the chord bears North 57 Degrees 10 Minutes 57 Seconds East 28.28 feet; 4) thence along the arc of said curve 31.42 feet; 5) thence South 77 Degrees 49 Minutes 05 Seconds East 55.00 feet to the Northwest corner of Lot 8 in The Hills Section 1; thence along the West line of said Lot 8, South 12 Degrees 10 Minutes 57 Seconds West 150.00 feet to the Southwest Corner thereof; thence along the South Line of The Hills Section 1 and the South line of The Hills Section 2, as per plat, recorded in Plat Book U, Page 98 in the Office of said Recorder, South 77 Degrees 49 Minutes 05 Seconds East 703.54 feet, thence continue along the South Line of The Hills Section 2, South 81 Degrees 10 Minutes 25 Seconds East 103.24 feet to the Southeast Corner of Lot 18 in The Hills Section 2; thence along the East line of said Lot 18, North 08 Degrees 49 Minutes 37 Seconds East 150.00 feet to the Northeast Corner thereof and being on the South Right-of-Way of Breezy Creek Drive; thence along the South Right-of-Way of Breezy Creek Drive the next five calls: 1) South 81 Degrees 10 Minutes 25 Seconds East 55.00 feet to the beginning of a curve to the right, having a central angle of 90 Degrees 00 Minutes 00 Seconds and a radius of 20.00 feet, from which the chord bears South 36 Degrees 10 Minutes 25 Seconds East 28.28 feet; 2) thence along the arc of said curve 31.42 feet; 3) thence South 81 Degrees 10 Minutes 25 Seconds East 50.00 feet to the beginning of a curve to the right, having a central angle of 90 Degrees 00 Minutes 00 Seconds and a radius of 20.00 feet, from which the chord bears North 53 Degrees 49 Minutes 37 Seconds East 28.28 feet; 4) thence along the arc of said curve 31.42 feet; 5) thence South 81 Degrees 10 Minutes 25 Seconds East 58.00 feet to the Northwest Corner of Lot 77 in said The Hills Section 2; thence along the West line of said Lot 77, South 08 Degrees 49 Minutes 37 Seconds West 150.00 feet to the Southwest Corner thereof; thence along the South line of The Hills Section 2 and The Hills Section 2A, as per plat, recorded in Plat Book U, Page 101 in the Office of said Recorder, South 81 Degrees 10 Minutes 25 Seconds East 251.22 feet; thence South 08 Degrees 49 Minutes 37 Seconds West 77.78 feet to a curve to the right having a central angle of 140 Degrees 58 Minutes 16 Seconds and a radius of 40.00 feet, from which the chord bears South 01 Degree 39 Minutes 38 Seconds East 75.40 feet; thence along the arc of said curve 98.42 feet; thence South 42 Degrees 48 Minutes 57 Seconds East 51.14 feet; thence South 04 Degrees 38 Minutes 05 Seconds East 90.09 feet to the North line of a tract of land conveyed to Wesley and Laura Toas in Document Number 2018000035743 in the Office of said Recorder; thence along the North line of said Toas tract and a tract of land conveyed to J. Ervin and Mary J. Stuck in Deed Drawer 9, Card 42720 in the Office of said Recorder, South 89 Degrees 40 Minutes 44 Seconds West 1043.97 feet to the Northwest Corner of said Stuck tract and the Northeast Corner of a tract of land conveyed to Christopher L. Gasque in Document Number 2015R00030665 in the Office of said Recorder; thence along the North line of said Gasque tract, North 89 Degrees 06 Minutes 20 Seconds West 151.44 feet to the Northwest corner thereof and the Northeast corner of a tract of land conveyed to David W. and Debbie S. Kissell in Document Number 2007R00012108 in the Office of said Recorder; thence along the North line of said Kissell tract, South 89 Degrees 59 Minutes 14 Seconds West 173.64 feet; thence continue along the North line of said Kissell tract and along the North line of a tract of land conveyed to Roy K. Ritzert in Deed Drawer 9, Card 8843 in the Office of said Recorder, South 89 Degrees 20 Minutes 36 Seconds West 645.71 feet to a point on the East 100 foot Right-of-Way line of the CSX Railroad; thence along said East 100 foot Right-of-Way line, North 01 Degree 44 Minutes 21 Seconds West 689.90 feet to the point of beginning, containing 22.95 acres, or less.

