Ratification
FOR ~~ASSIGNMENT~~ APPLYING TO THIS LEASE
SEE LEASE DRAWER ____ CARD ____
#04-36635 DATE 10-15-04
ATTEST: BETTY KNIGHT-SMITH, RVC
BY _____ DRVC

Creekmur Minor Subdivision

Part of the SW 1/4 of the NE 1/4 of Section 16, Township 5 South, Range 10 West
Scott Township, Vanderburgh County, Indiana

RECEIVED FOR RECORD
DATE 10-11-04 10:07 AM
PLAT BOOK R
PAGE 134
INSTR # 2004R00035854
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

7344
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 11 2004
AUDITOR

GENERAL NOTES

Zoning: Subject property currently zoned AG.

Utilities: Water, Gas, and Electric currently service Lot 1.

Septic System: Sanitary sewage disposal by septic tank/field bed system–Approval by Vanderburgh County Health Department required. Soil analysis and dye testing are required per the Vanderburgh County Health Department.

Basements: The Vanderburgh County Building Commissioner must approve all basements.

Flood Plain Data: Part of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991

Outlot: Maintenance of the Outlot shall be the sole responsibility of the owner of the outlot.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100-year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation)

Erosion Control: The Developer, Development Contractors, Builders, Lot Owners, and anyone else that disturbs earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc ID #0023."
Date Monumentation Set: August 19, 2004

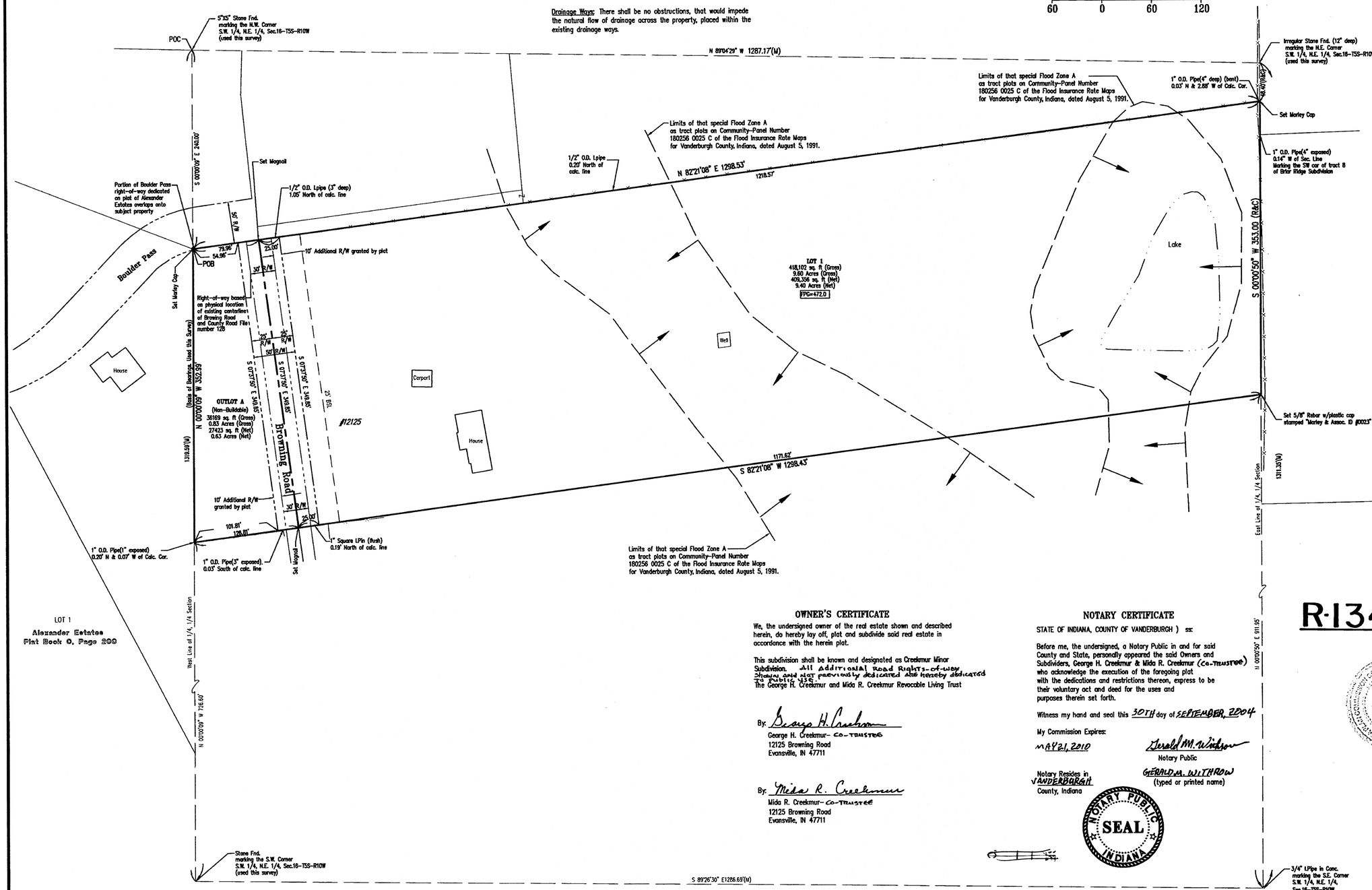
Reference Survey: Doc. No. 2004R-00031231

