DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 22, 2016
BRIAN GERTH AUDITOR
3988
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.22.16 12:06p
PLAT BOOK U
PAGE 36
INSTR# 2016R000188??
Z TULEY RECORDER
VANDERBURGH COUNTY

CAYMAN RIDGE SECTION 4 PHASE 2

LEGEND

P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.E.	Public Utility Easement
D.&UG.P.U.E.	Drainage and Underground Public Utility Easement

0 40 80
LINEAR SCALE 1"= 40'

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°11'59" W	10.61'
L2	N 84°55'50" W	52.21'
L3	N 84°55'50" W	13.03'
L4	N 84°55'50" W	65.24'
L5	S 05°04'10" W	12.00'
L6	N 84°55'50" W	12.01'
L7	N 00°11'59" E	12.04'
L8	N 84°55'50" W	60.22'
L9	N 84°55'50" W	53.19'
L10	N 00°11'59" E	0.55'
L11	N 00°11'59" E	10.05'
L12	S 84°55'50" E	118.43'

Offsite D.E. #7
Offsite P.U.E. #6
Offsite D.&UG.P.U.E. #5
Offsite D.&UG.P.U.E. #3
Offsite D.E. #7
Offsite P.U.E. #2
Offsite D.E. #1
Offsite 5' Ingress & Egress Easement #4
Offsite D.E. #7
Offsite D.E. #7
Offsite D.E. #7
Offsite D.E. #7
Offsite D.&UG.P.U.E. #8
Massey Drive
Jamaica Court
Bermuda Drive
Blyth

S 89°48'01" E 5.00' — S 89°48'01" E 12.00' — S 89°48'01" E 285.99' — N 89°48'01" W 285.99' — N 88°56'42" E 16.99'
N 00°11'59" E 12.00' — S 00°11'59" W 12.00' — 12' — Variable
N 00°11'59" E 586.00' — S 00°11'59" W 586.00' — N 00°11'59" E 220.75' — S 01°05'58" E 207.57'
N 89°48'01" W 12.00' — S 89°48'01" E 180.00' — 150.00' — 25.00' — 25.00' — 125.00' S 89°48'01" E — 5' D.E. (115.99') — N 89°48'01" W 12.53'
S 00°11'59" W 14.00' — N 89°48'01" W 12.79' — S 00°11'59" W 12.79' — N 89°48'01" W 9.01' — N 00°11'59" E 33.94'
S 00°11'59" W 21.15' — P.O.B. — N 89°48'01" W 999.01'
N 00°11'59" E 476.00' (D.E.) — N 00°11'59" E 300.00' — S 03°35'20" W 253.71'
S 89°48'01" E 346.28' — 10' D.E. — 10' D.E. — 10' D.E.
N 34°35'57" E 210.00' — N 15°55'57" E 23.06' — 10' D.E. — 120.00' — 15' P.U.E. — 90.00' — 15' P.U.E. — 10' D.E.
N 03°16'01" W 72.62' — N 09°56'01" W 71.36' — N 07°16'01" W 16.29' — N 34°35'57" E 19.55'
N 57°20'07" W 102.38' — N 59°24'03" W 108.25' — 30.14' — 30.11' — 7' D & UG P.U.E. — 5' P.U.E. — P.U.E.
S 57°14'37" W 140.90' — 15' P.U.E. — 10' D.E.
N 89°48'01" W 391.21' — S 89°48'01" E 457.50' — N 89°48'01" W 160.00' — N 89°48'01" W 110.00' — N 89°48'01" W 388.60'
N 00°11'59" E 35.00' — N 00°11'59" E 21.10' — N 00°11'59" E 1174.50'
N 00°11'59" E 455.42' — N 00°11'59" E 128.50' — S 00°11'59" W 388.60' — N 00°05'00" E 2,210.00'

Lot 411 — 7,800 Sq.Ft. — 0.179 Acres — #9218
Lot 412 — 7,800 Sq.Ft. — 0.179 Acres — #9818
Lot 413 — 7,800 Sq.Ft. — 0.179 Acres — #9208
Lot 414 — 7,800 Sq.Ft. — 0.179 Acres — #9000
Lot 415 — 7,800 Sq.Ft. — 0.179 Acres — #9146
Lot 333 — 8,561 Sq.Ft. — 0.197 Acres — #9019
Lot 332 — 8,274 Sq.Ft. — 0.190 Acres — #9809
Lot 331 — 8,255 Sq.Ft. — 0.185 Acres — #9801
Lot 330 — 7,972 Sq.Ft. — 0.185 Acres — #9744
Lot 329 — 7,920 Sq.Ft. — 0.182 Acres — #9737
Lot 328 — 7,920 Sq.Ft. — 0.182 Acres — #9727
Lot 327 — 7,920 Sq.Ft. — 0.182 Acres — #9701
Lot 326 — 7,845 Sq.Ft. — 0.180 Acres — #9649
Lot 325 — 7,845 Sq.Ft. — 0.180 Acres — #9639
Lot 431 — 9,649 Sq.Ft. — 0.222 Acres — #9650
Lot 432 — 8,250 Sq.Ft. — 0.189 Acres — #9610
Lot 422 — 7,779 Sq.Ft. — 0.177 Acres — #2310
Lot 421 — 7,705 Sq.Ft. — 0.179 Acres — #2314
Lot 420 — 7,705 Sq.Ft. — 0.179 Acres — #2322
Lot 419 — 7,705 Sq.Ft. — 0.179 Acres — #2326
Lot 418 — 7,705 Sq.Ft. — 0.179 Acres — #2330
Lot 417 — 7,705 Sq.Ft. — 0.179 Acres — #2343
Lot 416 — 8,262 Sq.Ft. — 0.190 Acres — #2350
Lot 423 — 10,544 Sq.Ft. — 0.257 Acres — #2304
Lot 424 — 14,610 Sq.Ft. — 0.335 Acres — #2300
Lot 425 — 15,404 Sq.Ft. — 0.308 Acres — #2303
Lot 426 — 7,402 Sq.Ft. — 0.170 Acres — #2311
Lot 427 — 7,710 Sq.Ft. — 0.177 Acres — #2315
Lot 428 — 7,710 Sq.Ft. — 0.177 Acres — #2323
Lot 429 — 7,710 Sq.Ft. — 0.177 Acres — #2327
Lot 430 — 7,710 Sq.Ft. — 0.177 Acres — #2331

