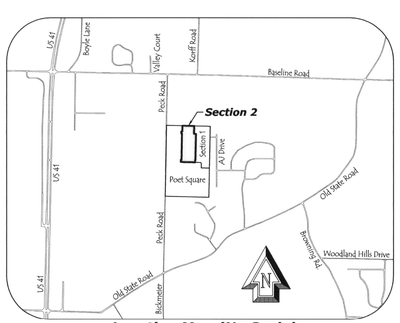
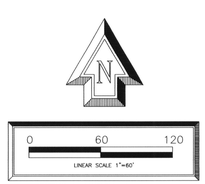


Location Map (No Scale)



Curve Data

NUMBER	C-1
DELTA ANGLE	74°52'02"
CHORD DIRECTION	S 38°24'56" W
TANGENT	57.07
RADIUS	75.00
ARC LENGTH	97.56'
CHORD LENGTH	90.85'

T-44
Apr # 3-5-2011

General Notes

Utilities: Electric, Water and Sanitary Sewer utilities will be extended to all lots.

Access: All lots shall access interior streets or alleys, only.

Any alleys located in Ingress & Egress easements will be privately maintained by the Poet Square Homeowner's Association. This shall include the maintenance, repair, and/or replacement of all storm drainage facilities located in, along, or under the alleys.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0106D, 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 failures 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 parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision and which are in drainage easements, combined drainage and public utility easements or lake maintenance and storm drainage easements and outside of the county accepted road right-of-way as shown on the plat of this subdivision. The Repair Fund will not pay for any of the cost to repair or replace any storm drainage facilities located in, along or under the alleys located in the combined Ingress & Egress & D.E. & P.U. Easements.
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 Indiana State Plane Coordinates, NAD 1983.

The overall boundary of this subdivision is based on a Parcelization Plat prepared by Kuester on May 17, 2005 and last revised on June 6, 2005. Minor modifications were made to the Parcelization plat to match found monuments as noted.

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 October 12, 2011. Final Drainage Plan was approved by the Vanderburgh County Commissioners on October 10, 2011. Sewer Plans were approved by the Evansville Water and Sewer Utility on November 1, 2011. Water Plans were approved by the Evansville Water and Sewer Utility on November 1, 2011.

Notary Certificate

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Brian N. Murphy (New Urban Investments, 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 17th day of July 2012.

9-26-2015
My Commission expires:

Notary Public

Vanderburgh
Notary Resides in County, Indiana

Scott D. Buedel
Typed or printed name

SCOTT D. BUEDEL NOTARY PUBLIC SEAL STATE OF INDIANA MY COMMISSION EXPIRES September 26, 2015

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 ***Poet Square, Section 2***
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, fences 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. Driveways are permitted to cross and lie within said easements. Any Public Utility Company or company installing public utility facilities, other than the Evansville Water and Sewer Utility and its successor or Vectren Energy Delivery and its successor, shall coordinate proposed locations, designs and installation methods with the developer or the Poet Square Homeowner's Association prior to the start of construction.

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. Driveways are permitted to cross and lie within said easements.

Strips or areas of land, of the dimensions shown on this plat and marked ***"S.S.E."*** (Sanitary Sewer Easement) are hereby dedicated to the Evansville Water and Sewer Utility, and their successors and assigns (EWSU), for the installation, maintenance, operation, enlargement and repair of the sanitary sewer facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the EWSU, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than sanitary sewer facilities shall be located within said areas of land, provided that public utilities are hereby permitted to cross such Sanitary Sewer Easement. Any fence located within said area of land is subject to removal by the EWSU without liability in the use of said easements. Driveways are permitted to cross and lie within said easements.

Strips or areas of land, of the dimensions shown on this plat and marked Ingress & Egress Easement are dedicated for the free and unobstructed movement of pedestrian and vehicular traffic. Public utilities and drainage structures are hereby permitted to cross or lie within the Ingress & Egress Easements provided that such facilities are not placed in such a manner as to impede the flow of pedestrian or vehicular traffic. The Ingress & Egress Easement may be used as a temporary staging area for work by public utility companies or other contractors so long as the surface of any alley or path is repaired to its original condition and elevation with the same or equal material and also disturbed ground next to the alleys or paths, within the easement, shall be repaired to its original elevation and seeded and strawed. The portion of the paved alley or path located in the Ingress & Egress Easement on each Lot shall be maintained by the Poet Square Homeowner's Association. This maintenance shall include the maintenance, repair and/or replacement of all drainage facilities in, along or under the alley or path. The portion of the Ingress & Egress Easement on each Lot, outside of the paved alley or path, shall be maintained by the underlying property owner and each property owner shall not place landscaping, boulders, earth berms, trees, fences, sheds, light poles, buildings or other obstructions that could impede the flow of pedestrian or vehicular traffic in the Ingress & Egress Easements. If the Ingress & Egress Easement is also a Drainage Easement, the underlying property owner of the portion of the combined Ingress and Egress and Drainage Easement lying outside of the paved alley or path shall also be responsible for the maintenance of all drainage facilities located within said combined easement. Landscaping, boulders, earth berms, trees, fences, sheds, light poles, buildings or other obstructions in the Ingress & Egress Easement may be removed, moved or alltered by the utility companies or contractors doing work in the easement without liability or the requirement to replace or repair said features.

