OWNER'S 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 P.U.D. 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, 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 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 "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 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 "LM&SDE" (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.

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.

JACK TUBBS, II
MANAGER
MYSTIC CREEK, LLC

JOHN HARL
MEMBER
MYSTIC CREEK, LLC

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 November 9th, 2006.

President

Blaine Oliver
Attest Executive Director (ASSIST.)

ROAD PLANS & FINAL MASTER DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS & ORDINANCE BOARD AT THEIR MEETING OF MARCH 7th, 2006.

SANITARY SEWER PLANS WERE APPROVED BY THE ENVSI & UTILITY BOARD ON FEBRUARY 14th, 2006.

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

Blaine Oliver
Executive Director (ASSIST.)

FEB. 27, 2007
Plat Release Date

Notary Certificate:

STATE OF INDIANA,)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(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 30th day of November, 2006.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E Keith
Notary Public

Patricia E. Keith
(typed or printed name)

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 January 10, 2006, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Seventeenth day of January, 2006.

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

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

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

This instrument was prepared by Andy Easley Engineering, Inc., under direct supervision of Ralph A. Easley, Jr.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Ralph A. Easley, Jr.
Andy Easley Engineering, Inc.
1133 W. Mill Road
Evansville, IN 47710

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AND BEING THE NORTHWEST CORNER OF SAID QUARTER, QUARTER; THENCE
1. NORTH 89°34'15" EAST 611.76 FEET TO A 5/8" IRON ROD WITH LS CAP LS0006; THENCE
2. SOUTH 27°49'59" EAST 545.28 FEET TO A 5/8" IRON ROD WITH LS CAP LS0006; THENCE
3. SOUTH 89°42'33" WEST 867.27 FEET; THENCE
4. NORTH 00°06'35" EAST 482.02 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 8.198 ACRES, MORE OR LESS.

RECEIVED FOR RECORD
DATE 02-22-07 1:30 PM
PLAT BOOK S-
PAGE 42
INSTR# 2007R0000 5228
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
1086 (DATE)
BILL FLUTY AUDITOR
02-22-2007 (AUDITOR'S NUMBER)

LOCATION MAP
SCALE: 1" 2000'
KNIGHT TOWNSHIP

SITE LOCATION
SPRING VALLEY RD.
OAK HILL RD.
STOCKWELL RD.
GREEN RIVER ROAD
THEATER DR.
D.D. BOONVILLE HT.
S.R. 62 (MORGAN AVE.)

DUPLEX CONDO UNIT
LEFT-HAND
4536.21 GSF
FPG 385.00
BUILDING FLOOR PLAN 1" = 40'-0"
BUILDING HEIGHT WILL NOT EXCEED 28'-0" TOP OF SLAB TO PEAK OF ROOF

ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY LS0006"

POB
FND. STONE
IN BASE OF TREE
NW COR
NE 1/4 NE 1/4
SEC 14-T6S-R10W

END. 5/8" REBAR WITH VCS-ALUMINUM CAP
NE 1/4, NE 1/4
SEC 14, T6S, R10W

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

04-050-06-039-019
BILL SPURLING
SSS DEVELOPMENT, LLC
3201 N. GREEN RIVER RD
EVANSVILLE, IN 47715

09-631-16-092-021
EILEEN DWYER
3113 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-020
MARVA & DETRICK JOHNSON
3109 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-019
LARRY GREGORY
3105 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-018
TODD & KATHLEEN LEASE
3101 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-017
NICK HULS
3015 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-016
MATTHEW & MELISSA KNOWLES
3011 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-015
DAVID CLARK
1 E. MULBERRY
EVANSVILLE, IN 47713

09-631-16-092-014
ANTHONY & NICOLE RUBLE
3005 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-013
KAREN KARNS
3001 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

