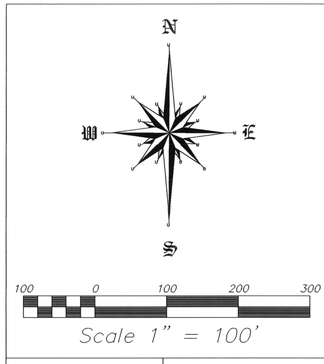
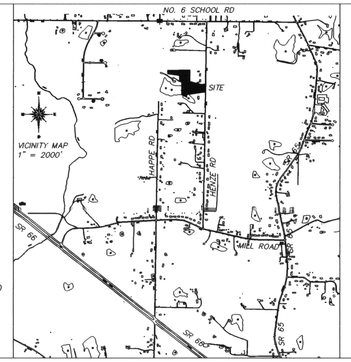
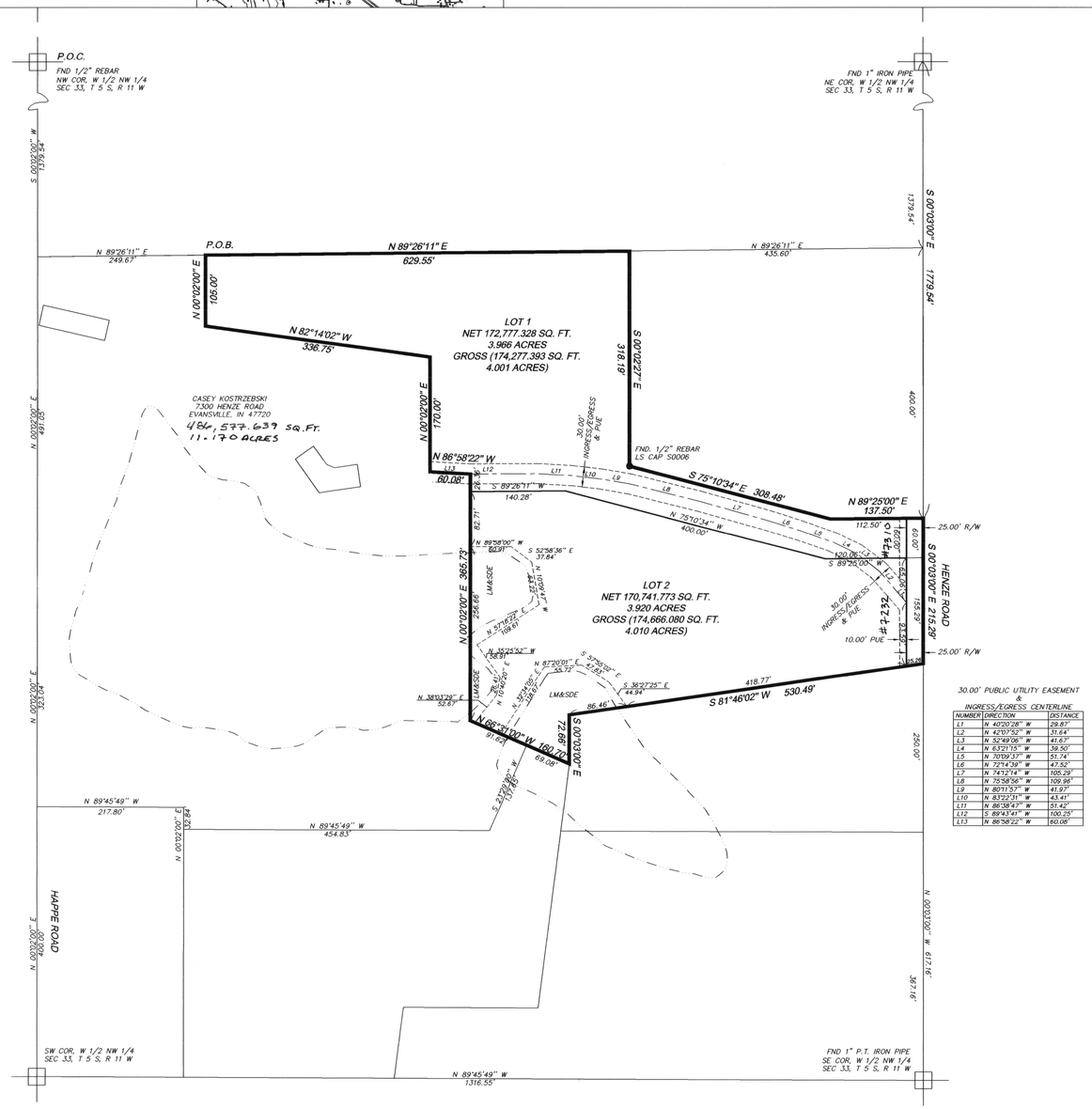
CJ ESTATES