Lot 506 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 305 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 304 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 305 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 302 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 301 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 300 Cayman Ridge Section 4, Phase 1 Book T, page 189
Lot 258 Cayman Ridge Section 1 Book R, page 148
Lot 259 Cayman Ridge Section 1 Book R, page 148
Lot 260 Cayman Ridge Section 1 Book R, page 148
Lot 182 Cayman Ridge Section 2 Book 5, page 58
Lot 181 Cayman Ridge Section 2 Book 5, page 58
Lot 230 Cayman Ridge Section 2 Book 5, page 58
Lot 231 Cayman Ridge Section 2 Book 5, page 58
Lot 229 Cayman Ridge Section 2 Book 5, page 58
Lot 228 Cayman Ridge Section 2 Book 5, page 58
Lot 227 Cayman Ridge Section 2 Book 5, page 58
Lot 3 Cayman Ridge Section 3 Book 5, page 59
Lot 4 Cayman Ridge Section 3 Book 5, page 59

Northeast Corner Cayman Ridge, Section 4, Phase 1
N 88°55'00" W 91.26'
Northeast Corner Cayman Ridge, Section 1
Cayman Ridge Section 1 Book R, page 148

10' Ingress & Egress Easement for use by the EWSU only
5' Ingress & Egress Easement for use by the EWSU only

U-36
APC # 14-5-2014

P.O.C.
Southeast Corner W. 1/2, S.E. 1/4 Section 22, T1S, R10W Found 1" Iron Pin 0.17' East & 0.15' South of the calculated corner

SCOTT D. BUERK REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

SHEET 1 OF 2

CAYMAN RIDGE SECTION 4 PHASE 2

General Notes

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.

Access: All Lots shall acces internal roads, only.

Utilities: Water is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.

Sewer is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.

Gas and Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.

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 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.

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.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0109D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (Zone A).

Survey: Bearings used this survey are based on the existing recorded plats of Cayman Ridge, Section 1 in Plat Book R, page 148, Cayman Ridge, Section 2 in Plat Book S, page 58 and Cayman Ridge, Section 3 in Plat Book S, page 59.

The boundaries of this subdivision are determined as the remainder or unplatted portions of Cayman Ridge, as shown on the Primary Plat dated June 7, 2004.

Monuments: Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggner & Associates #0096"

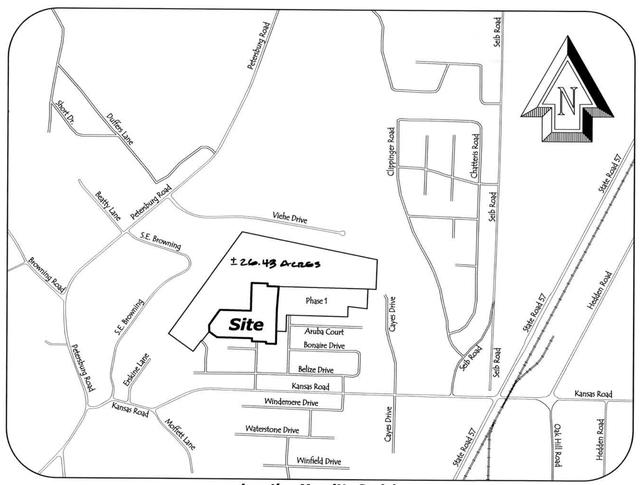
Approval Dates Road Plans were approved by the Vanderburgh County Commissioners on May 24, 2016.

Sidewalk Plans were approved by the Vanderburgh County Commissioners as part of the road plan approval on May 24, 2016.
Detailed sidewalk plans for Cayman Ridge, Section 4, Phase 2 were approved by the County Commissioners on July 19, 2016.

Drainage Plans were approved by the Vanderburgh County Drainage Board on September 1, 2015.