AUTUMNWOOD WAY

VALLEY DOWNS SECTION 2
PLAT BOOK K, PAGE 212

N 89°34'15" E 611.76'
N 89°34'15" E 1319.43'
S 89°34'15" W 707.67'
S 89°42'33" W 867.27'
S 89°42'33" W 1320.29'
S 89°42'33" W 453.02'
N 89°42'33" E 240.15'
N 89°42'33" E 310.80'
N 00°06'35" E 482.02'
N 00°00'17" W 485.20'
S 00°00'17" W 485.20'
S 27°49'59" E 264.00'
S 27°49'59" E 545.28'
S 27°49'59" E 231.28'
N 62°16'36" E 164.37'
N 62°16'36" E 50.11'
S 33°45'38" E 223.04'
N 89°34'15" E 522.55'
S 89°34'15" W 278.91'
N 89°34'15" E 265.09'
N 89°34'15" E 166.85'
N 89°34'15" E 144.29'
234.47'
278.96'
83.12'
197.38'
205.64'
522.55'
50.00'
40.00'
25.00'
15.00'
10.00'
20.00'
30.00'
17.91'
17.96'
17.80'
15.78'
21.74'
14.22'
131.74'
196.90'
155.47'
164.78'
179.78'
245.19'
240.01'
144.71'
215.01'
173.50'
125.59'
125.43'
78.34'
69.83'
212.06'
63.33'
67.33'
64.33'
64.62'
18.96'
14.67'
6.00'
12.67'
20.00'
20.67'
6.67'
6.33'
5.33'
5.67'
3.67'
3.33'
2.67'
2.33'
1.67'
1.33'
1.00'
0.67'
0.33'
0.00'
50
0
50
Scale 1" = 50'

LOT 15 — 8648.80 SQ. FT. — 0.198 ACRES — BFE 383.00 — FPG 385.00 — #4436 #4438
LOT 16 — 8744.77 SQ. FT. — 0.201 ACRES — BFE 383.00 — FPG 385.00 — #4502 #4504
LOT 17 — 8596.95 SQ. FT. — 0.197 ACRES — BFE 383.00 — FPG 385.00 — #4510 #4512
LOT 18 — 9202.23 SQ. FT. — 0.211 ACRES — BFE 383.00 — FPG 385.00 — #4520 #4522
LOT 19 — 8618.69 SQ. FT. — 0.198 ACRES — BFE 383.00 — FPG 385.00 — #4528 #4530
LOT 20 — 9001.86 SQ. FT. — 0.207 ACRES — BFE 383.00 — FPG 385.00 — #4540 #4542
LOT 14 — 8488.60 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4435 #4437
LOT 13 — 8499.99 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4443 #4445
LOT 12 — 8468.94 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4509 #4511
LOT 8 — 7501.38 SQ. FT. — 0.172 ACRES — BFE 383.00 — FPG 385.00 — #4432 #4434
LOT 9 — 8500.01 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4442 #4444
LOT 10 — 8500.02 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4510 #4512
LOT 11 — 8507.07 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4520 #4522
LOT 7 — 7530.10 SQ. FT. — 0.173 ACRES — BFE 383.00 — FPG 385.00 — #4431 #4433
LOT 6 — 8499.04 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4441 #4443
LOT 5 — 8499.53 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4509 #4511
LOT 4 — 8499.52 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4519 #4521
LOT 3 — 9043.07 SQ. FT. — 0.208 ACRES — BFE 383.00 — FPG 385.00 — #4533 #4535
LOT 2 — 8499.94 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4601
LOT 1 — 8499.99 SQ. FT. — 0.195 ACRES — BFE 383.00 — FPG 385.00 — #4611

GREEN SPACE OUTLOT 4586.49 SQ. FT.
GREEN SPACE OUTLOT 11,505.01 SQ. FT.
GREEN SPACE OUTLOT 12,950.20 SQ. FT.
GREEN SPACE

MYSTIC CREEK COURT
MYSTIC CREEK DRIVE
GREEN RIVER ROAD

LOT C MYSTIC CREEK PARK PLAT BOOK S, PAGE 40
LOT B MYSTIC CREEK PARK PLAT BOOK S, PAGE 40
LOT A MYSTIC CREEK PARK PLAT BOOK S, PAGE 40
LOT D MYSTIC CREEK PARK PLAT BOOK S, PAGE 40
LOT E MYSTIC CREEK PARK PLAT BOOK S, PAGE 40

