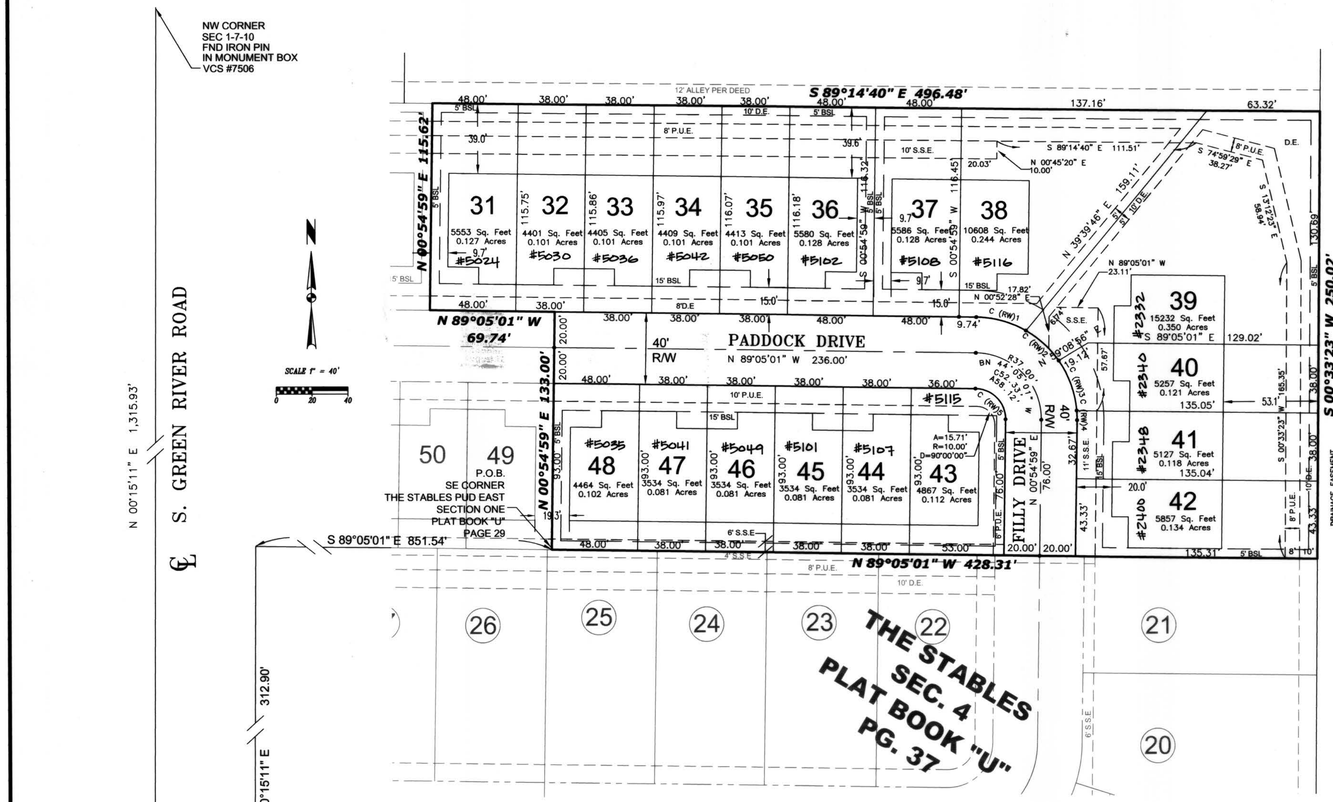
THE STABLES PUD EAST SECTION TWO

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 5, 2016 (DATE)
BRIAN GERTH, AUDITOR
4267 (AUDITORS NUMBER)

RECEIVED FOR RECORD
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PLAT BOOK U
PAGE 39
INSTR# 2016R00020095
Z TULEY RECORDER
VANDERBURGH COUNTY



GENERAL NOTES

1. Utilities: Sanitary sewer and water are provided by Evansville Water and Sewer Utility. Gas, electric, and telephone are available by extension.
2. Flood Plain Data: The Subject Parcel lies within the Shaded Zone X, areas protected by a levee, as said parcel plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0205D, dated March 17, 2011.
3. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
4. Road Grades: Maximum road grades will not exceed 5.00%
5. 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.

6. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with pink cap stamped "KIESEL LS 20800145".
7. Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

   Drainage Facility Maintenance: The individual Lot Owner shall be responsible, financially and otherwise, for maintaining the portion(s) of the storm water drainage system, and Drainage Easements (DE), which exist on his or her property in working order including:

   (A) "Mowing grass, controlling weeds, and maintaining the designed cover for the waterways, storage basins, and easements in accordance with applicable ordinances.

   (B) "Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.

   (C) "Keeping the channels and bottoms of waterways free of all erosion and sedimentation.

   (D) "Maintaining that part of the storm water drainage 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."

   (E) "Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property."

   (F) "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 rights-of-way as shown on the plat of this subdivision. Said repair fund will not cover repair/maintenance costs for the existing 30" High Density Poly-ethylene pipe which serves the site that lies to the east of the eastern border of the primary plat of The Stables PUD East, The Stables, and The Stables South. Financial responsibility of maintenance associated with the privately maintained 30" HDPE storm pipe located immediately adjacent to the east of the subject property is split into percentages. The developer, being 2400 Green River Investments LLC is responsible to pay for 40% of the costs associated with the maintenance, repair, or replacement of said 30" pipe. The developer will retain this responsibility until all lots are built upon in this development. Once all lots are built upon, the home owners association will retain the 40% stake in the maintenance responsibility. In the event the homeowners association ceases to exist, the lot owners of both The Stables PUD East Section Two and The Stables South Section Two shall be responsible for 40% maintenance cost of said 30" pipe and share equally between all the lots of The Stables PUD East Section Two and The Stables South Section Two.

   (G) "NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement ,addition to, or alteration of the of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board."

8. Sidewalks: Sidewalk construction waiver 7-SW-2015 was approved by the Vanderburgh County Commissioners on April 5th, 2016.
9. Mailbox Statement: No brick or non-breakaway mailbox structures may be placed in the County rights-of-way.

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 designates the same as THE STABLES PUD EAST SECTION TWO
All additional road rights-of-way 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 "Public Utility (PUE) 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 erected 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 "D.E." (Drainage Easement) are hereby 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 a 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 "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer 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 the sanitary sewer utility without liability in the use of said easements by said utility.

2400 Green River Investments LLC
Chris A Combs, Member
5733 Shadow Creek Ln.
Newburgh, IN 47630

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 above signed Owners of the real estate shown an described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 1st day of August, 2016.

My Commission Expires:
May 18, 2024

Notary Resides in
Posey County, Indiana

Cindy Rae Martin
Notary Public

Cindy Rae Martin
(typed or printed name)

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD
SEPTEMBER 18, 2012 (DATE)

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS
NOVEMBER 13, 2012 (DATE)

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:

DATE	S-NUMBER
MARCH 15, 2016	S-1495
FEBRUARY 5, 2013	S-1319

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 DECEMBER 10th, 2015.

President

Attest Executive Director

A.P.C. DOCKET #8-S-2015

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: AUG. 5, 2016

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SITE NOTES

1. These typical building setbacks govern, except where additional or greater setbacks or easements are shown on the plat.
2. Floor plans may be expanded as long as they do not encroach on the platted setbacks, easements, or cause the unit footprint to exceed 78% lot coverage.
3. Maximum building height is 35'.
4. Accessory buildings must be in conformity with applicable zoning regulations and cannot exceed (a) one hundred (100) square feet in floor area, or (b) eight (8) feet in height. Accessory buildings shall not encroach into utility Easements or Drainage Easements.
5. Lot dimensions shown on this sheet are typical lot dimensions and do not represent the size and shape of all lots in the subdivision.
6. Fence locations may vary in location on each lot. Fences shall not encroach into utility easements or Drainage easements.
7. Patios vary in location, size, and shape on each lot. Patios shall not encroach utility easements or Drainage easements.
8. House models, along with all other improvements shown on each lot, may be reversed.

