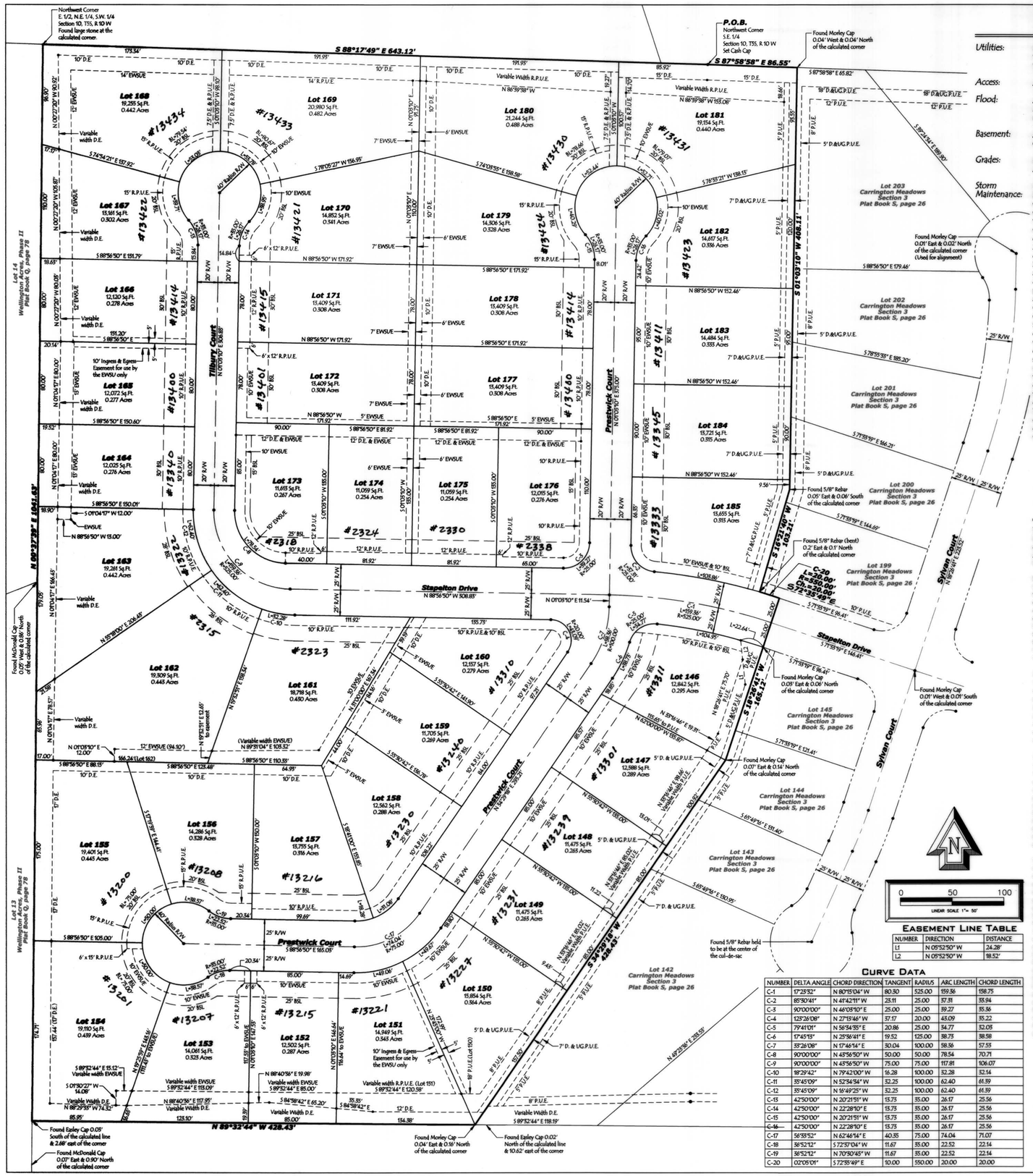


Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	17°23'52"	N 80°15'04" W	80.30	525.00	159.36	158.75
C-2	85°50'41"	N 41°42'11" W	23.11	25.00	37.31	33.94
C-3	90°00'00"	N 46°03'10" E	25.00	25.00	39.27	35.36
C-4	128°26'08"	N 27°13'46" W	37.17	20.00	48.09	35.22
C-5	79°41'01"	N 56°54'55" E	20.86	25.00	34.77	32.05
C-6	17°45'55"	N 25°36'41" E	19.52	125.00	38.73	38.58
C-7	55°26'08"	N 17°46'14" E	30.04	100.00	58.56	57.55
C-8	90°00'00"	N 43°56'50" W	50.00	50.00	78.54	70.71
C-9	90°00'00"	N 43°56'50" W	75.00	75.00	117.81	106.07
C-10	18°29'42"	N 79°42'00" W	16.28	100.00	32.28	32.14
C-11	35°45'09"	N 52°34'54" W	32.25	100.00	62.40	61.39
C-12	35°45'09"	N 16°49'25" W	32.25	100.00	62.40	61.39
C-13	42°50'00"	N 20°21'51" W	13.75	35.00	26.17	25.56
C-14	42°50'00"	N 22°28'10" E	13.75	35.00	26.17	25.56
C-15	42°50'00"	N 20°21'51" W	13.75	35.00	26.17	25.56
C-16	42°50'00"	N 22°28'10" E	13.75	35.00	26.17	25.56
C-17	56°33'52"	N 62°46'14" E	40.35	75.00	74.04	71.07
C-18	36°52'12"	S 72°37'04" W	11.67	35.00	22.52	22.14
C-19	36°52'12"	N 70°30'45" W	11.67	35.00	22.52	22.14
C-20	02°05'01"	S 72°35'49" E	10.00	550.00	20.00	20.00

Easement Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 05°52'50" W	24.28'
L2	N 05°52'50" W	18.52'

General Notes

Utilities: Electric will be extended to all lots by Vectren.
Water and Sanitary Sewers will be extended to all lots by the Evansville Water and Sewer Utility.