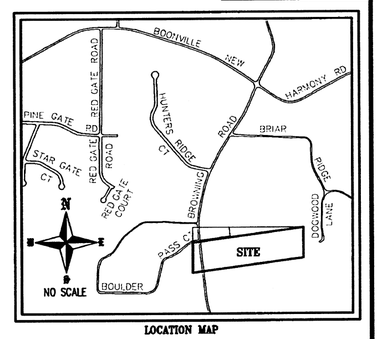
Drainage Ways: There shall be no obstructions, that would impede the natural flow of drainage across the property, placed within the existing drainage ways.

LEGEND

×-×-×-×-×-×-×	FENCE LINE
———	CENTER LINE
— — —	BOUNDARY LINE
----------	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
#XXXX	PROPERTY ADDRESS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(R)	RECORD DISTANCE
(M)	MEASURED DISTANCE
FPG	FLOOD PROTECTION GRADE

SCALE 1" = 60'
60 0 60 120





LOCATION MAP

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 16, Township 5 South, Range 10 West, in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone marking the northwest corner of said quarter, quarter section; thence along the west line of said quarter, quarter section, South 00 degrees 00 minutes 09 seconds East 240.00 feet to the said point of beginning; thence North 82 degrees 21 minutes 08 seconds East 1298.53 feet to a point on the east line of said quarter, quarter section, said point being South 00 degrees 00 minutes 50 seconds West 46.40 feet of a stone marking the northeast corner of said quarter, quarter; thence along said east line South 00 degrees 00 minutes 50 seconds West 353.00 feet; thence South 82 degrees 21 minutes 08 seconds West 1298.43 feet to a point on the west line of said quarter, quarter section; thence along said west line North 00 degrees 00 minutes 09 seconds West 352.99 feet to the place of beginning, containing 10.43 acres (454,271 sq. ft.).

Subject to the right-of-way of Browning Road

Subject to all easements, rights-of-way, building and use restrictions of record.

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of September 2004.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464–9585

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

We, the undersigned owner 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 Creekmur Minor Subdivision. All Additional Road Rights-of-way shown and not previously dedicated are hereby dedicated to public use.
The George H. Creekmur and Mida R. Creekmur Revocable Living Trust

By: George H. Creekmur
George H. Creekmur– CO-TRUSTEE
12125 Browning Road
Evansville, IN 47711

By: Mida R. Creekmur
Mida R. Creekmur–CO-TRUSTEE
12125 Browning Road
Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, George H. Creekmur & Mida R. Creekmur (Co-Trustee) who 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 30TH day of SEPTEMBER, 2004

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public

GERALD M. WITHROW
(typed or printed name)

Notary Resides in VANDERBURGH County, Indiana

NOTARY PUBLIC SEAL INDIANA

R-134

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, September 14, 2004 (Subdivision Review)

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: OCT. 11, 2004

Morley and Associates Inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No. 601Minor-recreau.dwg 09/30/04 BAS

APC 37-MS-2004