30.00' PUBLIC UTILITY EASEMENT & INGRESS/EGRESS CENTERLINE

NUMBER	DIRECTION	DISTANCE
L1	N 40°20'28" W	29.87'
L2	N 42°07'52" W	31.64'
L3	N 52°49'08" W	41.67'
L4	N 63°21'15" W	39.50'
L5	N 70°09'37" W	51.74'
L6	N 72°14'39" W	47.52'
L7	N 74°12'14" W	105.29'
L8	N 75°58'56" W	109.98'
L9	N 80°11'57" W	41.97'
L10	N 83°22'31" W	43.41'
L11	N 86°38'47" W	51.42'
L12	S 89°43'41" W	100.25'
L13	N 86°58'22" W	60.08'

GENERAL NOTES

1. Utilities: German Township water service is available. Vectren Gas and Electric service are also available. No Evansville Water and Sewer Sanitary Sewers are available to the site.

2. OSDS Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and must comply with 410 IAC 6-8.1

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: No portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 18163 C 0095 D dated March 17, 2011 for Vanderburgh County, Indiana.

5. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of 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.

7. ALL corners are set with a 5/8" rebar with LS Cap 29900003, unless stated otherwise.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER'S OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS CJ ESTATES.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY 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 "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.

CASEY J. KOSTRZEBSKI
7300 Henze Road
Evansville, IN 47720

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 16th day of April, 2012.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUNE 4, 2012 (DATE)
JOE GRIES
2793 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 06.04.12 2:49 PM
PLAT BOOK T
PAGE 37
INSTR# 2012R00013700
Z TULEY RECORDER
VANDERBURGH COUNTY

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 February 8th, 2011 AT SUB. REVIEW.

President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

JUNE 4, 2012
Plat Release Date

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 4th, 2011, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 10th day of April, 2012.

I, Donald E. Gries, hereby 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.

Donald E. Gries L.S.
Indiana Registration No. S-29900003

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

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 11 WEST OF THE 2 ND P.M., LYING IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH REBAR AT THE NORTHWEST CORNER OF SAID HALF, QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID HALF, QUARTER SECTION; SOUTH 00°02'00" WEST 1,379.54 FEET TO A 5/8" REBAR WITH LS CAP 29900003, THENCE NORTH 89°26'11" EAST 249.67 FEET TO A 5/8" REBAR AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME LINE

1. NORTH 89°26'11" EAST 629.55 FEET; THENCE
2. SOUTH 00°02'27" EAST 318.19 FEET; THENCE
3. SOUTH 75°10'34" EAST 308.48 FEET; THENCE
4. NORTH 89°25'00" EAST 137.50 FEET; THENCE
5. SOUTH 00°03'00" EAST 215.29 FEET; THENCE
6. SOUTH 81°46'02" WEST 530.49 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID HALF QUARTER SECTION
7. SOUTH 00°03'00" EAST 72.66 FEET; THENCE
8. NORTH 66°31'00" WEST 160.70 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION
9. NORTH 00°02'00" EAST 365.73 FEET; THENCE
10. NORTH 86°58'22" WEST 60.08 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION
11. NORTH 00°02'00" EAST 170.00 FEET; THENCE
12. NORTH 82°14'02" WEST 336.75 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID HALF QUARTER SECTION
13. NORTH 00°02'00" EAST 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.011 ACRES, MORE OR LESS.

T-37
APC # 5-MS-2011

AE2 ANDY EASLEY ENGINEERING, INC
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
CJ ESTATES
7300 HENZE ROAD
VANDERBURGH CO. IN

SHEET NO.: 1 OF 1
DATE: 01-03-11
PROJECT NO.: 9122
REVISIONS
DRAWN BY: JKS
CHECKED BY: DEG
SCALE: 1" = 100'

C:\projects\Projects\9122\9122BASE.DWG Mon Apr 16 10:31:45 2012 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED