

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS MYSTIC CREEK PARK. ALL ROADS 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 "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, UNDERGROUNDS 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 "VECTREN EASEMENT" ARE HEREBY DEDICATED FOR THE SOLE USE OF THAT UTILITY AND SUBJECT TO THE SAME RESTRICTIONS STATED WITHIN THE "PUE" DEDICATION.

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 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.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DRAINAGE" (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 THE DRAINAGE BOARD OR 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 "LMS/DE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE, AND STORAGE OF STORM WATER. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. FENCES MAY NOT BE EXTENDED INTO THE LAKE MAINTENANCE AND STORM DETENTION EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "INGRESS/EGRESS EASEMENT", ARE HEREBY DEDICATED FOR THE INGRESS AND EGRESS OF VEHICLES TO AND FROM THE INTERNAL STREETS. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST NOT HINDER VEHICLE ACCESS WITHIN SAID EASEMENT.

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.

Notary Certificate:

STATE OF INDIANA,
COUNTY OF VANDERBURGH, SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), 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 6th day of March, 2006.

My Commission Expires: 11/21/06

Notary resides in Vanderburgh
County, Indiana.

Notary Public: Patricia E. Keith
(Typed or printed name)

09-731-17-156-002
EDWARD ROSE OF INDIANA
P.O. BOX 24007
SPEEDWAY, IN 46224

Notary Certificate:

STATE OF GEORGIA,
COUNTY OF) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), 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 1st day of March, 2006.

My Commission Expires: 2-03-08

Notary resides in Whitfield
County, Georgia.

Notary Public: Tina Leonard
(Typed or printed name)

BRADLEY NELSON
MEMBER/MANAGER
HAWTHORNE INVESTMENTS
114 E. HAWTHORNE ST
DALTON, GA 30721

HOMER NELSON
MEMBER/MANAGER
HAWTHORNE INVESTMENTS
114 E. HAWTHORNE ST
DALTON, GA 30721

CYRIL POTEET
MEMBER/MANAGER
HAWTHORNE INVESTMENTS
114 E. HAWTHORNE ST
DALTON, GA 30721



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, this plat has been given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on

President: Paul B. Mill
Attest Executive Director: Paul B. Mill

Secondary Plat complies with the Ordinance and is referred for recording.

Executive Director: Paul B. Mill
MAR 14 2006
Plat Release Date

Surveyor's Certificate:

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on February 7th, 2005, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 14th day of February, 2005.

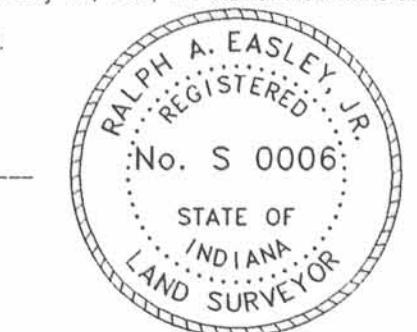
Ralph A. Easley, Jr., L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN 47710

