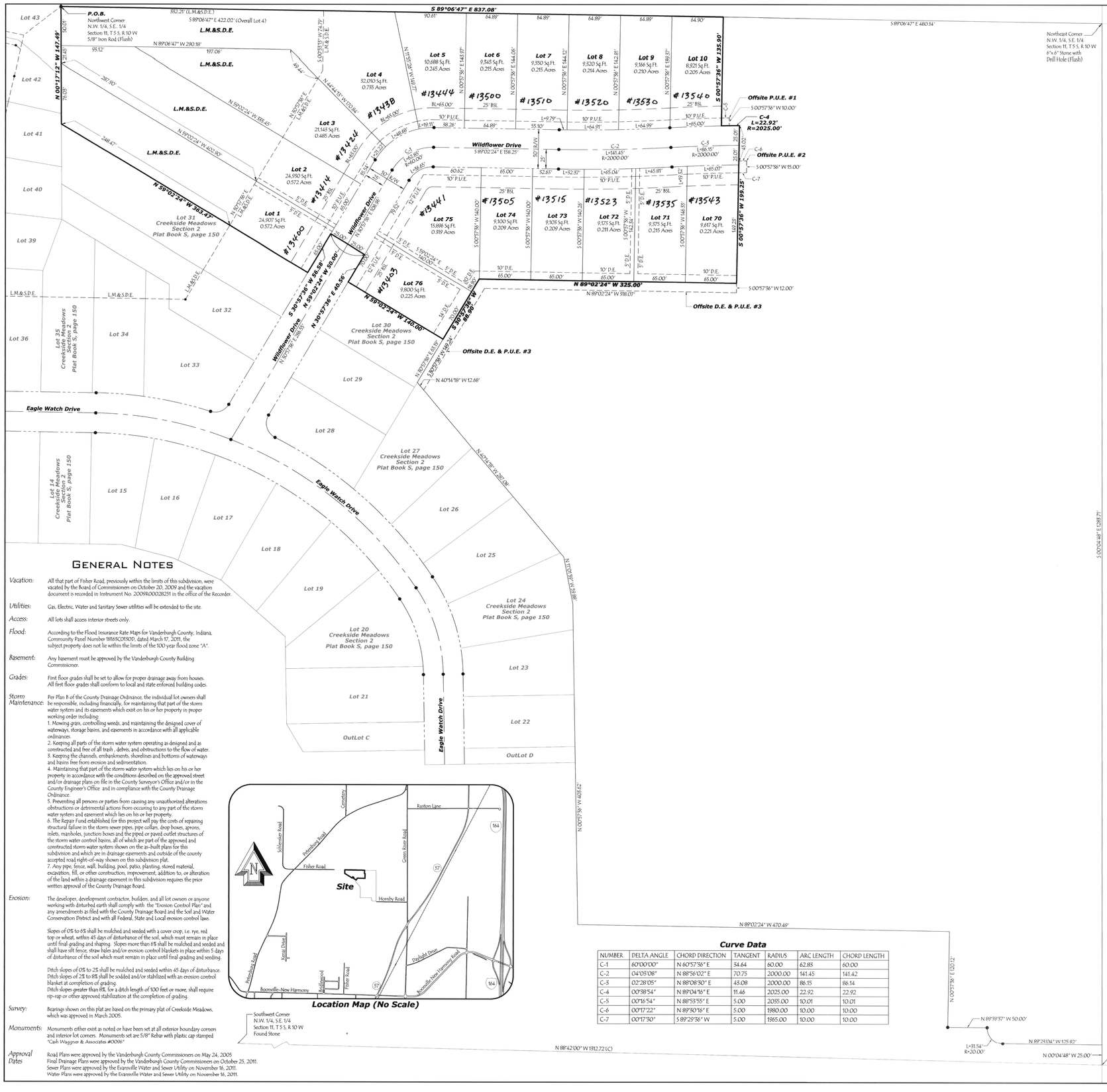


General Notes

Vacation: All that part of Fisher Road, previously within the limits of this subdivision, were vacated by the Board of Commissioners on October 20, 2009 and the vacation document is recorded in Instrument No. 2009R00028251 in the office of the Recorder.

Utilities: Gas, Electric, Water and Sanitary Sewer utilities will be extended to the site.

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0150D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone "A".

Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.

Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Storm Maintenance: Per Plan B of the County Drainage Ordinance, the individual lot owners shall be responsible, including financially, for maintaining that part of the storm water system and its easements which exist on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash , debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
4. Maintaining that part of the storm water system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or in 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 occuring to any part of the storm water system and easement which lies on his or her property.
6. The Repair Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes and the piped or paved outlet structures of the storm water control basins, all of which are part of the approved and constructed storm water system shown on the as-built plans for this subdivision and which are in drainage easements and outside of the county accepted road right-of-way shown on this subdivision plat.
7. Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Erosion: The developer, development contractor, builders, and all lot owners or anyone working with disturbed 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.

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

Survey: Bearings shown on this plat are based on the primary plat of Creekside Meadows, which was approved in March 2005.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners on May 24, 2005.
Final Drainage Plans were approved by the Vanderburgh County Commissioners on October 25, 2011.
Sewer Plans were approved by the Evansville Water and Sewer Utility on November 16, 2011.
Water Plans were approved by the Evansville Water and Sewer Utility on November 16, 2011.

Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	60°00'00"	N 60°57'36" E	54.64	60.00	62.83	60.00
C-2	04°05'08"	N 88°56'02" E	70.75	2000.00	141.45	141.42
C-3	02°28'05"	N 87°08'30" E	43.08	2000.00	86.15	86.14
C-4	00°38'54"	N 89°04'16" E	11.46	2025.00	22.92	22.92
C-5	00°16'54"	N 89°53'55" E	5.00	2035.00	10.01	10.01
C-6	00°17'22"	N 89°30'16" E	5.00	1980.00	10.00	10.00
C-7	00°17'30"	S 89°29'36" W	5.00	1965.00	10.00	10.00

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-08-2012 (DATE)
JOE GRIES AUDITOR
2911 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 06-08-12 2:27p
PLAT BOOK T
PAGE 38
INSTR# 2012R0001414/64
Z TULEY RECORDER
VANDERBURGH COUNTY

Creekside Meadows Section 3 Phase 1

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ***Creekside Meadows Section 3 Phase 1***. All road right-of-ways 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 ***"P.U.E."*** (Public Utility Easement), are hereby dedicated to public utilities 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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. 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 ***"L.M.&S.D.E."*** (Lake Maintenance & Storm Drainage Easement) are 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 Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked ***"D.E."*** (Drainage Easement) are 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 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.

Owner:
Crestone Development, LLC
3688 Citadel Circle
Newburgh, IN 47630

Bruce Biggerstaff, Member — 6-1-12 date

Owner of offsite easements (only):
Petersburg Development, LLC
21 Mt. Ashley
Evansville, IN 47711

Bruce Biggerstaff, Member — 6-1-12 date

Notary Certificate

State of INDIANA) SS:
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider, Bruce Biggerstaff (Crestone Development, LLC), who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1ST day of JUNE, 2012.

9-26-2015 — My Commission expires:
Notary Public
Notary Resides in VANDERBURGH County, Indiana
SCOTT D. BUEDEL — Typed or printed name

SCOTT D. BUEDEL NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY MY COMMISSION EXPIRES SEPTEMBER 26, 2015

Notary Certificate

State of INDIANA) SS:
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider, Bruce Biggerstaff (Petersburg Development, LLC), who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1ST day of JUNE, 2012.

9-26-2015 — My Commission expires:
Notary Public
Notary Resides in VANDERBURGH County, Indiana
SCOTT D. BUEDEL — Typed or printed name

SCOTT D. BUEDEL NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY MY COMMISSION EXPIRES SEPTEMBER 26, 2015

Boundary Description

All of Outlot E and Outlot F in Creekside Meadows, Section 2, as per plat thereof, recorded in Plat Book S, page 150 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the north line of said Quarter Quarter Section, South 89 degrees 06 minutes 47 seconds East 837.08 feet; thence South 00 degrees 57 minutes 36 seconds West 135.90 feet to the beginning of a curve to the right, having a central angle of 00 degrees 38 minutes 55 seconds, a radius of 2025.00 feet and a chord dimension of North 89 degrees 04 minutes 16 seconds East 22.92 feet; thence along the arc of said curve 22.92 feet; thence South 00 degrees 57 minutes 36 seconds West 199.25 feet; thence North 89 degrees 02 minutes 24 seconds West 325.00 feet; thence South 00 degrees 57 minutes 36 seconds West 88.90 feet to the east most corner of Lot 30 in said Creekside Meadows, Section 2; thence along the north side of said Lot 30, North 59 degrees 02 minutes 24 seconds West 140.00 feet to the north most corner of said Lot 30 and being on the east right-of-way of Wildflower Drive; thence along said right-of-way, North 30 degrees 57 minutes 36 seconds East 40.56 feet to the north side of said Creekside Meadows, Section 2; thence along the north side of said Subdivision, North 59 degrees 02 minutes 24 seconds West 50.00 feet to the west right-of-way of Wildflower Drive; thence along said right-of-way, South 30 degrees 57 minutes 36 seconds West 56.58 feet to the east most corner of Lot 51 in said Creekside Meadows, Section 2; thence along the north side of said Lot 51, North 59 degrees 02 minutes 24 seconds West 368.47 feet to the north most corner of said Lot 51; thence North 00 degrees 17 minutes 12 seconds West 147.49 feet to the point of beginning and containing a gross area of 5.917 Acres.

Also, the following offsite easements which are to remain in full force and effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office:

1. A 10-foot Public Utility Easement that lies east of and adjacent to Lot 10 and north of and adjacent to the road right-of-way. The limits of this easement are defined by the dimensions shown on this plat.

2. A 15-foot Public Utility Easement that lies east of and adjacent to Lot 70. The limits of this easement are defined by the dimensions shown on this plat.

3. A 12-foot Public Utility Easement and Drainage Easement that lies east of and adjacent to Lots 74 and 75 and south of and adjacent to Lots 74 through 70. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all easements and rights-of-ways of record.

Surveyor's Certificate

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 31st day of May, 2012.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

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 November 10, 2011.

President

Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Executive Director

JUNE 8, 2012
Plat Release Date

APC # 6-5-2011

DIVISION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL SEAL

T-38

0 60 120
LINEAR SCALE 1"=60'

Affirmation Statement

I 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.

Signature:

Printed Name: Scott D. Buedel

Cash Waggner & Associates, PC
Consulting Engineers · Land Surveyors
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