APPROVAL DATES

Road Plans were approved by the Vanderburgh County Commissioners on April 5, 2016.
Application for Modification/Waiver of Subdivision Standards: APC Docket Number 15-5-2005 requesting to waive the installation of sidewalks for the overall development originally filed as Spring Lake Valley, as per County Code 16.12.020 (B)(2), was approved by the Vanderburgh County Commissioners on October 25, 2005.
Drainage Plans were approved by the Vanderburgh County Drainage Board on April 5, 2016.
Sewer Plans were approved by the Evansville Water and Sewer Utility on August 2, 2016.
Water Plans were approved by the Evansville Water and Sewer Utility 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.

President: Stacey Stevens
Attest Executive Director Ronald S. London
PLat Release for APC Docket No. S-5-2015
The Secondary plat complies with the Ordinance and is released for recording.

SEPTEMBER 26, 2018
PLat Release Date

The Hills Section 3 OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby part and subdivide said real estate as shown and designate the same as 'The Hills Section 3' a Major Subdivision.

All road right-of-ways 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 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 "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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance and storage of storm water. Any alterations of the land within these easements must be approved by the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the public sewer 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, obstructions or encroachments located within said areas of land are subject to removal by the permitted sewer utility company without liability in the use of said easements and the permitted sewer company shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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.

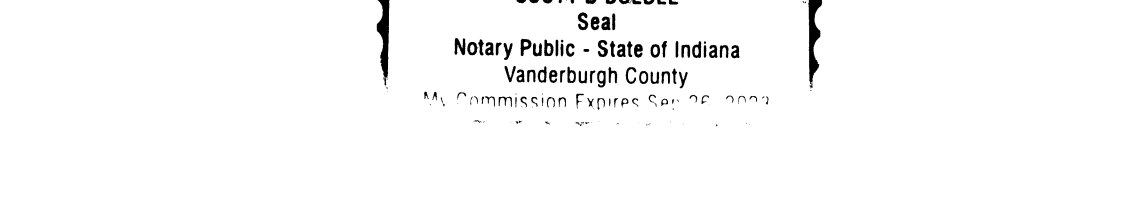
Owner & Subdivider
Bradley D. Storch, President
Storch Homes Corporation
8820 Big Hills Drive
Evansville, IN 47711

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, Bradley D. Storch, 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 31st day of August, 2018.
9-26-2023
My Commission expires:

Notary Resides in Vanderburgh County, Indiana
Type or printed name: Scott D. Buedel



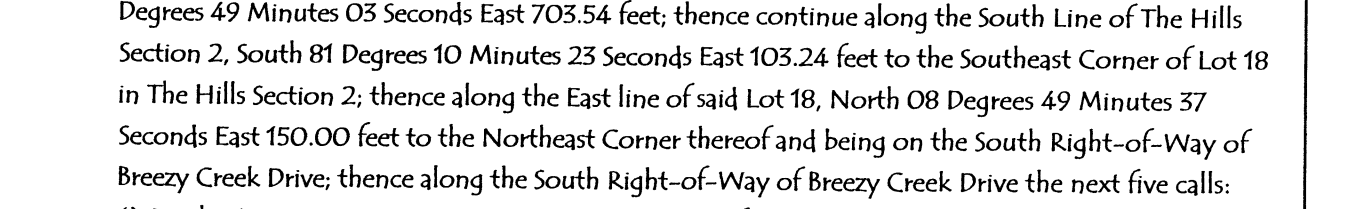
Sheet 2 of 2

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: Scott D. Buedel
PRINTED NAME: Scott D. Buedel

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 August 15, 2018, 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.

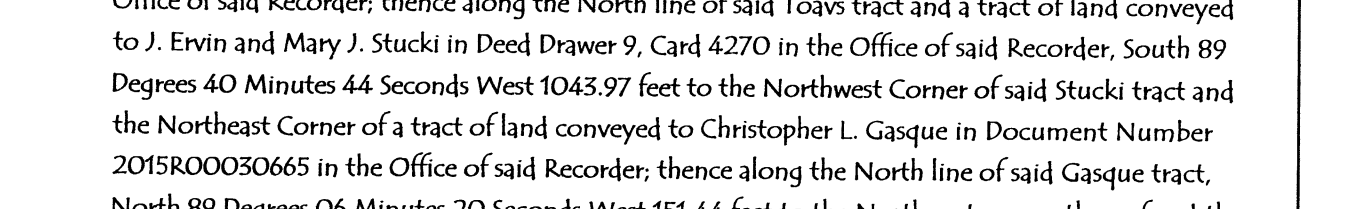
Witness my hand and seal August 27, 2018
Scott D. Buedel, PLS
Indiana Registration Number 299000031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715
Drawing: 2564 Section III.dwg



414 CITADEL CIRCLE, SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

402 E. 13TH STREET, SUITE 101
JASPER, IN 47546
PH: 812.634.5015

CASH WAGGNER & ASSOCIATES, PC



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