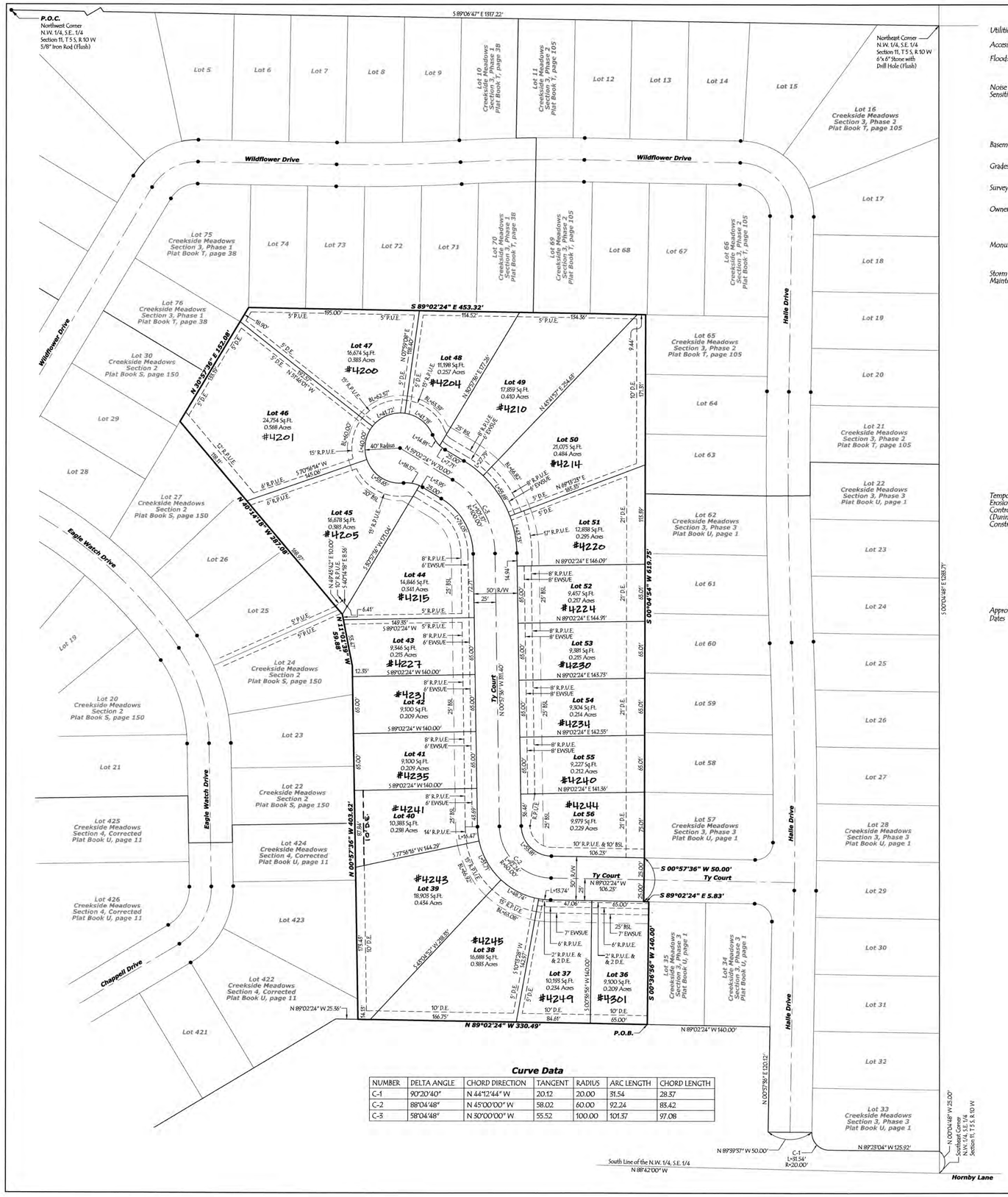


Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	90°20'40"	N 44°12'44" W	20.12	20.00	31.54	28.37
C-2	88°04'48"	N 45°00'00" W	58.02	60.00	92.24	83.42
C-3	58°04'48"	N 30°00'00" W	55.52	100.00	101.37	97.08

General Notes

Utilities: Gas, Electric, Water and Sanitary Sewer utilities will be extended to the site.

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0150D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone "A".

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.

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.

Survey: Bearings shown on this plat are based on the primary plat of Creekside Meadows, which was approved in March 2005.

Ownership: All of the property within the limits of Creekside Meadows, Section 3, Phase 4 was conveyed to Land Visions LLC, an Indiana Limited Liability Company, in Document 2016R00012145 in the Office of the Recorder of Vanderburgh County, Indiana.

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"

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 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.

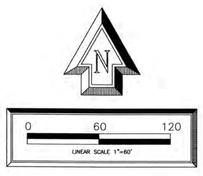
Temporary Erosion Control: (During Construction) For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent 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.

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 and October 25, 2011.

Sewer Plans were approved by the Evansville Water and Sewer Utility on May 6, 2015.