UNIT/LOT TYPE	MAXIMUM HEIGHT (FEET)	MINIMUM WIDTH (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD INTERNAL (FT)	MINIMUM SIDE YARD END (FT)	MINIMUM REAR YARD (FEET)	MAXIMUM LOT COVERAGE
INTERNAL UNIT	35	38	15	0	N/A	5	78%
END UNIT	35	43	15	0	5	5	70%

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C (RW)1	57.00'	29.08'	28.77'	N 74°28'04" W	29°13'53"
C (RW)2	57.00'	24.93'	24.73'	N 47°19'18" W	25°03'39"
C (RW)3	57.00'	30.18'	29.83'	N 19°37'19" W	30°20'20"
C (RW)4	57.00'	5.34'	5.34'	N 01°46'05" W	5°22'08"
C (RW)5	17.00'	26.70'	24.04'	S 44°05'01" E	90°00'00"

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West of the Second Principal Meridian in Knight Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter-Quarter Section; thence along the South line thereof, South 89 degrees 05 minutes 01 seconds East a distance of 42.00 feet to the East right-of-way of Green River Road, thence along said right-of-way, North 00 degrees 15 minutes 11 seconds East a distance of 312.90 feet to the southwest corner of The Stables PUD Section One, as per plat thereof, Recorded in Plat Book "T", Page 68 in the Office of The Recorder of Vanderburgh County, Indiana; thence parallel with the South line of said Quarter-Quarter Section, South 89 degrees 05 minutes 01 Second East a distance of 851.54 feet to the Southeast corner The Stables PUD East Section One as per plat thereof, recorded in Plat Book "U", Page 29, said point being the Point of Beginning; thence along said Subdivision the following three calls: thence North 00 degrees 54 minutes 59 seconds East a distance of 133.00 feet to a point on the North Right-of-Way of Paddock Drive; thence along said Right-of-Way, North 89 degrees 05 minutes 01 seconds West a distance of 69.74 feet; thence North 00 degrees 54 minutes 59 seconds East a distance of 115.62 feet to the Northeast corner of said Subdivision; thence South 89 degrees 14 minutes 40 seconds East a distance of 496.48 feet to a point on the East line of said Quarter-Quarter Section; thence along said East line, South 00 degrees 33 minutes 23 seconds West a distance of 250.02 feet; thence parallel with said South line, North 89 degrees 05 minutes 01 seconds West a distance of 428.31 feet to the Point of Beginning, containing 2.633 acres, more or less.

Subject to all easements and rights-of-way of record.

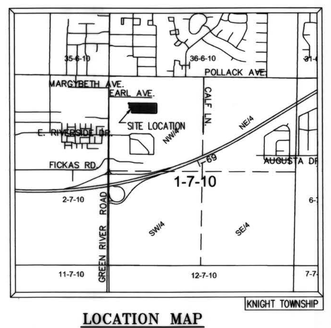
SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on July 29th, 2016 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 29th day of July, 2016.

Joseph R. Kiesel, LS #20800145

JOSEPH R. KIESEL REGISTERED No. 20800145 STATE OF INDIANA LAND SURVEYOR



LOCATION MAP
SCALE: 1"=2000'

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Chad A. Wagner

THIS INSTRUMENT PREPARED BY:
JOSEPH R. KIESEL
KIESEL-WAGNER SURVEY, LLC
LAND SURVEYING AND CONSULTING SERVICES
2711 W S.R. 68, HAUBSTADT, IN 47639
PHONE: Joe: 812.305.6256/ Chad: 812.319.3910
EMAIL: joe@kws-llc.com/chad@kws-llc.com

KIESEL WAGNER SURVEY LLC EST. 2014

DATE: 7-29-2016; PROJ.: 116-2016-004; FILE: Stables PUD East Section 2.DWG