CARPENTIER CREEK MINOR

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivided said real estate as shown and designate the same as,
Carpenter Creek Minor Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are Easements 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, 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 easement by said utility.

The strip of land, of the dimensions shown on this plat and marked "U.G. Electric Easement to Kohl's", is a Easement hereby dedicated for the installation, maintenance, operation, enlargement, and repair of an underground electric to the Owners of Lot 3 in Carpentier Creek Pavilion, with the right to trim or remove, at said Owners's discretion and without liability, overhanging branches, underbrush, and obstructions in the easement area. No structures other than utility facilities shall be located within said area.

Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE"(Drainage & Underground Public Utility Easement) are Easements dedicated for conveyance of surface water and/or surface water drainage and for 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 way or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal be the Drainage board or a public utility without liability, in the use of said easements.

Strips or area of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement) are Easement dedicated for the 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 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.

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.

Strips of land of the dimensions shown on the plat and marked Ingress and Egress Easement (I&EE) are hereby dedicated of provide commercial traffic onto and/or across both Lots 1 and 2 of this subdivision.

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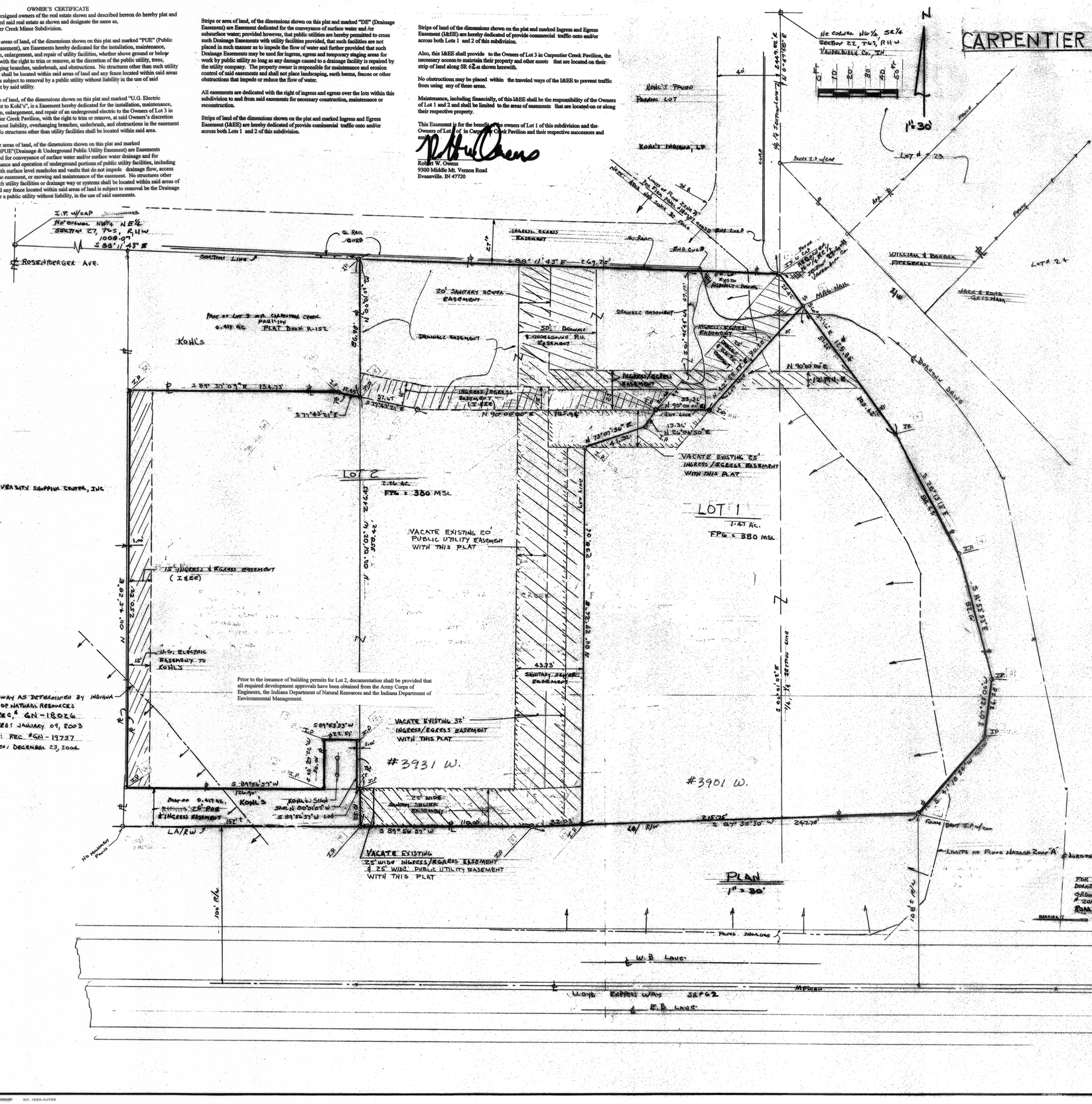
Also, this I&EE shall provide to the Owners of Lot 3 in Carpentier Creek Pavilion, the necessary access to maintain their property and other assets that are located on their strip of land along SR 62 as shown herewith.