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 14 2006

SURVEYOR'S SIGNATURE: Ralph A. Easley, Jr.
AUDITOR'S SIGNATURE: Jim Smith
#1618

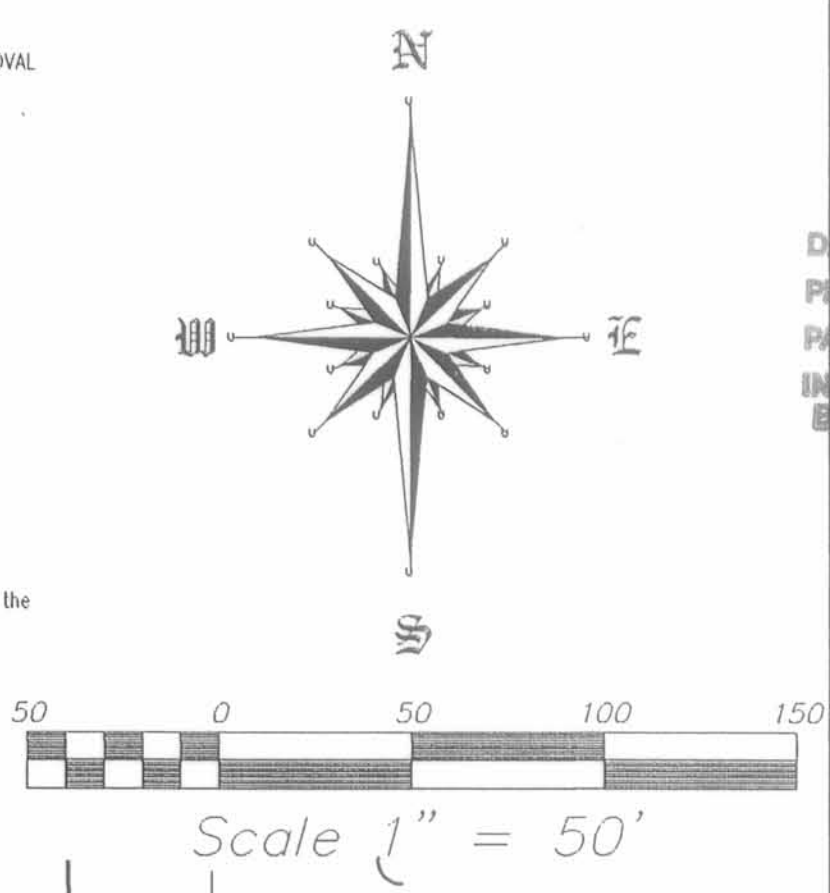


BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 10 WEST LYING IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- SOUTH 00°00'17" WEST 485.20 FEET TO A MAG NAIL; THENCE
- SOUTH 89°42'33" WEST 453.02 FEET TO A 5/8" REBAR WITH CAP STAMPED "EASLEY LS0006"; THENCE
- NORTH 27°49'59" WEST 545.28 FEET TO A 5/8" REBAR WITH A CAP STAMPED "EASLEY LS0006" IN THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID NORTH LINE
- NORTH 89°34'15" EAST 707.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.455 ACRES, MORE OR LESS.

09-731-17-156-002
EDWARD ROSE OF INDIANA
P.O. BOX 24007
SPEEDWAY, IN 46224



RECEIVED FOR RECORD
DATE: 03-14-06 2:31 PM
PLAT BOOK: S-
PAGE: 2
INSTR: 200600010504
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 434-2481 LAND SURVEYING
EVANSVILLE, INDIANA 47710
1133 WEST MILL ROAD

SECONDARY PLAT
MYSTIC CREEK PARK
3030 N. GREEN RIVER RD
VANDERBURGH CO., INDIANA

DRAWN BY: JKS
CHECKED BY: JKS
DATE: 11-07-05
PROJECT NO.: 7277
SCALE: 1" = 50'
REVISIONS:

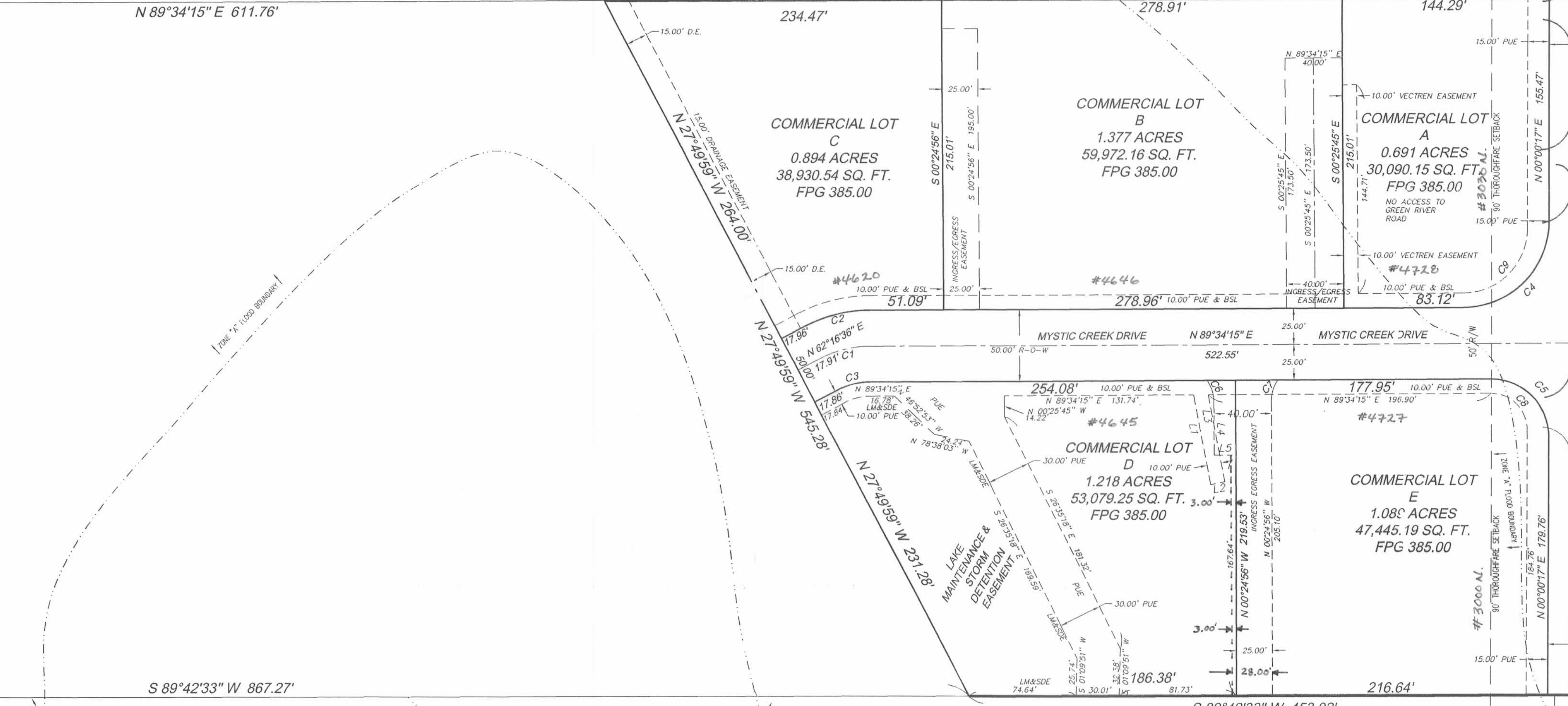
SHEET NO.: 1 OF 1

FND. STONE IN BASE OF TREE N.W. CORNER NE 1/4, NE 1/4 SEC 14, T6S, R10W

CALC. CORNER LOCATED WITHIN A 60" CATALPA

General Notes:

- Owners: MYSTIC CREEK, LLC; Jack Tubbs II P.O. Box 295, Newburgh, IN 47629-0295; HAWTHORNE INVESTMENTS, LLC; Chad Poteet; 114 E. Hawthorne St., Dalton, GA 30721 (706) 278-7368
- Utilities: City of Evansville Water and Sewer Utilities are available to the site, both Water and Sewer by extension. VECTREN gas and electric utilities are available. Telecommunication companies available.
- Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control on each lot as developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
- Flood Plain Data: A portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FPM panel 180256-0025 C dated August 5, 1991 for Vanderburgh County, Indiana. Within Flood Zone "A", a s.e.'s engineer shall certify the construction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.
- ALL LOTS WITHIN OR ADJACENT TO THE SPECIAL FLOOD HAZARD AREA (SFHA) ZONE "A" ARE MARKED WITH THE APPROPRIATE FLOOD PROTECTION GRADE (FPG). THE FPG IS THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED FOR ALL NEW CONSTRUCTION AS PER THE REQUIREMENTS OF THE VANDERBURGH COUNTY BUILDING COMMISSION. CONSULT WITH AN ENGINEER OR THE VANDERBURGH BUILDING COMMISSION TO CONFIRM HOW THE FPG INFLUENCES THE TYPE OF CONSTRUCTION AND THE STRUCTURES BEING BUILT WITHIN THE SFHA.



NUMBER	DIRECTION	DISTANCE
L1	S 10°56'03" E	63.37'
L2	N 79°03'57" E	10.00'
L3	S 10°56'03" E	51.51'
L4	N 00°24'56" W	37.41'
L5	N 89°35'04" E	2.00'

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C1	27°17'39"	75.00	35.73	18.21	S 71°55'26" W	35.39
C2	27°17'39"	100.00	47.64	24.28	S 75°55'26" W	47.19
C3	27°17'39"	50.00	23.82	12.14	S 75°55'26" W	23.59
C4	89°33'58"	60.00	93.79	59.55	N 44°47'3" E	84.53
C5	90°26'02"	40.00	63.13	40.30	S 45°12'44" E	56.78
C6	35°27'51"	25.00	15.47	7.99	S 18°08'51" E	15.23
C7	35°26'13"	25.00	15.46	7.99	S 17°18'11" W	15.22
C8	90°26'02"	25.00	39.46	25.19	S 45°12'44" E	35.49
C9	89°33'58"	45.00	70.35	44.66	N 44°47'16" E	63.40

- Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of oil, trash, debris and obstructions to the flow of water.
- Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
- Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.
- ALL LOT CORNERS SHALL BE SET WITH A 5/8" I.I.CH REBAR WITH A PLASTIC CAP STAMPED "EASLEY LS0006"
- ACCESS: ALL LOTS MUST ACCESS INTERNAL STREETS ONLY. LOTS "A" AND "E" SHALL NOT HAVE ACCESS TO GREEN RIVER ROAD.

04-060-06-122-014
ROBERT & ELLEN COSTNER
2616 PINE TREE DRIVE
EVANSVILLE, IN 47711

04-050-06-041-001
BETHEL UNITED CHURCH OF CHRIST
3029 N. GREEN RIVER RD
EVANSVILLE, IN 47715

04-023-04-170-001
MID-AMERICA LEASING LLP
P.O. BOX 4656
EVANSVILLE, IN 47724-0656

04-050-06-039-019
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