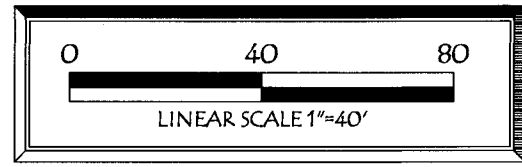
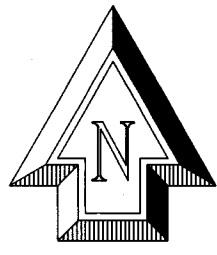


LOCATION MAP
(1" = 1500')



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

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 15-5-2003 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: Stacy Stevens

Attest Executive Director Ronald S. London

Plat Release for APC Docket No. 3-5-2015
 The Secondary plat complies with the Ordinance and is released for recording.

Executive Director Ronald S. London

11/11/2020
 Plat Release Date

Line	Bearing	Distance
L-1	S 20°57'55" W	185.48'
L-2	N 86°49'52" W	29.17'
L-3	S 86°49'52" E	88.17'
L-4	N 20°57'55" E	185.31'
L-5	N 88°41'00" W	202.15'

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
BC-1	40.00'	98.42'	75.40'	N 01°39'38" W	140°58'16"



OWNER'S CERTIFICATE

I, 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 4** 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 construct 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 **WITHOUT APPROVAL OF THE DRAINAGE BOARD.**

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

James T. Czoer
 680 East 1025 South
 Haubstadt, IN. 47639
 OCT 16, 2020
 Date

NOTARY CERTIFICATE

State of INDIANA
 County of Vanderburgh

SCOTT D BUEDEL
 Notary Public - State of Indiana
 Vanderburgh County
 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 Subdivider James T. Czoer 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 16th day of October, 2020.

9-26-2023
 My Commission expires: Notary Public

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

Witness to Signator's Signature

Witness Signature: Adam Westbrook
 Witness printed name: Adam Westbrook

Proof of Witness

State of INDIANA
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for the said County and State personally appeared the above named Adam Westbrook to the foregoing instrument who, being by me duly sworn, did depose and say that he/she knows Signator to be the individual(s) described in and who executed the foregoing instrument that said WITNESS was present and saw said Signator execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 16th day of October, 2020.

9-26-2023
 My Commission expires: Notary Public

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

SCOTT D BUEDEL
 Notary Public - State of Indiana
 Vanderburgh County
 My Commission Expires Sep 26, 2023

The Hills Section 4

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.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 1863C0112D, dated March 17, 2011, no portion of the proposed subdivision lies within the limits of the 100 year Flood Zone A.

Survey: The overall boundary of the subject property, which includes Section 4, 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 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 & Associates #0096"

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.

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 final 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.

8. Homeowner must obtain a permit from the Corps of Engineers before any channel modifications on Lots 70.

The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any corrections to the stormwater drainage system in order that the stormwater drainage system is completed to the specifications of the approved drainage plan. Such right of entry shall include but not be limited to, mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is complete and the letter of credit has been released for the purpose of ensuring that the stormwater drainage system is functioning as originally designed.

PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 11/11/2020
 BRIAN GERTH, AUDITOR
 3056
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
 DATE 11/11/2020 1:42 AM
 PLAT BOOK V
 PAGE 075
 INSTR# 2020R00030016
 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 Southeast Corner of the Northeast Quarter of said Section; thence along the East line of said Quarter Section, North 01 Degree 17 Minutes 27 Seconds East 674.83 feet to the Northeast Corner of a tract of land conveyed to Wesley and Laura Toavs in Document Number 2013R00035743 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Toavs tract, South 89 Degrees 40 Minutes 44 Seconds West 266.50 feet to the Southeast Corner of Lot 68 in The Hills Section 3 as recorded in Plat Book U, Page 165 in the Office of said Recorder; thence along the East line of said Lot 68, North 04 Degrees 38 Minutes 05 Seconds West 90.09 feet; thence continue along the east line of said Lot 68, North 42 Degrees 48 Minutes 57 Seconds West 51.14 feet to the Right-of-Way of Hills Drive and being the beginning of a curve to the left having a central angle of 140 Degrees 58 Minutes 16 Seconds, a radius of 40.00 feet and a chord dimension of North 01 Degree 39 Minutes 38 Seconds West 75.40 feet; thence along said Right-of-Way and along the arc of said curve 98.42 feet to the Southeast Corner of Lot 71 in said The Hills Section 3; thence along the East line of said Lot 71, North 08 Degrees 49 Minutes 37 Seconds East 77.78 feet to the South line of Lot 80 in The Hills Section 2A as recorded in Plat Book U, Page 101 in the Office of said Recorder; thence along the South line of said Lot 80, South 81 Degrees 10 Minutes 23 Seconds East 62.07 feet; thence continue along the south line of said Lot 80, North 39 Degrees 03 Minutes 36 Seconds East 30.48 feet to the Southwest Corner of a tract of land conveyed to John G. and Sarah E. Aldenerfer in Document Number 2016R00014651 in the Office of said Recorder; thence along the South line of said Aldenerfer tract, South 88 Degrees 41 Minutes 00 Seconds East 224.76 feet to the Southeast corner thereof and being a point on the east line of the Northeast Quarter of said Section; thence along said East line, South 01 Degree 17 Minutes 27 Seconds West 287.10 feet to the point of beginning and containing a gross area of 83,495 Sq. Ft. or (1.92 Acres) more or less.

Subject to all other easements, restrictions, conditions, covenants and right-of-ways of record.



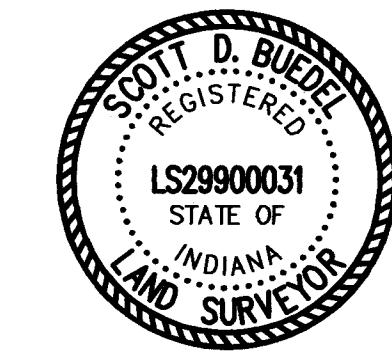
SURVEYOR'S CERTIFICATE

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 October 16, 2020, 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 October 16, 2020

Scott D. Buedel

Scott D. Buedel, PLS
 Indiana Registration Number 299000031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715
 Drawing: 2564 Section IV.dwg



AFFIRMATION STATEMENT
 I AFFIRM, UNDER THE PENALTY 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

CASH WAGGNER & ASSOCIATES, PC
 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

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