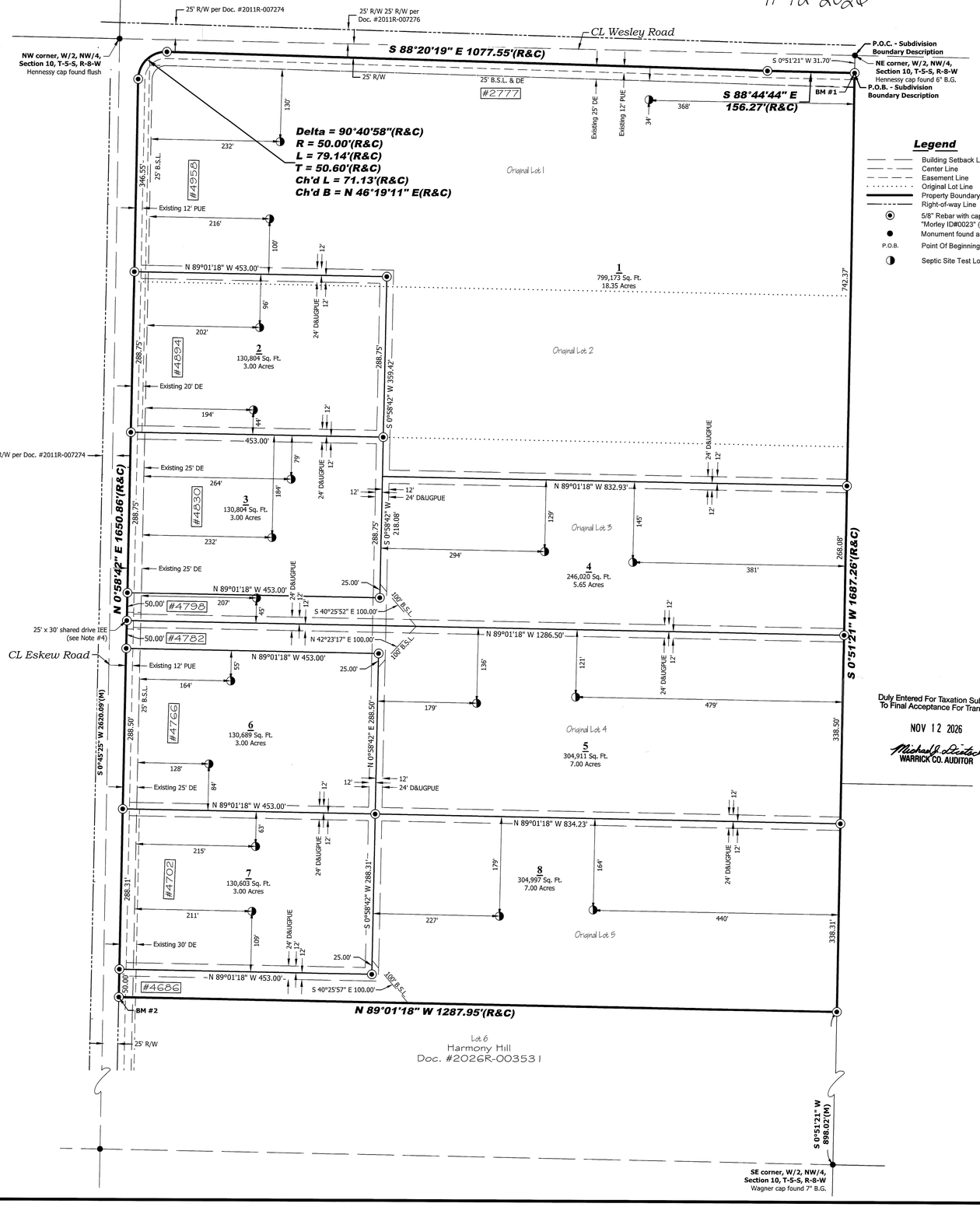
2026R-009262
11-12-2026

Harmony Hill No. 2

A Replat of Lots 1-5 in Harmony Hill, as per plat thereof, Recorded in Document Number 2026R-003531 in the Office of the Recorder of Warrick County, being Part of the West Half of the Northwest Quarter of Section 10, Township 5 South, Range 8 West in Boon Township, Warrick County, Indiana

2026R-009262
PATRICIA E. PERRY
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
11/12/2026 01:21 PM
REC FEE: 25.00
PAGES: 1



SCALE 1" = 100'

100 0 100 200

Bearings are based on Indiana West State Plane Coordinates (NAD83) established by RTK GNSS observations
DATE OF PLAT: October 29, 2026

Legend

- Building Setback Line
- Center Line
- Easement Line
- Original Lot Line
- Property Boundary Line
- Right-of-way Line
- 5/8" Rebar with cap stamped "Morley ID#0023" (Set)
- Monument found as noted
- P.O.B. Point Of Beginning
- Septic Site Test Location

Duly Entered For Taxation Subject To Final Acceptance For Transfer

NOV 12 2026

Michael J. Deitsch
WARRICK CO. AUDITOR

General Notes

1) All Lot and Boundary corners not previously marked will be marked by a 5/8" rebar with plastic cap stamped "Morley ID #0023".

