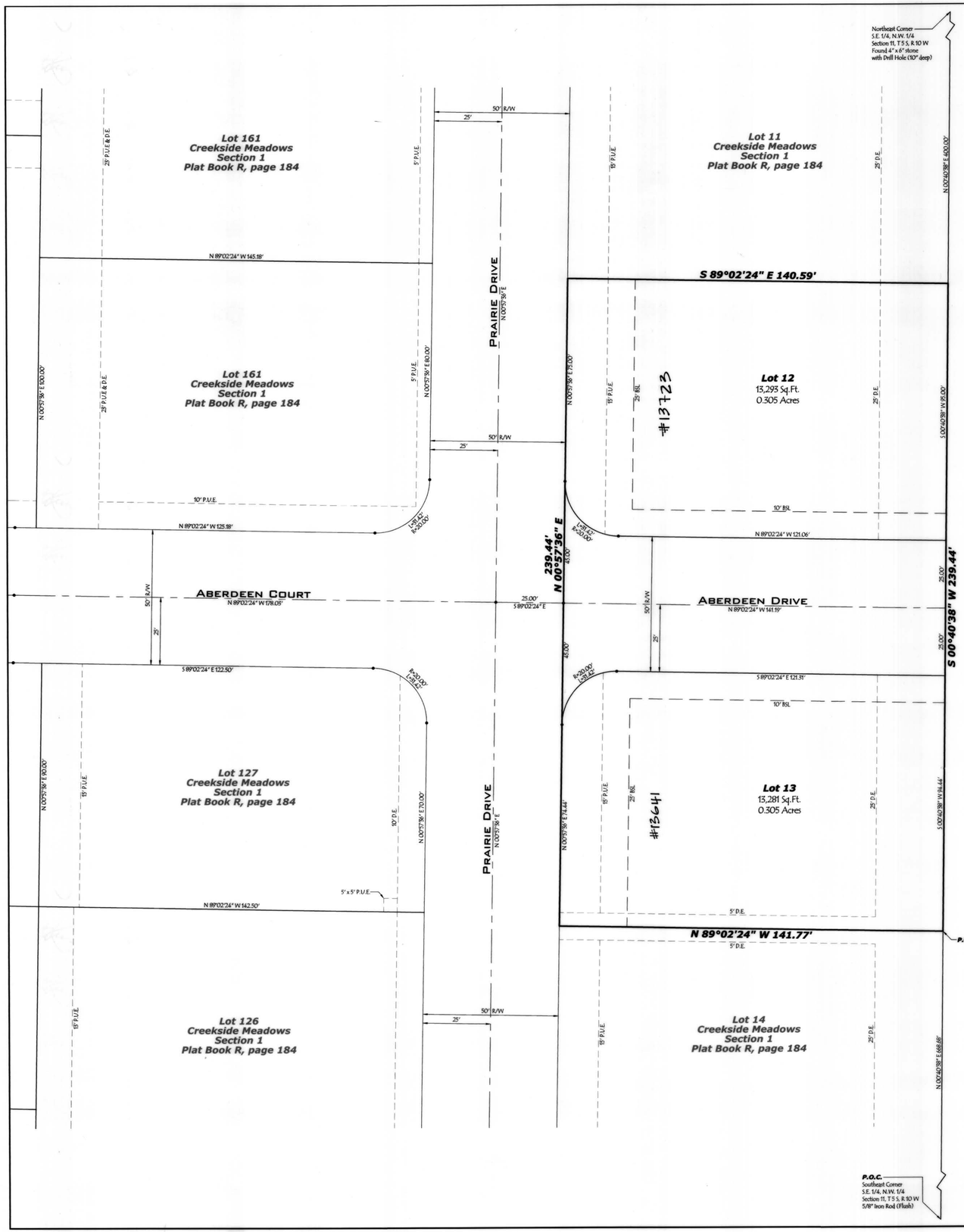


General Notes

Utilities: Gas, Electric, Water and Sanitary Sewer utilities are existing on site.

Access: All lots shall access interior streets only.

That portion of Aberdeen Drive which lies between Lot 12 and Lot 13 is dedicated per this plat for access to the property to the east. Improvements within this right-of-way, east of Prairie Drive and west of the east property line of this subdivision, will not be constructed as a part of Creekside Meadows. Until the time that road improvements are constructed within this right-of-way, the adjoining Lot 12 will be responsible for maintenance of the north 25 feet of the right-of-way and Lot 13 will be responsible for maintenance of the south 25 feet of the right-of-way.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0153D and 18163C0167D both 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 occurring 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.

Noise Sensitive: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themself, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of 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.

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 15.05 "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 15.05.11.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 15.05.11.C.20 of the Vanderburgh County Code.

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.
Drainage Plans were approved by the Vanderburgh County Drainage Board on April 26, 2005.
Sewer Plans were approved by the Evansville Water and Sewer Utility on May 31, 2005.
Water Plans were approved by the Evansville Water and Sewer Utility on June 28, 2005.

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 1-A***
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.

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:
Petersburg Development, LLC
21 Mt. Ashley
Evansville, IN 47711

Bruce Biggerstaff, Member — 8-21-15 date

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 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 21ST day of AUGUST 2015.

9-26-2023
My Commission expires:

Notary Public

Notary Resides in VANDERBURGH County, Indiana

SCOTT D. BUEDEL
Typed or printed name

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

Boundary Description

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 11; thence along the east line of said Quarter Quarter Section, North 00 degrees 40 minutes 38 seconds East 668.68 feet to the northeast corner of Lot 14 in Creekside Meadows, Section 1, as per plat thereof, recorded in Plat Book R, page 184 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the north line of said Lot 14, North 89 degrees 02 minutes 24 seconds West 141.77 feet to the northwest corner thereof and being a point on the east right-of-way of Prairie Drive; thence along the east right-of-way of Prairie Drive, North 00 degrees 57 minutes 36 seconds East 239.44 feet to the southwest corner of Lot 11 in said Creekside Meadows, Section 1; thence along the south line of said Lot 11, South 89 degrees 02 minutes 24 seconds East 140.59 feet to the southeast corner thereof and being a point on the east line of the Southeast Quarter of the Northwest Quarter of said Section 11; thence along the east line of said Quarter Quarter Section, South 00 degrees 40 minutes 38 seconds West 239.44 feet to the point of beginning and containing a gross area of 0.776 Acres.

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 20th day of August, 2015

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 #809, 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 March 10, 2005.

President:

Attest Executive Director

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

Executive Director

AUG. 24, 2015
Plat Release Date

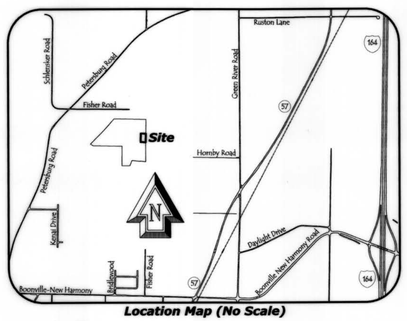
COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY'S AREA PLAN — OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 24, 2015 (DATE)
JOE GRIES AUDITOR
4460 (AUDITOR'S NUMBER)

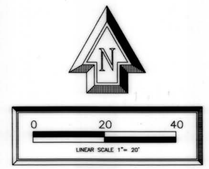
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Z TULEY RECORDER
VANDERBURGH COUNTY

Creekside Meadows Section 1-A

T-188
APC # 4-5-2005



Location Map (No Scale)



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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