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 & Developer
New Urban Investments, LLC
5716 Hogue Road
Evansville, IN 47712

Brian N. Murphy, Member

July 17, 2012
date

OFFICIAL SEAL — COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 10, 2012 (DATE)
JOE GRIES AUDITOR
4154 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.10.12 2:02p
PLAT BOOK T
PAGE 44
INSTR# 2012R0001 9984
Z TULEY RECORDER
VANDERBURGH COUNTY

Poet Square Section 2

Boundary Description

Part of the West Half of the Northwest Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the West Half of the Northwest Quarter of said Section 4; thence along the west line of said Quarter Section, North 01 degree 07 minutes 24 seconds East 1611.01 feet; thence South 88 degrees 40 minutes 18 seconds East 362.67 feet to the point of beginning; thence continue South 88 degrees 40 minutes 18 seconds East 271.12 feet to the northwest corner of Poet Square, Section 1, as per plat thereof, recorded in Plat Book T, page 36 in the Office of the Vanderburgh County Recorder; thence along the west side of said subdivision the following five (5) calls:
South 01 degree 08 minutes 35 seconds West 185.08 feet; thence
South 88 degrees 51 minutes 25 seconds East 43.34 feet; thence
South 01 degree 08 minutes 35 seconds West 610.00 feet; thence
North 88 degrees 51 minutes 25 seconds West 7.00 feet; thence
South 01 degree 08 minutes 35 seconds West 50.00 feet to the southwest corner of said subdivision; thence North 88 degrees 51 minutes 25 seconds West 328.00 feet; thence North 01 degree 08 minutes 35 seconds East 50.00 feet; thence South 88 degrees 51 minutes 25 seconds East 15.00 feet; thence North 01 degree 08 minutes 35 seconds East 610.00 feet; thence North 88 degrees 51 minutes 25 seconds West 15.00 feet; thence North 01 degree 08 minutes 35 seconds East 50.00 feet; thence South 88 degrees 51 minutes 25 seconds East 20.54 feet; thence North 01 degree 08 minutes 35 seconds East 135.96 feet to the point of beginning and containing 6.036 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 7-foot Ingress and Egress Easement, Drainage Easement and Public Utility Easement that lies west of and adjacent to Lot 84 through 95, south of Tess Drive and north of Edgar Allan Road. The limits of this easement are defined by the dimensions shown on this plat.

2. An 8-foot Public Utility Easement that lies west of and adjacent to the 7-foot Ingress and Egress Easement, Drainage Easement and Public Utility Easement, described above, south of Tess Drive and north of Edgar Allan Road. The limits of this easement are defined by the dimensions shown on this plat.

3. A variable width Public Utility Easement that lies south of and adjacent to the south right-of-way line of Edgar Allan Road. The limits of this easement are defined by the dimensions shown on this plat.

4. A variable width Drainage Easement that extends west of the western limit of Tess Drive, lying 10 feet north and 10 feet south of the extended south right-of-way of Tess Drive. This variable width drainage easement then extends northwest to the Lake Maintenance and Storm Drainage Easement and it extends south to tie into a variable width Drainage Easement that extends west of the western limit of Edgar Allan Road , lying 5 feet north and 10 feet south of the extended north right-of-way of Edgar Allan Road. The limits of this easement are defined by the dimensions shown on this plat.

5. A Lake Maintenance and Storm Drainage Easement that lies east of and adjacent to the east 50 foot right-of-way of Peck Road and south of and adjacent to the extended north line of Section 2. The limits of this easement are defined by the dimensions shown on this plat.

6. A variable width Drainage Easement that lies south of and adjacent to the extended north line of Section 2 and that lies west of Lot 125 and east of the Lake Maintenance and Storm Drainage Easement. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all easements, rights-of-ways, reservations and restrictions 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 17th day of July, 2012.

Scott D. Buedel, PLS
Indiana Registration Number 29900051
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 August 11, 2011.

President:

Attest Executive Director

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

Executive Director

August 10, 2012
Plat Release Date

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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