2026R-003531

Harmony Hill

Part of the West Half of the Northwest Quarter and part of the West Half of the Southwest Quarter, all in Section 10, Township 5 South, Range 8 West in Boon Township, Warrick County, Indiana

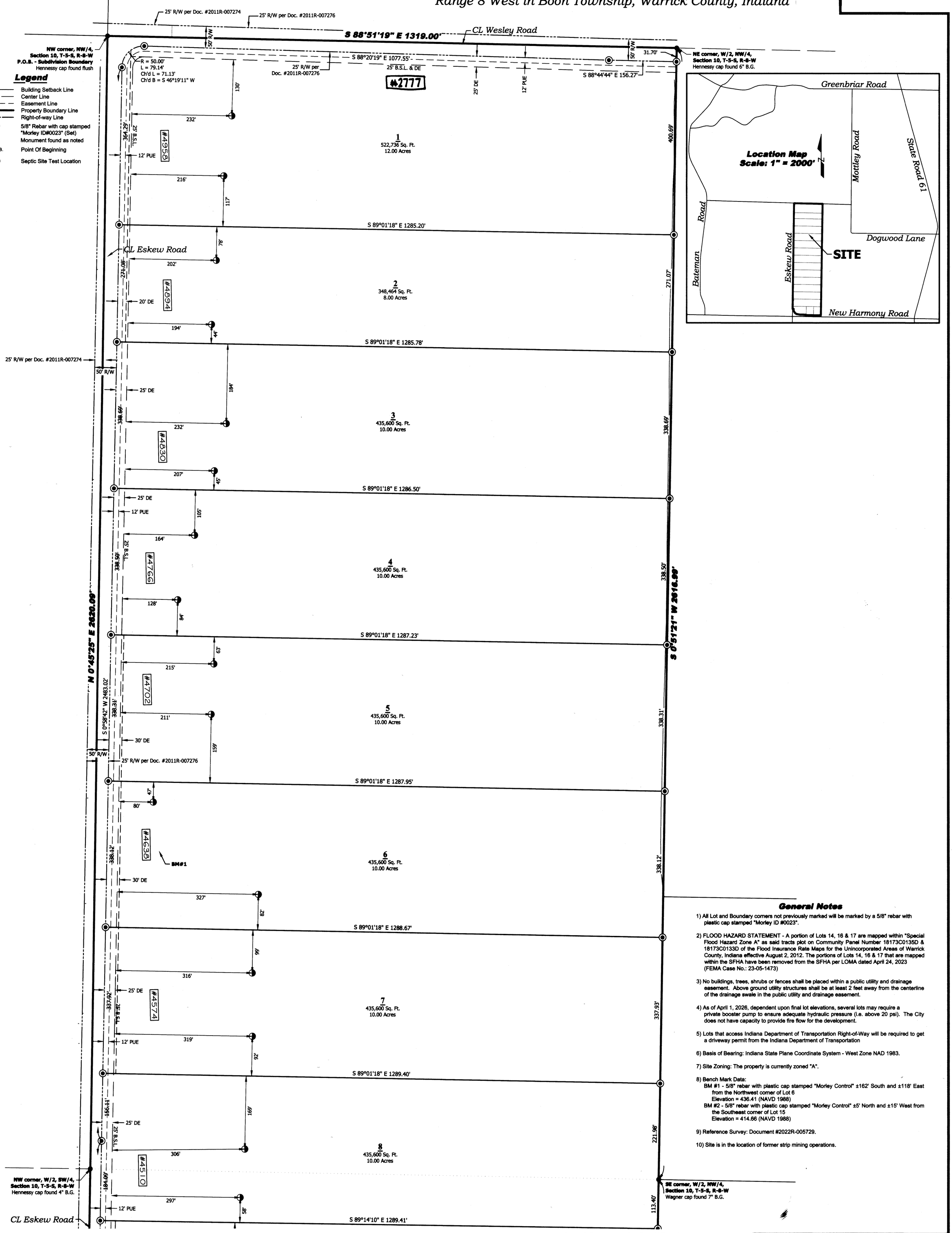
SCALE 1" = 100'

100 0 100 200

Bearings are based on Indiana West State Plane Coordinates (NAD83) established by RTK GNSS observations

DATE OF PLAT: April 27, 2026

2026R-003531
PATRICIA E. PERRY
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
05/04/2026 02:31 PM
REC FEE: 25.00
PAGES: 2



Legend

- Building Setback Line
- Center Line
- Easement 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

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 - A portion of Lots 14, 16 & 17 are mapped within "Special Flood Hazard Zone A" as said tracts plot on Community Panel Number 18173C0135D & 18173C0133D of the Flood Insurance Rate Maps for the Unincorporated Areas of Warrick County, Indiana effective August 2, 2012. The portions of Lots 14, 16 & 17 that are mapped within the SFHA have been removed from the SFHA per LOMA dated April 24, 2023 (FEMA Case No.: 23-05-1473)

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) 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.