LAKE MAINTENANCE & STORM DETENTION EASEMENT

CALC. CORNER LOCATED WITHIN 60" CATALPA

04-060-06-122-013
HALLEN CORP
c/o JOHN B. HIRSCH
2708 N. GREEN RIVER RD
EVANSVILLE, IN 47715

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

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

04-050-06-041-033
04-050-06-041-001
BETHEL UNITED CHURCH OF CHRIST
3029 N. GREEN RIVER RD
EVANSVILLE, IN 47715

ZONE "A" FLOOD BOUNDARY

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C10	27°25'57"	75.00	35.91	18.31	S 75°59'35" W	35.57
C11	56°31'49"	50.00	49.33	26.88	N 62°01'32" W	47.36
C12	27°25'57"	95.00	45.48	23.19	N 75°59'35" E	45.05
C13	09°40'00"	25.00	4.22	2.11	N 84°52'33" E	4.21
C14	36°31'13"	25.00	15.93	8.25	S 61°46'57" E	15.67
C15	136°28'40"	40.00	95.28	100.21	S 68°14'20" E	74.30
C16	34°48'41"	40.00	24.30	12.54	N 17°24'20" E	23.93
C17	101°05'06"	40.00	70.57	48.60	N 85°21'13" E	61.77
C18	46°11'13"	25.00	20.15	10.66	S 67°11'50" E	19.61

ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY LS0006"

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C19	27°25'57"	55.00	26.33	13.42	N 75°59'35" E	26.08
C20	96°02'14"	22.00	36.88	24.45	N 14°15'29" E	32.71
C21	19°00'18"	20.00	6.63	3.35	N 43°15'47" W	6.60
C22	37°31'31"	20.00	13.10	6.79	S 71°31'41" E	12.87
C23	14°18'17"	40.00	9.99	5.02	N 78°40'00" E	9.96
C24	249°20'48"	40.00	174.08	57.82	N 30°29'33" E	65.79
C25	65°27'23"	25.00	28.56	16.07	S 57°33'45" E	27.03
C26	23°42'57"	60.00	24.84	12.60	N 78°25'58" W	24.66
C27	32°48'52"	60.00	34.36	17.67	S 50°10'04" E	33.90
C28	83°57'46"	22.00	32.24	19.80	S 75°44'31" E	29.43

General Notes:

1. Owners: MYSTIC CREEK, LLC; Jack Tubbs II P.O. Box 295; Newburgh, IN 47629-0295 (812) 858-9113

2. Utilities: City of Evansville Water and Sewer Utilities are available to the site, both Water and Sewer. VECTREN gas and electric utilities are available. Telecommunication companies available.

3. 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 as each lot is 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.

4. Flood Plain Data: A portion of the property is located in the 100 year flood zone according to FIRM panel 180256-0025 dated August 05, 1991 for Vanderburgh County, Indiana.

Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of the 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.

Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

5. 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 (FFE) 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. Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

6. THE MYSTIC CREEK CONDOMINIUM OWNERS ASSOCIATION, INC., SHALL BE responsible, including financially, for the maintenance and repair of ALL green spaces and the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances;
(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.
(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
(4) 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.
(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
(6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
MYSTIC CREEK P.U.D.
MYSTIC CREEK DRIVE
VANDERBURGH CO., INDIANA