Sewer Plans were approved by the Evansville Water and Sewer Utility on January 21, 2016.

Water Plans were approved by the Evansville Water and Sewer Utility on March 15, 2016.



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 Cayman Ridge, Section 4, Phase 2. All road rights-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 for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

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 and Subdivider

Jagoe Homes, Inc
William Jagoe IV
(Secretary/Treasurer)
3624 Wathens Crossing
Owensboro, KY 42301

Notary Certificate

State of INDIANA)
) SS:
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Jagoe IV (Jagoe Homes, Inc.) who acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 24th 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

Installation of Sidewalks:

(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.

(v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

Boundary Description

Part of Lot 3 and Lot 5 of the Plat of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West, as per plat thereof, recorded in Plat Book C, page 230 and also part of the West Half of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 22; thence along the east line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 1174.50 feet to the northeast corner of Cayman Ridge, Section 1, as per plat thereof, recorded in Plat Book R, page 148 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Cayman Ridge, Section 1, North 88 degrees 55 minutes 00 seconds West 91.26 feet to the northeast corner of Cayman Ridge, Section 4, Phase 1, as per plat thereof, recorded in Plat Book T, page 189 in the office of said Recorder; thence along the north line of said Cayman Ridge, Section 4, Phase 1, North 89 degrees 48 minutes 01 second West 999.01 feet to the northwest corner thereof and being the point of beginning; thence along the west line of said Cayman Ridge, Section 4, Phase 1, South 03 degrees 35 minutes 20 seconds West 253.71 feet; thence continue along the west line and the extended west line of said Cayman Ridge, Section 4, Phase 1, South 00 degrees 11 minutes 59 seconds West 388.60 feet to the northeast corner of Cayman Ridge, Section 3, as per plat thereof, recorded in Plat Book S, page 59 in the office of said Recorder; thence along the north line of said Cayman Ridge, Section 3, thence North 89 degrees 48 minutes 01 second West 110.00 feet; thence continue along the boundary of said Cayman Ridge, Section 3, North 00 degrees 11 minutes 59 seconds East 21.10 feet; thence continue along the boundary of said Cayman Ridge, Section 3, North 89 degrees 48 minutes 01 second West 160.00 feet to a point on the east line of Lot 227 in Cayman Ridge, Section 2, as per plat thereof, recorded in Plat Book S, page 58 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Cayman Ridge, Section 2, the following three (3) calls:
North 00 degrees 11 minutes 59 seconds East 35.00 feet; thence
North 89 degrees 48 minutes 01 second West 391.21 feet; thence
North 55 degrees 24 minutes 03 seconds West 108.25 feet; thence North 03 degrees 16 minutes 01 second West 72.62 feet; thence North 34 degrees 35 minutes 57 seconds East 210.00 feet; thence South 89 degrees 48 minutes 01 second East 346.28 feet; thence North 00 degrees 11 minutes 59 seconds East 300.00 feet; thence South 89 degrees 48 minutes 01 second East 180.00 feet; thence South 00 degrees 11 minutes 59 seconds West 21.15 feet; thence South 89 degrees 48 minutes 01 second East 125.00 feet to the point of beginning and containing a gross area of 7.268 acres, more or less.

Also, the following offsite easements which are to remain in full force and effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A 5-foot Drainage Easement that lies north of and adjacent to the north line of Lot 333. The limits of this easement are defined by the dimensions shown on this plat.

2. A Variable Width Public Utility Easement that extends north from the northwest corner of Lot 333 and lies adjacent to the east and north right-of-way of Massey Drive being platted and dedicated. The limits of this easement are defined by the dimensions shown on this plat.

3. A Variable Width Drainage and Underground Public Utility Easement that extends north from the northeast corner of Lot 333. The limits of this easement are defined by the dimensions shown on this plat.

4. A 5-foot Ingress and Egress Easement for use by the Evansville Water and Sewer Utility Department, only, that lies north of and adjacent to the north line of Lot 411. The limits of this easement are defined by the dimensions shown on this plat.

5. A 12-foot Drainage and Underground Public Utility Easement that extends north from the northwest corner of Lot 411. The limits of this easement are defined by the dimensions shown on this plat.

6. A 12-foot Public Utility Easement that lies between the north end of Offsite Easement Number 3 and the north east of Offsite Easement Number 5. The limits of this easement are defined by the dimensions shown on this plat.

7. Drainage Easements of varying widths which include a 5-foot easement west of and adjacent to Offsite Easement Number 5 along with Lots 411, 412, 413, 414 and 415, also a 10-foot easement north of and adjacent to Lots 418, 419, 420, 421, 422 and 423 and also a 10-foot easement northwest of and adjacent to the northwest line of Lots 423 and 424. The limits of this easement are defined by the dimensions shown on this plat.

8. A 12-foot Drainage and Underground Public Utility Easement that lies west of and adjacent of the west line of Lot 424. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all easements, rights-of-ways, reservations and restrictions of record.

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 February 12, 2015.

President:

Attest Executive Director

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

Executive Director

July 22, 2016
Plat Release Date

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

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 16th 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

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APC# 14-3-2014
2016R00018877

SHEET 2 OF 2

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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