Cameron Creek 2

Legend

Building Setback Line	(C)	Calculated Dimension	
Center Line	Cd.	Card	
Easement Line	D.R.	Deed Record	
Fence Line	Doc.	Document	
Flow Line	Dr.	Drawer	
Property Boundary Line	E	East	
Right-of-way Line	(Fnd)	Found	
OHE Overhead Electric	Inst.	Instrument	
OHC Overhead Communcation	L.A. R/W	Limited Access Right-of-Way	
OHU Overhead Utilities	(M)	Measured Dimension	
UC Underground Communication	N	North	
UE Underground Electric	Pg.	Page	
UG Underground Gas	P.O.B.	Point Of Beginning	
UW Underground Water	P.O.C.	Point Of Commencement	
5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	R	Range	
	(R)	Record Dimension	
	S	South	
	T	Township	
X-X Zoning	W	West	

General Notes

Access: There shall be no direct access onto State Highway 57 from Lot 1. Access to Lot 2 shall be through Lot 1 from the 16' and 24' ingress-egress easement off the north and west side of Lot 1.

Flood Plain Data: The subject property lies within the 1% annual chance zone (A) as site plots by scale on the Flood Insurance Rate Map Numbers 18163C0109D and 18163C0117D, dated March 17, 2011. BFE = 394.9 FPG = 396.9

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and suitability of fill in the area of the building pad and shall delineate the lot as 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.

Utilities: Sanitary Sewer by Evansville Water and Sewer Utility exists on both lots. Water by the Evansville Water and Sewer Utility Department is available on Kansas Road. Water to Lot 2 can be gained through a private utility lateral through the Ingress-egress easement located on the west side of Lot 1.

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

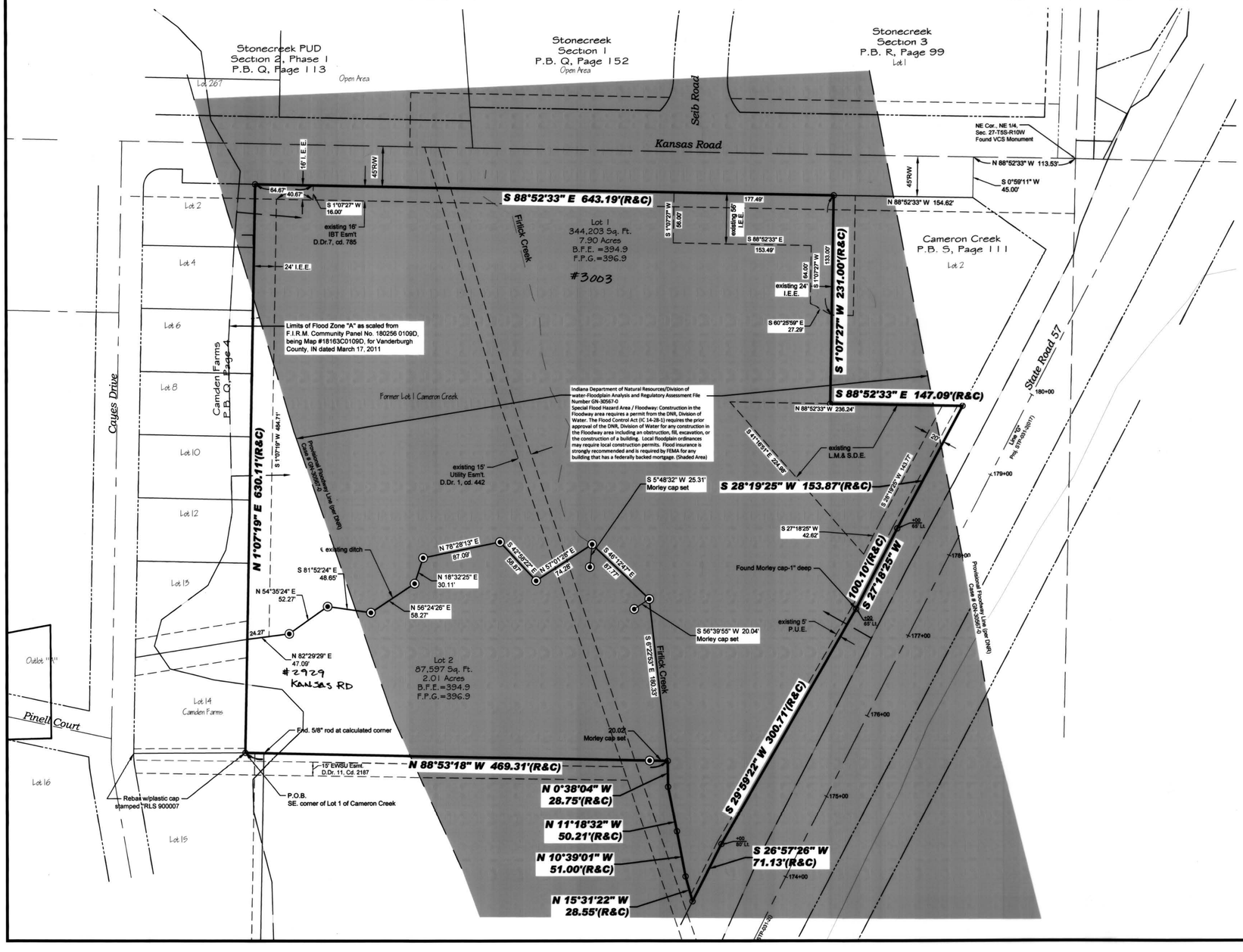
Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Noise Sensitive Statement: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge from themselves, their heirs, their successors and their assigns, that the real estate described in this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