2) FLOOD HAZARD STATEMENT - No portion of this subdivision is mapped within Special Flood Hazard Zone "A" as said tract plots on Community Panel Number 18173C0135D of the Flood Insurance Rate Maps for the Unincorporated Areas of Warrick County, Indiana effective August 2, 2012.

3) No buildings, trees, shrubs or fences shall be placed within a public utility and drainage easement. Above ground utility structures shall be at least 2 feet away from the centerline of the drainage swale in the public utility and drainage easement.

4) Lots 4 & 5 shall share a driveway onto Eskew Road.

5) As of April 1, 2026, dependent upon final lot elevations, several lots may require a private booster pump to ensure adequate hydraulic pressure (i.e. above 20 psi). The City does not have capacity to provide fire flow for the development.

6) Basis of Bearing: Indiana State Plane Coordinate System - West Zone NAD 1983.

7) Site Zoning: The property is currently zoned "A".

8) Bench Mark Data:
BM #1 - 5/8" rebar with plastic cap stamped "Morley ID #0023" marking the Northeast corner of Lot 1 Elevation = 464.8 (NAVD 1988)
BM #2 - 5/8" rebar with plastic cap stamped "Morley ID #0023" marking the Southwest corner of Lot 8 Elevation = 436.1 (NAVD 1988)

9) Reference Survey: Document #2022R-005729.

10) Site is in the location of former strip mining operations.

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brandon Wayne Morton**, the owner of the real estate shown and described hereon and 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 5th day of November 2026.

My Commission Number NP0769300

3/15/2034
Expires

Warrick IN
Notary Resides in County, State

Katherine E Aigner
Notary Public

Katherine E Aigner
(Typed or Printed Name)

KATHERINE E AIGNER
Warrick County
NOTARY PUBLIC
Commission Number NP0769300
NOTARY SEAL
My Commission Expires MARCH 15, 2034
STATE OF INDIANA

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laramy Macrae Morton**, the owner of the real estate shown and described hereon and 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 5th day of November 2026.

My Commission Number NP0769300

3/15/2034
Expires

Warrick IN
Notary Resides in County, State

Katherine E Aigner
Notary Public

Katherine E Aigner
(Typed or Printed Name)

KATHERINE E AIGNER
Warrick County
NOTARY PUBLIC
Commission Number NP0769300
NOTARY SEAL
My Commission Expires MARCH 15, 2034
STATE OF INDIANA

Subdivision Boundary Description

Lots 1, 2, 3, 4, and 5 in Harmony Hill, as per plat thereof, recorded in Document Number 2026R-003531 in the Office of the Recorder of Warrick County, being Part of the West Half of the Northwest Quarter in Section 10, Township 5 South, Range 8 West in Boon Township, Warrick County, Indiana and being more particularly described as follows:

Commencing at a 5/8 inch rebar with plastic cap stamped "KJ Hennessy LS20200026" marking the Northeast corner of the West Half of the Northwest Quarter of said Section 10; thence along the East line of said West Half, South 00 degrees 51 minutes 21 seconds West 31.70 feet to a 5/8 inch rebar with plastic cap stamped "Morley ID #0023", hereon called a "Morley monument" marking the Northeast corner of said Lot 1 and being the **POINT OF BEGINNING**; thence along the East line of said Lots 1-5, South 00 degrees 51 minutes 21 seconds West 1687.26 feet to a "Morley monument" marking the Southeast corner of said Lot 5; thence along the South line of said Lot 5, North 89 degrees 01 minute 18 seconds West 1287.95 feet to a "Morley monument" marking the Southwest corner of said Lot 5; thence along the West line of said Lots 5-1, North 00 degrees 58 minutes 42 seconds East 1650.86 feet to a "Morley monument" marking a perimeter corner of said Lot 1 and being the point of curvature of a curve to the right having a radius of 50.00 feet and a delta angle of 90 degrees 40 minutes 58 seconds from which the long chord bears North 46 degrees 19 minutes 11 seconds East 71.13 feet; thence along the perimeter of said Lot 1 the remaining three calls:

along the arc of said curve 79.14 feet to a "Morley monument";

South 88 degrees 20 minutes 19 seconds East 1077.55 feet to a "Morley monument";

South 88 degrees 44 minutes 44 seconds East 156.27 feet to the point of beginning,

containing 50.00 acres, more or less.

Dedication Certificate

We, the undersigned owners 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 know and designated as ***Harmony Hill No. 2***, an addition to Boon Township in 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 the property lines of the streets, there shall be erected or maintained no building or 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 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 "**PUE**" *(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 "**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 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 the 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.