Water Plans were approved by the Evansville Water and Sewer Utility on March 8, 2016.



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 3 Phase 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 ***"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 ***"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 and sewer utility companies without liability in the use of said easements and the permitted water and 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, parking lots 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 ***"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.

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
Land Visions, LLC
3688 Citadel Circle
Newburgh, IN 47650

Bruce Biggerstaff, Member — 6-6-16 date

Notary Certificate

State of Indiana)
) SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggerstaff (Land Visions, 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 6th day of June, 2016.

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul. 6, 2016 (DATE)
BRIAN GERTH AUDITOR
3686 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-06-16 11:54A
PLAT BOOK U
PAGE 30
INSTR# 2016R00017378
Z TULEY RECORDER
VANDERBURGH COUNTY

Creekside Meadows Section 3 Phase 4

Boundary Description

Part of the Northwest Quarter of the Southeast 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 Northwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the north line of said Quarter Quarter Section, South 89 degrees 06 minutes 47 seconds East 1317.22 feet to the Northeast Corner thereof; thence along the east line of said Quarter Quarter Section, South 00 degrees 04 minutes 48 seconds East 1288.71 feet; thence North 89 degrees 25 minutes 04 seconds West 125.92 feet to the beginning of a curve to the right, having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 20.00 feet and a chord dimension of North 44 degrees 12 minutes 44 seconds West 28.37 feet; thence along the arc of said curve 31.54 feet; thence North 89 degrees 59 minutes 57 seconds West 50.00 feet; thence North 00 degrees 57 minutes 36 seconds East 320.12 feet; thence North 89 degrees 02 minutes 24 seconds West 140.00 feet to the southwest corner of Lot 35 in Creekside Meadows, Section 3, Phase 3, as per plat thereof, recorded in Plat Book U, page 1 in the office of the recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue North 89 degrees 02 minutes 24 seconds West 330.49 feet to a corner of Lot 422 in Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book U, page 11 in the office of said Recorder; thence along the east line of said Creekside Meadows, Section 4, Corrected Plat, and along the east line of Creekside Meadows, Section 2, as per plat thereof, recorded in Plat Book S, page 150 in the office of said Recorder, North 00 degrees 57 minutes 36 seconds West 403.62 feet; thence continue along the east side of said Section 2, North 11 degrees 01 minute 39 seconds West 59.88 feet; thence continue along the east side of said Section 2, North 40 degrees 14 minutes 18 seconds West 287.08 feet; thence continue along the east side of said Section 2 and along the east side of Creekside Meadows, Section 3, Phase 1, as per plat thereof, recorded in Plat Book T, page 38 in the office of said Recorder, North 30 degrees 57 minutes 36 seconds East 152.08 feet to the southwest corner of Lot 74 in said Creekside Meadows, Section 3, Phase 1; thence along the boundary of said Creekside Meadows, Section 3, Phase 1 and along the boundary of Creekside Meadows, Section 3, Phase 2, as per plat thereof, recorded in Plat Book T, page 105 in the office of said Recorder, South 89 degrees 02 minutes 24 seconds East 453.32 feet to the northwest corner of Lot 65 in said Creekside Meadows, Section 3, Phase 2; thence along the boundary of said Creekside Meadows, Section 3, Phase 2 and along the boundary of Creekside Meadows, Section 3, Phase 3, as per plat thereof, recorded in Plat Book U, page 1 in the office of said Recorder, South 00 degrees 04 minutes 54 seconds West 619.75 feet to the southwest corner of Lot 57 in said Creekside Meadows, Section 3, Phase 3; thence along the west boundary of said Creekside Meadows, Section 3, Phase 3, South 00 degrees 57 minutes 36 seconds West 50.00 feet; thence continue along the west boundary of said Creekside Meadows, Section 3, Phase 3, South 89 degrees 02 minutes 24 seconds East 5.83 feet to the northwest corner of Lot 35 in said Creekside Meadows, Section 3, Phase 3; thence along the west boundary of said Creekside Meadows, Section 3, Phase 3, South 00 degrees 36 minutes 56 seconds West 140.00 feet to the point of beginning and containing a gross area of 7.195 Acres, more or less.

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 6th day of June, 2016.

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 #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 November 10, 2011.

President

Blaine Oliver
Attest Executive Director

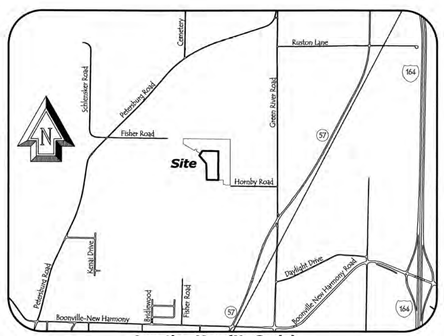
The Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

July 6, 2016
Plat Release Date

U-30
APC # 6-5-2011

APC OFFICIAL SEAL



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

414 Citadel Circle
CASH WAGGNER & ASSOCIATES, PC
Consulting Engineers ▵ Land Surveyors
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