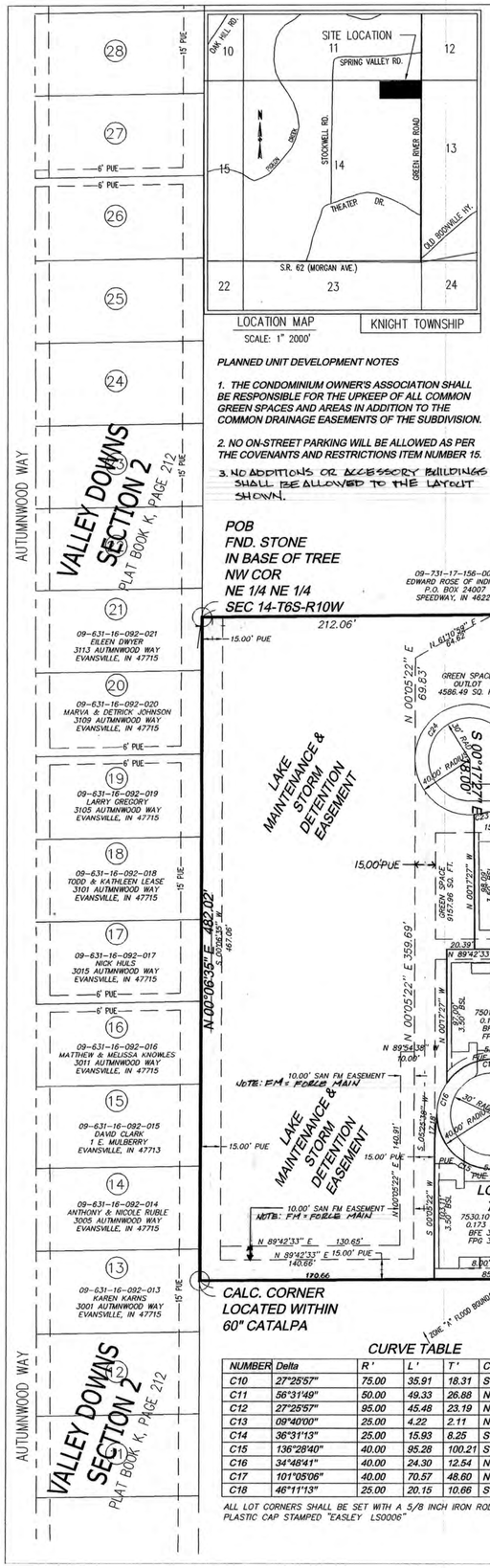
DRAWN BY: JAS
CHECKED BY: RAE
SCALE: 1" = 50'
DATE: 11-07-05
PROJECT NO.: 7977
REVISIONS

SHEET NO.: 1 OF 2

S-42
#1-2

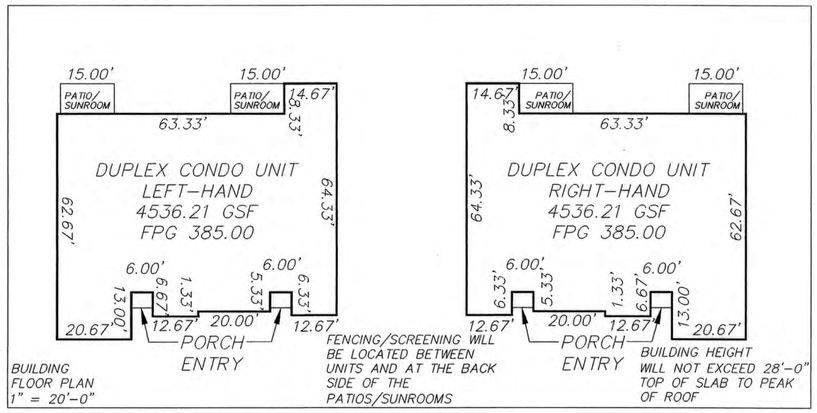
APC #18-5-2006

L:\projects\projects\7977\FILE-PKUP-PLAT.dwg Tue Nov 21 16:26:15 2006 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED



PLANNED UNIT DEVELOPMENT NOTES

1. THE CONDOMINIUM OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF ALL COMMON GREEN SPACES AND AREAS IN ADDITION TO THE COMMON DRAINAGE EASEMENTS OF THE SUBDIVISION.
2. NO ON-STREET PARKING WILL BE ALLOWED AS PER THE COVENANTS AND RESTRICTIONS ITEM NUMBER 15.
3. NO ADDITIONS OR ACCESSORY BUILDINGS SHALL BE ALLOWED TO THE LAYOUT SHOWN.