FAA Notification: Before construction of any structures within subdivision, FAA Form 7460 (latest edition) must be submitted and approved by the FAA to be in compliance with Indiana Tall Structures Act (IC-8-21-10).

Maintenance Statement: The owner(s) of each lot shall remain responsible for prevention of obstructions to creeks and natural surface watercourses on their respective lots.

Reference Survey: Instrument No. 2008R00023959.
There have been no change of matters from said survey that would affect the property.



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 Cameron Creek 2.

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.

Strips or areas of land, of the dimensions shown on this plat and marked **"I.E.E.,"** *(Ingres-Egress Easement)*, are hereby dedicated for the benefit of the owner of Lot 2 and their successors and assigns, their invitees, and visitors to allow them to cross over Lot 1 to access Lot 2. Maintenance of the easement shall be by the owner of Lot 1. No obstructions that would impede the flow of traffic through the easement shall be constructed. Said strips or areas of land are also dedicated for the installation, maintenance, operation, enlargement and repair of Private Utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the Private Utility, trees, overhanging branches, bushes, underbrush and obstructions. Any above ground Private Utility facility shall be placed within the easement so as not to interfere with the normal flow of traffic.

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.

Owners/Developers:

Soup Investments, LLC
11708 St. Wendel Rd.
Evansville, IN 47720

By: _____
Michael D. Campbell-Manager

NOTARY PUBLIC SEAL INDIANA

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, Michael D. Campbell as Manager for SOUP INVESTMENTS, LLC, 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 15 day of JANUARY, 2015

My Commission Expires:
August 3, 2018

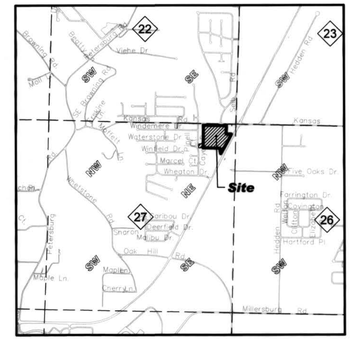
Notary Public

Notary Resides in
VANDERBURGH County, Indiana

CAMMY K. LEEK
(Typed or Printed Name)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 15, 2015 (DATE)
JOE GRIES AUDITOR
215 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.15.15 2:01P
PLAT BOOK T
PAGE 160
INSTR# 2015R0000 1196
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Lot 1 in Cameron Creek, as per plat thereof, recorded in Plat Book S, Page 111 in the Office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence along the west line of said Lot 1, North 01 degrees 07 minutes 19 seconds East 630.11 feet to the northwest corner of said Lot 1 being on the south line of Kansas Road; thence along the north line of said Lot 1, South 88 degrees 52 minutes 33 seconds East 643.19 feet; thence South 01 degrees 07 minutes 27 seconds West 231.00 feet; thence South 88 degrees 52 minutes 33 seconds East 147.09 feet; thence South 28 degrees 19 minutes 25 seconds West 153.87 feet; thence South 27 degrees 18 minutes 25 seconds West 100.10 feet; thence South 29 degrees 59 minutes 22 seconds West 300.71 feet; thence South 26 degrees 57 minutes 26 seconds West 71.13 feet to the flow line of Fritick Creek; thence along the flow line of said creek, North 15 degrees 31 minutes 22 seconds West 28.55 feet; thence North 10 degrees 39 minutes 01 seconds West 51.00 feet; thence North 11 degrees 18 minutes 32 seconds West 50.21 feet; thence North 00 degrees 38 minutes 04 seconds West 28.75 feet; thence North 88 degrees 53 minutes 18 seconds West 469.31 feet to the point of beginning containing 9.91 acres (431,800 sq.ft.).

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana,: that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of January, 2015.

Bret Alan Sermersheim

Prepared By:
Bret Alan Sermersheim, P.L.S.
Indiana Registration No LS20200009
Morley and Associates, Inc
4800 Rosebud Lane
Newburgh, IN. 47630
Phone: (812) 464-9585
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, November 24, 2014 (Subdivision review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: JAN. 15, 2015

T·160
apc # 39-MJ-2014

OFFICIAL SEAL

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

Drawn By: J.E.W.	Job Number: 5238.3.001-A
Drawing Tab: Plat	Date: 1/13/2015
Filename: 5238 Survey Base-plat-secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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