5) Lots that access Indiana Department of Transportation Right-of-Way will be required to get a driveway permit from the Indiana Department of Transportation

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 Control" ±162' South and ±118' East from the Northwest corner of Lot 6
Elevation = 436.41 (NAVD 1988)
BM #2 - 5/8" rebar with plastic cap stamped "Morley Control" ±5' North and ±15' West from the Southeast corner of Lot 15
Elevation = 414.66 (NAVD 1988)

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

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

Boundary Description

Part of the West Half of the Northwest Quarter and part of the West Half of the Southwest Quarter, all in Section 10, Township 5 South, Range 8 West in Boon Township, Warrick County, Indiana and being more particularly described as follows:

Beginning at a 5/8 inch rebar with plastic cap stamped "KJ Hennessy LS20200026" marking the Northwest corner of the West Half of the Northwest Quarter of said Section 10; thence along the North line of said West Half, South 88 degrees 51 minutes 19 seconds East 1319.00 feet to a 5/8 inch rebar with plastic cap stamped "KJ Hennessy LS20200026" marking the Northeast corner of said West Half; thence along the East line of said West Half, South 00 degrees 51 minutes 21 seconds West 2616.99 feet to a 5/8 inch rebar with plastic cap stamped "Wagner LS21700013" marking the Southeast corner of said West Half; thence along the East line of the West Half of the Southwest Quarter of said Section 10, South 00 degrees 52 minutes 05 seconds West 2544.62 feet to a 5/8 inch rebar with plastic cap stamped "Morley ID#0023" marking the Northeast corner of a 3.052 acre tract conveyed to the State of Indiana via Document #2015R-008511 in the Office of the Recorder of Warrick County, Indiana; thence along the perimeter of said 3.052 acre tract the following eight courses and distances:

North 89 degrees 03 minutes 06 seconds West 710.32 feet;
North 00 degrees 56 minutes 54 seconds East 20.00 feet;
North 89 degrees 03 minutes 06 seconds West 264.84 feet;
North 78 degrees 55 minutes 56 seconds West 163.11 feet;
North 52 degrees 00 minutes 17 seconds West 82.22 feet;
North 30 degrees 04 minutes 27 seconds West 116.62 feet;
North 00 degrees 53 minutes 23 seconds East 80.00 feet;
North 89 degrees 06 minutes 37 seconds West 49.32 feet to the West line of aforesaid West Half;

thence along said West line, North 00 degrees 46 minutes 03 seconds East 2267.97 feet to a 5/8 inch rebar with plastic cap stamped "KJ Hennessy LS20200026" marking the Northwest corner of said West Half; thence along the West line of the West Half of the Northwest Quarter of said Section 10, North 00 degrees 45 minutes 25 seconds East 2620.09 feet to the point of beginning, containing 154.94 acres, more or less.

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 & 18173C0133D dated August 2, 2012 and have determined that this Major Subdivision is not in a Flood Hazard Area.

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

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: Jared Memering

Secondary Plat
Sheet 1 of 2

Designed By:	Job Number:
J.L.M.	12045.4.001-A
Drawn By:	Date:
J.E.V.	04/27/2026
Filename:	
12045 Secondary Plat	

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
4800 Rosebud Ln., Newburgh, IN 47630
812.464.9585 Phone 812.464.2514 Fax
morleycorp.com

2026R-003531 (1)

Harmony Hill

Part of the West Half of the Northwest Quarter and part of the West Half of the Southwest Quarter, all in Section 10, Township 5 South, Range 8 West in Boon Township, Warrick County, Indiana

