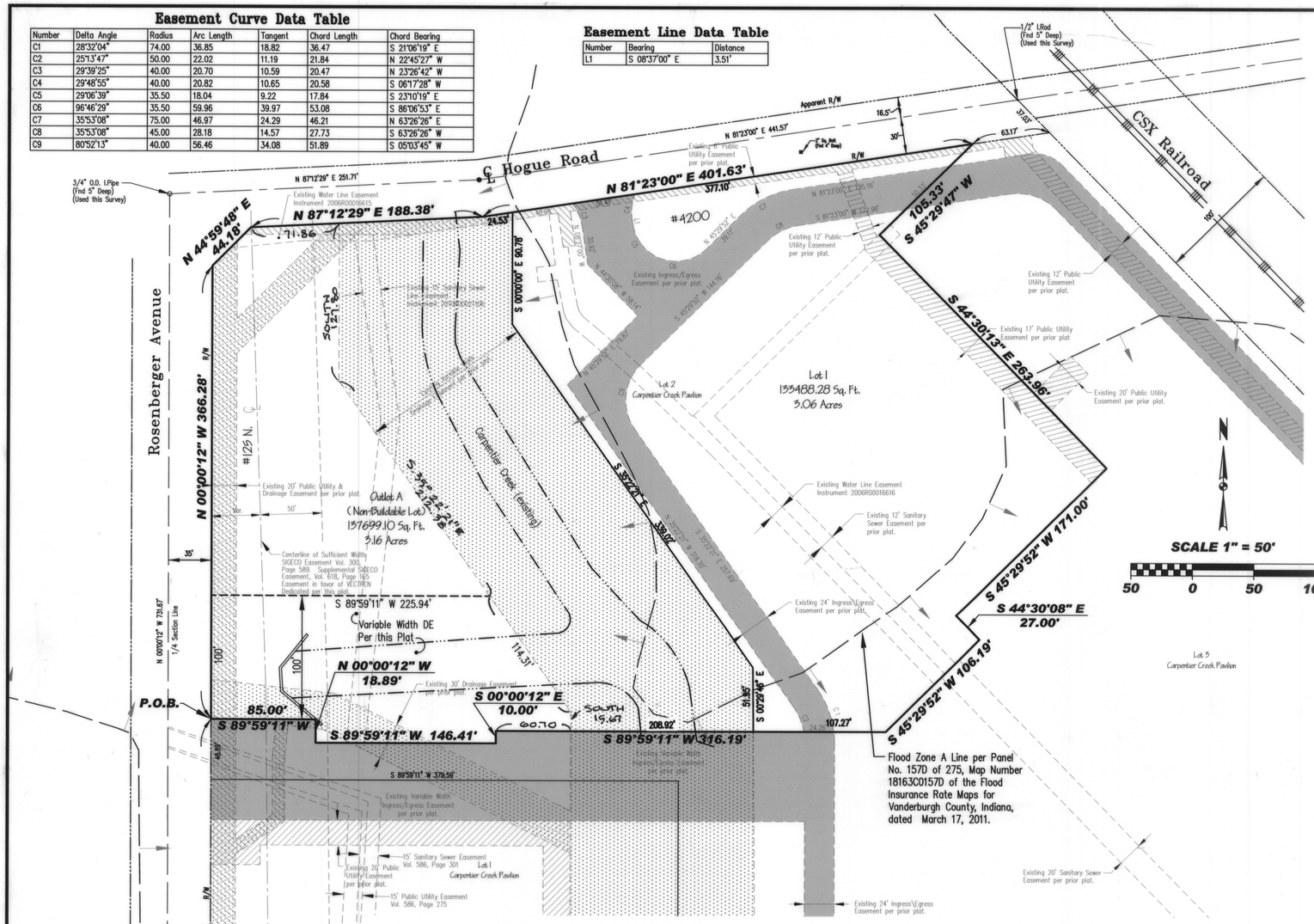
Creekside Plaza Subdivision

Easement Curve Data Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	28°32'04"	74.00	36.85	18.82	36.47	S 21°06'19" E
C2	25°13'47"	50.00	22.02	11.19	21.84	N 22°45'27" W
C3	29°39'25"	40.00	20.70	10.59	20.47	N 23°26'42" W
C4	29°48'55"	40.00	20.82	10.65	20.58	S 06°17'28" W
C5	29°06'39"	35.50	18.04	9.22	17.84	S 23°10'19" E
C6	96°46'29"	35.50	59.96	39.97	53.08	S 86°06'53" E
C7	35°53'08"	75.00	46.97	24.29	46.21	N 63°26'26" E
C8	35°53'08"	45.00	28.18	14.57	27.73	S 63°26'26" W
C9	80°52'13"	40.00	56.46	34.08	51.89	S 05°03'45" W

Easement Line Data Table

Number	Bearing	Distance
L1	S 08°37'00" E	3.51'



Legend

- 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
- Mag Nail with Washer (Set)
- Railroad Spike (Set)
- Chiselled "X" (Set)
- POB Point Of Beginning
- POC Point Of Commencement
- Center Line
- Easement Line
- Fence Line
- Property Boundary Line
- Right-of-way Line
- Railroad Track

Existing Easement Legend

- Existing Ingress/Egress Easement per plat of Carpentier Creek Pavilion.
- Existing Public Utility Easement per plat of Carpentier Creek Pavilion.
- Existing Drainage Easement per plat of Carpentier Creek Pavilion.
- Existing Public Utility & Drainage Easement per plat of Carpentier Creek Pavilion.

