

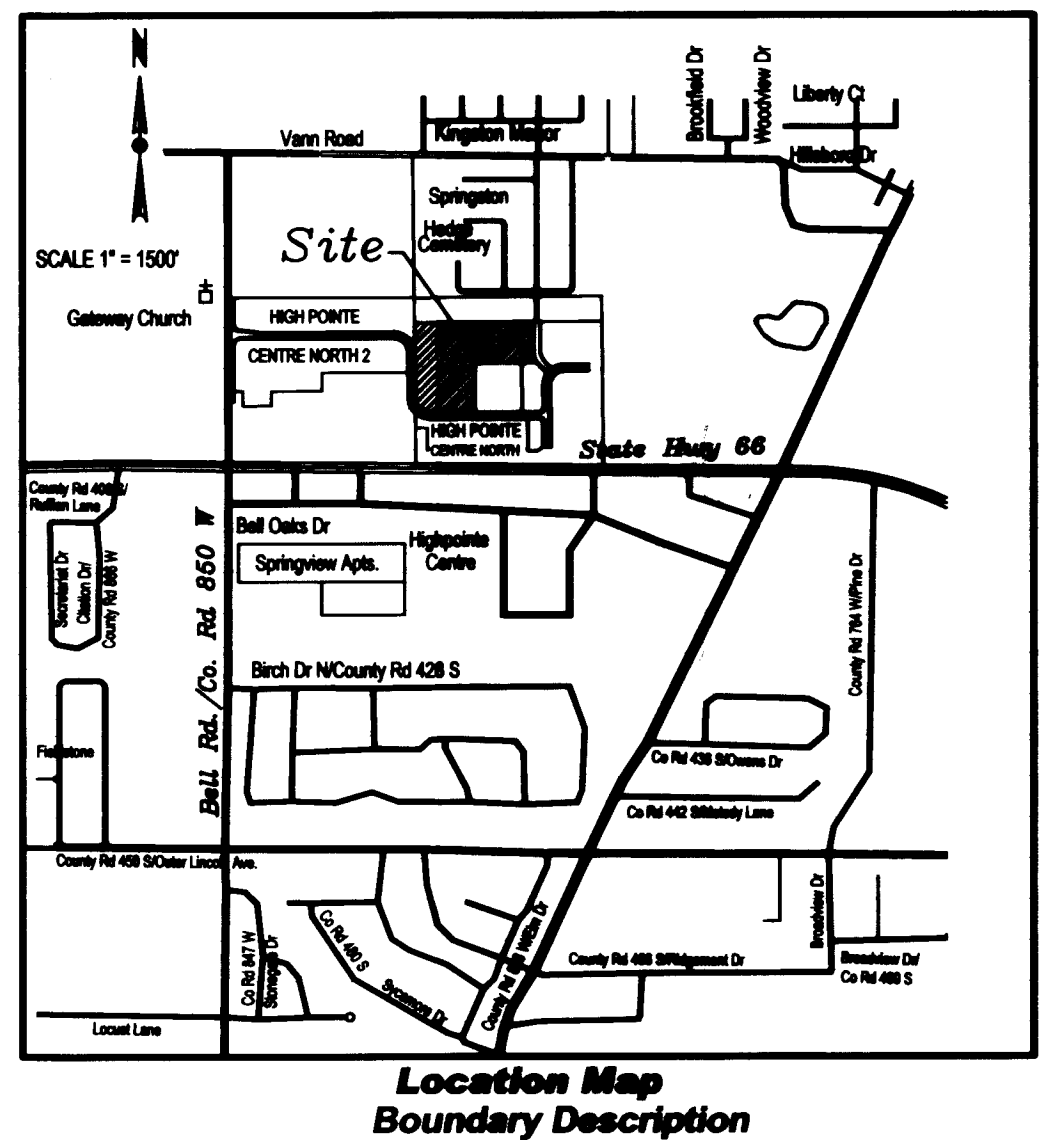
Park Place Phase IV PUD

The Amended Park Place Phase III as recorded in Doc. 2005R-008193; Lots 12, 13 and 14 of High Pointe Centre North Section 1E as recorded in Doc. 2007R-002109; and Lots 11A and 11B of High Pointe Centre North Section 1B as recorded in Doc. 2005R-000257, lying in the SE 1/4 of Section 22, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana

FILED
SEP 24 2012
WARRICK CO. AUDITOR

Acknowledgement Certificate
STATE OF INDIANA, COUNTY OF WARRICK
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel J. Uebelhoer acknowledged the execution of the foregoing instrument as (his/her) voluntary act and deed, for the purposes therein set forth.
Witness my hand and seal this 21st day of September, 2012.
My Commission Expires: August 5, 2018
Notary Resides in: Vanderburgh
County, Indiana: Warrick
Notary Public: Bret A. Semersheim
(Typed or Printed Name)

Dedication Certificate
"We, the undersigned owner(s) of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.
This subdivision shall be known and designated as Park Place Phase IV PUD, an addition to Warrick County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.
Front yard building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets, there shall be erected or maintained no building structure.
Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of the flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
Strips or areas of land, of the dimensions shown on this plat and marked "R" (Restricted) are hereby dedicated to the Town of Newburgh Sanitary Sewer Utility, public water utilities, public gas utilities and public electric utilities.
Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public 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 the public utility, trees, overhanging branches, brush, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land.
Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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 the necessary construction, maintenance or reconstruction.
The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."



General Notes
1. Flood Data: No portion of the within described tract of land lies within that special Flood Zone "A" as said parcel plots by scale on Community Panel Number 18173C02100 of the Flood Insurance Rate Maps for Warrick County, Indiana dated August 2, 2012.
2. Corner Markers: All Lot and Boundary corners not previously marked will be marked by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023", unless otherwise noted.
3. Public Utility and Drainage Easements: No buildings or trees shall be placed within a public utility or drainage easement. Above ground utility structures shall be at least 2 feet away from the centerline of the drainage swale in any public utility and drainage easement.
4. Zoning: The property is zoned PUD w/C-4.
5. Each building on Lot 10 is numbered, Buildings 10-16. Each unit inside the building is lettered. Site address is 8200 High Pointe Drive. Example Address: 8200 High Pointe Drive, 10A. On Lot 11, which contains Buildings 19 & 20, each unit has an individual address on the private street.

Bench Marks
TBM#1 - Chiseled Square in top of curb at the curb inlet along the south line of Lot 13. Elevation = 424.25
TBM#2 - Chiseled Square in top of curb at the south side of lot 47 of Highpointe Centre North Section 2. Elevation = 423.82
TBM#3 - Chiseled Square in top of curb at the curb inlet on the south side of Ventura Drive near the northwest corner of Lot 11. Elevation = 426.75

Certificate of Approval
UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 4, SECTION 700, ET SEQ., OF THE INDIANA CODE AND ALL ACTS AMENDATORY THERETO, A MAJORITY OF THE MEMBERS OF THIS WARRICK COUNTY AREA PLAN COMMISSION HAVE GIVEN PRIMARY APPROVAL TO THIS PLAN IN THE MANNER PRESCRIBED IN THE WARRICK COUNTY SUBDIVISION CONTROL ORDINANCE, AT A PUBLIC MEETING HELD ON THE 13th DAY OF AUGUST, 2012.
WARRICK COUNTY AREA PLAN COMMISSION
Seal: [Signature], President
[Signature], Executive Director
Plat Release Date: 9-24-12
Executive Director: [Signature]

Surveyor's Certificate
"I, Bret Alan Semersheim, Registered Land Surveyor in the State of Indiana, hereby certify: (a) that this plat correctly represents a survey completed by me on January 5, 2005; 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 and comply with the provisions of this Ordinance.
Certified: September 21, 2012.
Bret Alan Semersheim
Bret Alan Semersheim P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN, 47630
(812) 464-9585.
"I, Don Williams hereby certify that I am the Secretary of the Warrick County Drainage Board; that on August 13, 2012, the drainage plan for Park Place Phase IV PUD was presented before the Board and that on August 13, 2012, the drainage plan was approved by said Board. The drainage easements shown on the plat will not be constructed or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."

Drainage Board Certificate
"I, Don Williams hereby certify that I am the Secretary of the Warrick County Drainage Board; that on August 13, 2012, the drainage plan for Park Place Phase IV PUD was presented before the Board and that on August 13, 2012, the drainage plan was approved by said Board. The drainage easements shown on the plat will not be constructed or maintained in violation hereof, is hereby dedicated to the public, and reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."

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: Bret Semersheim
Secondary Plat
Designed By: J.E. Wood
Job Number: 5063.4.008-A
Drawn By: J.E. Wood
Date: 9/21/2012
Plat Release Date: 9/24/12
Executive Director: [Signature]

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