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WARRICK COUNTY RECORDER
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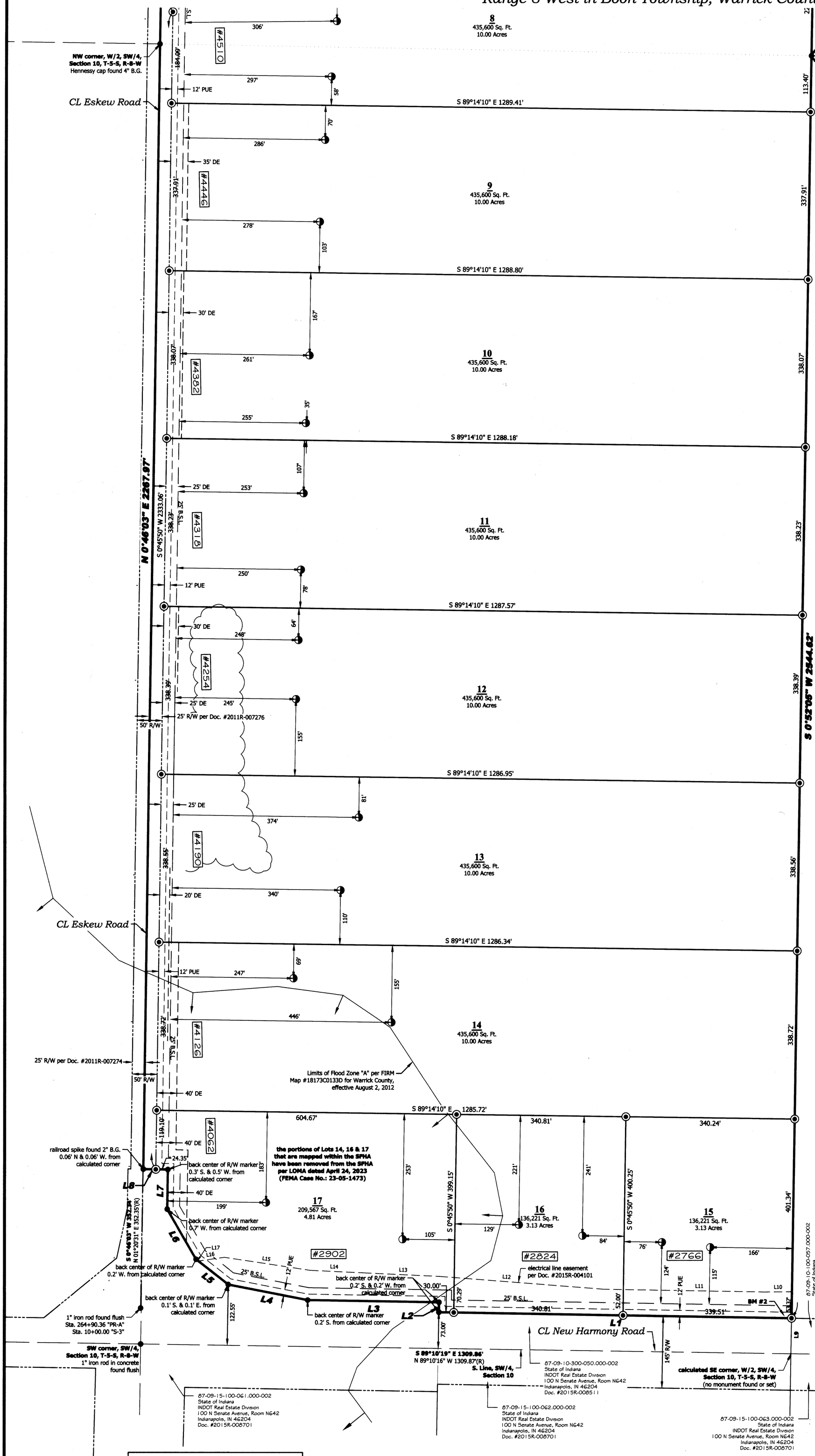

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- Building Setback Line
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- Septic Site Test Location

Duly Entered For Taxation Subject To Final Acceptance For Transfer

MAY 06 2026

Michael A. Gentry
WARRICK CO. AUDITOR

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 on the 13th day of April, 2026.

Warrick County Area Plan Commission

President

, Executive Director

WARRICK COUNTY AREA PLANNING COMMISSION OFFICIAL SEAL INDIANA

Plat Release:

Date 5-6-26 Executive Director

County Drainage Board

"I, Stacey Franz, hereby certify that I am the Secretary of the Warrick County Drainage Board; that on March 9, 2026, the drainage plan for Harmony Hill was presented before the Board and that on March 9, 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 5/4/2026

Sewage Disposal System

A private waste disposal system has been approved for All the 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 IAC6-8.1 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: _____

April Hicks 5-4-2026

(name) Date

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***, 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.

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:

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

NOTARY PUBLIC SEAL 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 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 1st day of May, 2026.

My Commission Number NP0769300

3/15 2034 — Expires

Warrick — Notary Resides in County, Indiana

Kathryn E. Aigner — Notary Public

Kathryn E. Aigner — (Typed or Printed Name)

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

Boundary Line Data Table

Line #	Direction	Length	(R)
L1	N 89°03'06" W	710.32'	S 89°02'56" E 710.28'
L2	N 0°56'54" E	20.00'	S 00°57'04" W 20.00'
L3	N 89°03'06" W	264.84'	S 89°02'56" E 264.84'
L4	N 78°55'56" W	163.11'	S 78°55'37" E 163.11'
L5	N 52°00'17" W	82.22'	S 52°00'24" E 82.22'
L6	N 30°04'27" W	116.62'	S 30°04'15" E 116.62'
L7	N 0°53'23" E	80.00'	S 00°53'35" W 80.00'
L8	N 89°06'37" W	49.32'	S 89°06'25" E 45.81'
L9	S 0°52'05" W	71.50'	S 00°49'44" W 71.46'

Easement Line Data Table

Line #	Direction	Length
L10	N 89°32'18" E	55.88'
L11	S 89°03'06" E	322.87'
L12	S 85°35'00" E	329.85'
L13	S 87°19'21" E	149.35'
L14	S 87°19'21" E	113.92'
L15	S 81°23'17" E	174.78'
L16	N 81°46'24" E	53.05'
L17	N 52°00'17" W	5.72'

WATER

Developer has furnished Veolia with sufficient security guaranteeing the costs of construction of the water main for the subdivision. Individual water connection to each lot, however, are subject to compliance with the rules and regulations of Veolia.

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 2 of 2

Designed By:	Job Number:
J.L.M.	12045.4.001-A
Drawn By:	Date:
J.E.V.	04/27/2026
Filename:	
12045 Secondary Plat	

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