General Notes

Utilities: Evansville Water and Sewer Utility have Water and sanitary sewers available to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned C4.

Floodway Construction: Construction activity within the floodway will require permits from the Department of Natural Resources (DNR).

FLOOD HAZARD STATEMENT: A portion of the within described tract of land does lie within that special Flood Zone A as said tract plots on Panel No. 157D of 275 Map Number 18163C0157D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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

Site Grading Plans and Elevation certificates to be provided at proper times of construction. Elevation to be determined by Engineer and approved by DNR.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or 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.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID# 0023."

Outlot A is non-buildable and shall be maintained by it's owner.

Reference Survey: Doc. No. 2005R-00003011

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby replat and subdivide said real estate as shown and designate the same as ***Creekside Plaza***.

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 the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no 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/Developer:

By: Eugene A. Hahn

Eugene A. Hahn, Managing Partner
Creekside Plaza, LLC
5011 Washington Avenue
Suite 1
Evansville, IN 47715
(812) 477-6980

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: June 28, 2004.

Roadway plans were approved by the Board of Public Works on: July 9, 2004.

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, 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 26th day of JUNE, 20 12

My Commission Expires: 4/22/2020

4/22/2020 — Lori Hahn Stark, Notary Public

Notary Resides in Vanderburgh County, Indiana

Lori Hahn Stark (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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, JUNE 12, 2012.

President

Blaine E. Oliver
Attest Executive Director

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

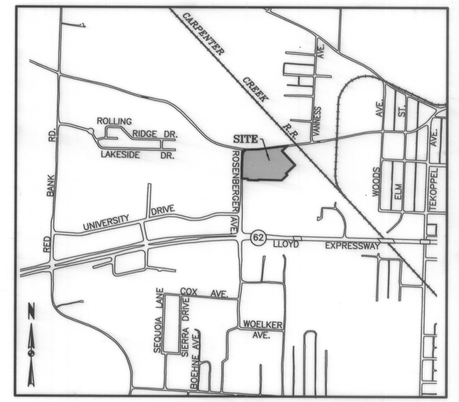
Blaine E. Oliver
Executive Director

PLAT RELEASE DATE: August 27, 2012

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
08-27-2012 (DATE)
JOE GRIES AUDITOR
4467 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.29.12 11:32A
PLAT BOOK J
PAGE 49
INSTR# 2012R00021403
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Lot 2 in Carpentier Creek Pavilion as per plat thereof recorded in Plat Book R, Page 152 in the office of the Recorder of Vanderburgh County, Indiana, being a subdivision of part of the Southwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 11 West, Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 22-6-11; thence along the south line of the Southwest Quarter of the Southeast Quarter of said Section 22-6-11, South 88 degrees 11 minutes 43 seconds East 35.02 feet to the east right-of-way line of N. Rosenberger Avenue; thence along said right-of-way line North 00 degrees 00 minutes 12 seconds West 308.44 feet to the southwest corner of said Lot 2 in Carpentier Creek Pavilion, being the true point of beginning; thence continue along the right-of-way of N. Rosenberger Avenue and the west line of said Lot 2, North 00 degrees 00 minutes 12 seconds West 366.28 feet; thence continue along the northwest line of said Lot 2, North 44 degrees 59 minutes 48 seconds West 44.18 feet to the north line of said Lot 2, also being the south right-of-way line of Hogue Road; thence continue along the north line of said Lot 2 and right-of-way line of Hogue Road, North 87 degrees 12 minutes 29 seconds East 188.38 feet; thence continue along said north line of Lot 2 and right-of-way line of Hogue Road North 81 degrees 23 minutes 00 seconds East 401.63 feet to the east line of said Lot 2; thence along the east and south lines of said Lot 2 the following 10 courses:
(1) South 45 degrees 29 minutes 47 seconds West 105.33 feet;
(2) South 44 degrees 30 minutes 13 seconds East 263.96 feet;
(3) South 45 degrees 29 minutes 52 seconds West 171.00 feet;
(4) South 44 degrees 30 minutes 08 seconds East 27.00 feet;
(5) South 45 degrees 29 minutes 52 seconds West 106.19 feet;
(6) South 89 degrees 59 minutes 11 seconds West 316.19 feet;
(7) South 00 degrees 00 minutes 12 seconds East 10.00 feet;
(8) South 89 degrees 59 minutes 11 seconds West 146.41 feet;
(9) North 00 degrees 00 minutes 12 seconds West 18.89 feet;
(10) South 89 degrees 59 minutes 11 seconds West 85.00 feet to the point of beginning, containing 6.23 acres (271,187 sq. ft).

Subject to all easements and rights-of-way building and use restrictions of record.

Surveyor's Certificate

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of June, 2012.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

T-49
APC # 13-MS-2012

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:

Secondary Plat	
Designed By: D.K.L.	Job Number: 8299.4.001-A
Drawn By: J.E.V.	Date: 6/26/2012
Filename: 8299 Lot 2 Replat.dwg	

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Henderson, Ky (270) 830-0300
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