No obstructions may be placed within the traveled ways of the I&EE to prevent traffic from using any of these areas.

Maintenance, including financially, of this I&EE shall be the responsibility of the Owners of Lot 1 and 2 and shall be limited to the areas of easements that are located on or along their respective property.

This Easement is for the benefit of the owners of Lot 1 of this subdivision and the Owners of Lot 3 of in Carpentier Creek Pavilion and their respective successors and assigns.

Robert W. Owens
9300 Middle Mt. Vernon Road
Evansville. IN 47720


NE Corner NW¼ SE¼ Section 27, T6S, R11W Vanderburgh Co., IN
N
1"=30'
CARPENTIER CREEK MINOR
Kohl's Propo Position Lot
Kohl's Indiana, LP
Lot # 23
Lot # 24
WILLIAM & DEANNA FITZGERALD
JACK & EDNA GEISMANN
Dorothy Drive
ROSENBERGER AVE.
Section Line
I.P. w/CAP
NO corner NW¼ NE¼ Section 27, T6S, R11W
S 88° 11' 43" E 1008.07'
G. Rail Curb
Ingress Egress Easement
End Curb
S 88° 11' 43" E 269.25'
20' SANITARY SEWER EASEMENT
Part of Lot 3 of Carpentier Creek Pavilion 0.417 AC. Plat Book R-152
KOHL'S
Drainage Easement
Ingress/Egress Easement
S 89° 57' 09" E 134.73'
S 77° 43' 21" E
LOT 2
2.56 Ac.
FPG = 380 MSL
UNIVERSITY SHOPPING CENTER, INC
15' Ingress & Egress Easement (I&EE)
U.G. Electric Easement to Kohl's
N 00° 45' 22" E 220.82'
N 00° 45' 22" E 309.42'
VACATE EXISTING 25' INGRESS/EGRESS EASEMENT WITH THIS PLAT
LOT 1
1.49 Ac.
FPG = 380 MSL
VACATE EXISTING 20' PUBLIC UTILITY EASEMENT WITH THIS PLAT
Prior to the issuance of building permits for Lot 2, documentation shall be provided that all required development approvals have been obtained from the Army Corps of Engineers, the Indiana Department of Natural Resources and the Indiana Department of Environmental Management.
FLOODWAY AS DETERMINED BY INDIANA DEPT. OF NATURAL RESOURCES
REC.# GN-18026
DATED: JANUARY 09, 2003
ALSO: REC. #GN-19737
DATED: DECEMBER 23, 2004
VACATE EXISTING 32' INGRESS/EGRESS EASEMENT WITH THIS PLAT
#3931 W.
#3901 W.
S 89° 56' 37" W 122.51'
S 89° 56' 37" W 132.51'
S 89° 56' 37" W 1100'
Part of 0.417 AC. KOHL'S
25' R/W
I&EE
152' ±
KOHL'S Sign
30' N 00° 01' 00" W
S 89° 56' 37" W 100'
25' WIDE SANITARY SEWER EASEMENT
LA/RW
NO HUNTING Posted
VACATE EXISTING 25' INGRESS/EGRESS EASEMENT & 25' WIDE PUBLIC UTILITY EASEMENT WITH THIS PLAT
PLAN
1" = 30'
S 87° 30' 30" W 247.78'
Found Bent I.P. w/cap
Limits of Flood Hazard Zone A
FOR PORTIONS OF VACATED R.O.W. FOR DOROTHY DRIVE & MOUNT AUBURN SEE ORDINANCE No. G-2006-24, INSTRUMENT # 2006R0004933 RDMC, CLOSED
Paved Shoulder
E.B. Lane
W.B. Lane
Lloyd Express Way SR 62
Median
100' R/W
108' R/W
S 36° 13' 12" E 84.48'
S 14° 53' 53" E 82.16'
S 07° 23' 06" E 36.28'
S 41° 18' 34" W 65.00'
S 87° 38' 30" W 247.78'
N 90° 00' 00" E 163.98'
N 73° 01' 36" E 44.32'
N 90° 00' 00" E 122.94'
S 00° 01' 01" E 1/4 Section Line
N 00° 01' 01" W 1/4 Section Line
N 0° 47' 08" E 2449.82'
Ne Corner NW¼ SE¼ Section 27, T6S, R11W Vanderburgh Co., IN
Found I.P. w/cap
Found Rebar w/cap "Jordan Assoc. Inc."
Found Rebar w/cap "Jordan Assoc. Inc."
Found Rebar w/cap "Jordan Assoc. Inc."