BUILDING FLOOR PLAN
1" = 20'-0"

FENCING/SCREENING WILL BE LOCATED BETWEEN UNITS AND AT THE BACK SIDE OF THE PATIOS/SUNROOMS

BUILDING HEIGHT WILL NOT EXCEED 28'-0" TOP OF SLAB TO PEAK OF ROOF

ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY LS0006"

POB
FND. STONE
IN BASE OF TREE
NW COR
NE 1/4 NE 1/4
SEC 14-T6S-R10W

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

N 89°34'15" E 611.76'

N 89°34'15" E 1319.43'

S 89°34'15" W 707.67'

END. 5/8" REBAR WITH VCS-ALUMINUM CAP
NE 1/4, NE 1/4
SEC 14, T6S, R10W

04-050-06-039-019
BILL SPURLING
SSS DEVELOPMENT, LLC
3201 N. GREEN RIVER RD
EVANSVILLE, IN 47715

AUTUMNWOOD WAY

VALLEY DOWNS SECTION 2
PLAT BOOK K, PAGE 212

09-631-16-092-021
EILEEN DWYER
3113 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-020
MARVA & DETRICK JOHNSON
3109 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

09-631-16-092-019
LARRY GREGORY
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09-631-16-092-013
KAREN KARNS
3001 AUTUMNWOOD WAY
EVANSVILLE, IN 47715

LAKE MAINTENANCE & STORM DETENTION EASEMENT

MYSTIC COURT

MYSTIC CREEK DRIVE

GREEN SPACE OUTLOT 11,505.01 SQ. FT.

GREEN SPACE OUTLOT 4586.49 SQ. FT.

GREEN SPACE OUTLOT 12,950.20 SQ. FT.

LOT 1 8499.92 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 2 8499.92 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 3 9043.07 SQ. FT. 0.208 ACRES BFE 383.00 FPG 385.00

LOT 4 8499.52 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 5 8499.53 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 6 8499.04 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 7 7530.10 SQ. FT. 0.173 ACRES BFE 383.00 FPG 385.00

LOT 8 7501.38 SQ. FT. 0.172 ACRES BFE 383.00 FPG 385.00

LOT 9 8500.01 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 10 8500.02 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 11 8507.07 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 12 8484.94 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 13 8499.99 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 14 8488.60 SQ. FT. 0.195 ACRES BFE 383.00 FPG 385.00

LOT 15 8648.80 SQ. FT. 0.198 ACRES BFE 383.00 FPG 385.00

LOT 16 8744.77 SQ. FT. 0.201 ACRES BFE 383.00 FPG 385.00

LOT 17 8596.95 SQ. FT. 0.197 ACRES BFE 383.00 FPG 385.00

LOT 18 9202.21 SQ. FT. 0.211 ACRES BFE 383.00 FPG 385.00

LOT 19 8616.99 SQ. FT. 0.198 ACRES BFE 383.00 FPG 385.00

LOT 20 9093.85 SQ. FT. 0.209 ACRES BFE 383.00 FPG 385.00

LOT A MYSTIC CREEK PARK PLAT BOOK S, PAGE 10

LOT B MYSTIC CREEK PARK PLAT BOOK S, PAGE 10

LOT C MYSTIC CREEK PARK PLAT BOOK S, PAGE 10

LOT D MYSTIC CREEK PARK PLAT BOOK S, PAGE 10

LOT E MYSTIC CREEK PARK PLAT BOOK S, PAGE 10

N 89°42'33" E 240.15'

S 89°42'33" W 867.27'

S 89°42'33" W 1320.29'

S 89°42'33" W 453.02'

S 27°49'59" E 264.00'

S 27°49'59" E 545.28'

S 27°49'59" E 231.28'

S 33°35'38" E 223.04'

N 62°16'36" E 164.37'

N 62°16'36" E 50.11'

S 00°00'17" W 485.20'

S 00°00'17" W 245.19'

N 00°00'17" E 179.76'

N 00°06'35" E 482.02'

N 00°05'22" E 359.69'

N 00°05'22" E 127.00'