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 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 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 "**IEE**" (*Ingress, Egress and Regress Easement*), are hereby dedicated for the use of shared driveways for the purpose of ingress and egress to and from the lots as shown hereon. The owners of the Lots shall be responsible for the maintenance of the drive located within the Ingress-egress easement area. No permanent structures shall be placed within the driving area that would prohibit the free flow of vehicular traffic to and from the lots. Said Lots must access Eskew Road at these shared driveways. Utilities shall have the right to cross over the I.E.E. within the 12' PUE along Eskew Road.

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.

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.

Owner: Lots 2-5 Harmony Hill

Oakland Holdings, LLC
Jordan Aigner, Managing Member
944 N. Baker Road
Boonville, IN 47601

Owners: Lot 1 Harmony Hill

Brandon Wayne Morton
4899 Polk Road
Boonville, IN 47601

Laramy Macrae Morton
4899 Polk Road
Boonville, IN 47601

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jordan Aigner, Managing Member of Oakland Holdings, LLC**, the owner of the real estate shown and described hereon and 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 5th day of November 2026.

My Commission Number NP0769300

3/15/2034
Expires

Warrick IN
Notary Resides in County, State

Katherine E Aigner
Notary Public

Katherine E Aigner
(Typed or Printed Name)

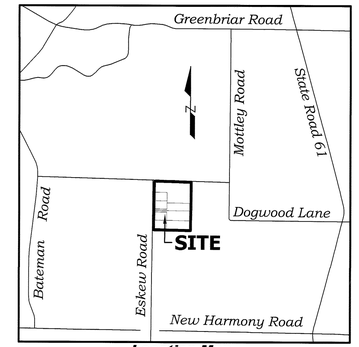
KATHERINE E AIGNER
Warrick County
NOTARY PUBLIC
Commission Number NP0769300
NOTARY SEAL
My Commission Expires MARCH 15, 2034
STATE OF INDIANA

Land Surveyor's Certificate

I, Jared L. Memering, Registered Land Surveyor in the State of Indiana, hereby certify: (a) that this plat correctly represents a survey completed by me on June 14, 2022, 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 provision of this Ordinance (b) that I have examined the FEMA Flood Hazard Map Community No. 18173C0135D dated August 2, 2012 and have determined that this Major Subdivision IS NOT in a FEMA Flood Hazard Area (c) in the absence of identification on a FEMA map, the regulatory flood elevation, floodway, and fringe limits of any watercourse in the community's known flood prone areas shall be according to the best data available as provided by the Indiana Department of Natural Resources. I have reviewed IDNR's best available map and have determined that this Major Subdivision IS NOT in a SFHA.

Prepared By:
Jared Memering, P.S.
MORLEY
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
Fax: (812) 464-2514
jaredm@morleycorp.com

JARED L. MEMERING
REGISTERED
No. LS 21400005
STATE OF INDIANA
LAND SURVEYOR



Location Map
Scale: 1" = 2500'

Sewage Disposal System

A private waste disposal system has been approved for all lots of this subdivision; however the size and type of the onsite sewage disposal system for said lots will be determined by the Warrick County Health Department. These systems will comply with Regulation 410 IAC6-8.3 as set down by the Indiana State Board of Health and Warrick County Ordinance #1985-15. This Ordinance regulates the installation, construction, maintenance and operation of private sewage disposal systems and provides penalties for violations. Diagrams of these systems are available at the Warrick County Health Department, Boonville, Indiana. Only one (1) sewage permit shall be issued per lot. The approved sites for the private waste disposal systems are as shown on this plat. Any site other than those shown as "approved area" must be approved by the Warrick County Health Department, to regulate the placing of these systems with designated approved sites and will not be the responsibility of the Warrick County Area Plan Commission.

Conditions: _____

Andrea Temme 11-10-26
Date

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 plat in the manner prescribed in the Warrick County Subdivision Control Ordinance, at a meeting held this 14th day of September, 2026.

Warrick County Area Plan Commission

President

Executive Director

Plat Release:

Date 11/12/26 Executive Director

County Drainage Board

"I, Stacey Franz, hereby certify that I am the Secretary of the Warrick County Drainage Board; that on September 14, 2026, the drainage plan for Harmony Hill No. 2 was presented before the Board and that on September 14, 2026, the drainage plan was approved by said Board. The drainage easements shown on the plat will not be under the continuing jurisdiction of this Board, which has no authority over the construction or subsequent maintenance of such drains. The drainage easements inure solely for the benefit of the landowners in the subdivision and no dedication thereof to the County or this Board is to be implied by this approval."

Signature

Date 11-10-2026

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

Designed By:	Job Number:
J.L.M.	12045.4.001A
Drawn By:	Date:
J.E.V.	10/29/2026
Filename:	
2045 Harmony Hill 2 Secondary	

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
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