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0107D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

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

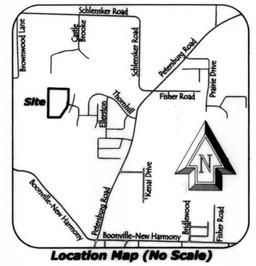
Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

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 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.

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 disturbance activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

Monuments: Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners on May 20, 2014
Sidewalks were waived by the Vanderburgh County Commissioners on May 20, 2014
Drainage Plans were approved by the Vanderburgh County Drainage Board on July 22, 2014
Sewer Plans were approved by the Evansville Water and Sewer Utility Board on May 27, 2014
Water Plans were approved by the Evansville Water and Sewer Utility Board on August 11, 2014



Location Map (No Scale)

Owner's Certificate

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Carrington Meadows, Section 4** 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 ***"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. 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.

Strips or areas of land, of the dimensions shown on this plat and marked ***"D.&UG.P.U.E."*** (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water and also for the installation, maintenance, operation, enlargement and repair of underground portions of public utility facilities which includes flush with surface manholes and vaults that do not impede the flow of storm water. Public Utilities have the right to trim or remove trees, overhanging branches, underbrush or other obstructions and 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.

Strips or areas of land, of the dimensions shown on this plat and marked ***"R.P.U.E."*** (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, public sewer utilities, public gas utilities and public electric 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer, gas and electric utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

Strips or areas of land, of the dimensions shown on this plat and marked ***"EWSUE"*** (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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
JBJ Development, LLC
5614 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member — 2-5-15 date

Notary Certificate

State of Indiana) SS:
County of Vanderburgh)

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

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce A. Biggerstaff, Sr. (JBJ 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 5th day of February 2015.

9-26-2015 — My Commission expires:
Notary Public
Notary Resides in Vanderburgh County, Indiana
Scott D. Buedel — Typed or printed name

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
www.cashwaggner.com
414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401.5561
332 Third Avenue
Suite 13
Jasper, IN 47546
Ph: 812.634.5015

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 17, 2015 (DATE)
JOE GRIES AUDITOR
677 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02.17.15 3:23p
PLAT BOOK T
PAGE 165
INSTR# 2015R00003553
Z TULEY RECORDER
VANDERBURGH COUNTY

Carrington Meadows Section 4

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 December 4, 2002.

President:
Attest Executive Director

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

Executive Director
Feb. 17, 2015
Plat Release Date

T-165
APC # 16-5-2002

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA OFFICIAL SEAL

Boundary Description

Part of the Southeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 10, 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 Southeast Quarter of said Section; thence along the north line of said Quarter Section, South 87 degrees 58 minutes 58 seconds East 86.55 feet to the northwest corner of Carrington Meadows, Section 3, as per plat thereof, recorded in Plat Book 5, page 26 in the office of the Recorder of Vanderburgh County, Indiana; thence along the western boundary of said subdivision, South 01 degree 05 minutes 10 seconds West 408.11 feet; thence continue along the western boundary of said subdivision, South 16 degrees 21 minutes 40 seconds West 103.21 feet to the beginning of a curve to the right, having a central angle of 02 degrees 05 minutes 01 second, a radius of 550.00 feet and a chord dimension of South 72 degrees 35 minutes 49 seconds East 20.00 feet; thence continue along the western boundary of said subdivision and along the arc of said curve 20.00 feet; thence continue along the western boundary of said subdivision, South 18 degrees 26 minutes 41 seconds West 165.12 feet; thence continue along the western boundary of said subdivision, South 34 degrees 29 minutes 18 seconds West 428.43 feet to the southwest corner thereof; thence along the extension of the south line of said Carrington Meadows, Section 3, North 89 degrees 32 minutes 44 seconds West 428.45 feet to a point on the west line of the East Half of the Northeast Quarter of the Southwest Quarter of said Section 10 and being the east line of Wellington Acres, Phase II, as per plat thereof, recorded in Plat Book Q, page 78 in the office of said Recorder; thence along the west line of the East Half of the Northeast Quarter of the Southwest Quarter of said Section 10 and along the east line of said Wellington Acres, Phase II, North 00 degrees 37 minutes 39 seconds East 1041.65 feet to the Northwest Corner of said Half Quarter Quarter Section; thence along the north line of the East Half of the Northeast Quarter of the Southwest Quarter of said Section 10, South 88 degrees 17 minutes 49 seconds East 643.12 feet to the point of beginning and containing a gross area of 15.640 acres.

Subject to all Temporary Offsite Easements shown on the plat of Carrington Meadows, Section 3, as per plat thereof, recorded in Plat Book 5, page 26 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, rights-of-ways, leases 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 3rd day of February, 2015.

Scott D. Buedel, PLS
Indiana Registration Number 29900051
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900051 STATE OF INDIANA LAND SURVEYOR