CALC. CORNER LOCATED WITHIN 60" CATALPA

ZONE "A" FLOOD BOUNDARY

04-060-06-122-013
HALLEN CORP
c/o JOHN B. HIRSCH
2708 N. GREEN RIVER RD
EVANSVILLE, IN 47715

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

04-023-04-170-001
MID AMERICA LEASING LLP
P.O. BOX 4658
EVANSVILLE, IN 47724-0656

04-050-06-041-033
04-050-06-041-001
BETHEL UNITED CHURCH OF CHRIST
3629 N. GREEN RIVER RD
EVANSVILLE, IN 47715

GREEN RIVER ROAD

MYSTIC CREEK DRIVE

10.00' VECTREN EASEMENT

10.00' SAN FM EASEMENT
NOTE: FM = FORCE MAIN

12" D&UGPUE

EX. M.H. RIM=383.92 I.E.=378.42

EX. C.I. GUT.=383.75 I.E.=379.15

EX. M.H. RIM=383.47 I.E.=380.97

EX. M.H. RIM=383.44 I.E.=375.84

EX. MH. RIM=382.89 I.E.=378.64

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C10	27°25'57"	75.00	35.91	18.31	S 75°59'35" W	35.57
C11	56°31'49"	50.00	49.33	26.88	N 62°01'32" W	47.36
C12	27°25'57"	95.00	45.48	23.19	N 75°59'35" E	45.05
C13	09°40'00"	25.00	4.22	2.11	N 84°52'33" E	4.21
C14	36°31'13"	25.00	15.93	8.25	S 61°46'57" E	15.67
C15	136°28'40"	40.00	95.28	100.21	S 68°14'20" E	74.30
C16	34°48'41"	40.00	24.30	12.54	N 17°24'20" E	23.93
C17	101°05'06"	40.00	70.57	48.60	N 85°21'13" E	61.77
C18	46°11'13"	25.00	20.15	10.66	S 67°11'50" E	19.61

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C19	27°25'57"	55.00	26.33	13.42	N 75°59'35" E	26.08
C20	96°02'14"	22.00	36.88	24.45	N 14°15'29" E	32.71
C21	19°00'18"	20.00	6.63	3.35	N 43°15'47" W	6.60
C22	37°31'31"	20.00	13.10	6.79	S 71°31'41" E	12.87
C23	14°18'17"	40.00	9.99	5.02	N 78°40'00" E	9.96
C24	249°20'48"	40.00	174.08	57.82	N 30°29'33" E	65.79
C25	65°27'23"	25.00	28.56	16.07	S 57°33'45" E	27.03
C26	23°42'57"	60.00	24.84	12.60	N 78°25'58" W	24.66
C27	32°46'52"	60.00	34.36	17.67	S 50°10'04" E	33.90
C28	83°57'46"	22.00	32.24	19.80	S 75°44'31" E	29.43

ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY LS0006"

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 January 10, 2006, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Seventeenth day of January, 2006.

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

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

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

AFFIRMATION STATEMENT

This instrument was prepared by Andy Easley Engineering, Inc., under direct supervision of Ralph A. Easley, Jr.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Ralph A. Easley, Jr.
Andy Easley Engineering, Inc.
1133 W. Mill Road
Evansville, IN 47710

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AND BEING THE NORTHWEST CORNER OF SAID QUARTER, QUARTER; THENCE
1. NORTH 89°34'15" EAST 611.76 FEET TO A 5/8" IRON ROD WITH LS CAP LS0006; THENCE
2. SOUTH 27°49'59" EAST 545.28 FEET TO A 5/8" IRON ROD WITH LS CAP LS0006; THENCE
3. SOUTH 89°42'33" WEST 867.27 FEET; THENCE
4. NORTH 00°06'35" EAST 482.02 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 8.198 ACRES, MORE OR LESS.

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

Scale 1" = 50'

RECEIVED FOR RECORD
DATE 02-22-07 1:30 PM
PLAT BOOK S-
PAGE 42
INSTR# 2007R00005228
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
1086 (DATE)
BILL FLUTY AUDITOR
02-22-2007 (AUDITOR'S NUMBER)

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
MYSTIC CREEK P.U.D.
MYSTIC CREEK DRIVE
VANDERBURGH CO., INDIANA

DRAWN BY:
CHECKED BY: RAE
SCALE: 1" = 50'
DATE: 1-17-06
PROJECT NO.: 7977
REVISIONS

SHEET NO.: 2 OF 2

S-42
#2-2

C:\proj ects\Projects\7977\TITLE-PRLIM-PLAT2.dwg Tue Nov 21 16:42:20 2006 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED