DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 23, 2016 (DATE)
BRIAN GERTH
6362 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11-23-16 3:55p
PLAT BOOK U
PAGE 62
INSTR# 2016R00030028
Z TULEY RECORDER
VANDERBURGH COUNTY

LYNCH AND GREEN RIVER

Northwest Corner S. 1/2, N.W. 1/4 Section 12, T6S, R10W This corner is shown to be a MAG Nail on a Survey in Doc. 2015R00014595. (Not Found this Survey)

Found Easley Cap (1" deep) 0.12' South of the re-established line

S 89°35'52" E 1020.60'

Cash Cap

S 89°35'52" E 261.65'(C)
N 89°57'45" E 265.65'(R)

Lot 4 Green Manor Plat Book 1, page 269

Lot 3 Green Manor Plat Book 1, page 269

Lot 2 Green Manor Plat Book 1, page 269

Lot 1 Green Manor Plat Book 1, page 269

N. Green River Road

N 00°27'05" E 657.65'(C)

N 00°27'05" E 1316.18'(C)

45' R/W (Book 546, page 525)

45' R/W

90' Thoroughfare Setback Line

10' P.U.E.

LM&SDE

Lot 2
80,671 Sq.Ft.
1.852 Acres
BFE = 384.0' (NAVD 1988)
FPG = 386.0' (NAVD 1988)

Lot 3
55,399 Sq.Ft.
1.272 Acres
BFE = 384.0' (NAVD 1988)
FPG = 386.0' (NAVD 1988)

#4900

#5000

#4949

Hatched Area is a 16' Utility Easement to Indiana Bell Telephone Deed Drawer 3, card 8208

Hatched area is 10' Water Line Easement granted to the City of Evansville Water and Sewer Utility Document 2016R00018750

Hatched area is 25' right-of-way granted to the City of Evansville Document 2016R00014894

Hatched area is right-of-way granted to the City of Evansville Document 2016R00015156

Approximate limits of 100 Year Flood Zone (AE) as scaled from FIRM Map 18163C0140D, March 17, 2011

S 89°38'23" W 165.07'(C)
S 00°21'37" W 165.14'(Tie-Sec)
S 00°26'20" W 165.19'(meas)

665.31'(R-(new))
S 00°26'20" W 665.39'(M)
S 00°24'08" W 665.39'(C)

Sanitary Sewer Easement in favor of EVSU Doc. 2008R00018625

Lot 1 John Irwin Sub. Plat Book N, page 63

P.O.B.
Southwest Corner N. 1/2, S. 1/2, N.W. 1/4 Section 12, T6S, R10W Calculated Split (Used this Survey)

N 89°32'53" W 240.00'(C)

HEALTHY WAY

S 89°32'55" E 692.50'

S 89°32'55" E 692.42'

N 89°32'53" W 87.56'

Found Easley Cap (14" deep) 0.47' West & 0.14' South of the calculated Corner

Found 1/2" Rebar (14" deep) 0.15' West & 0.02' North of the calculated Corner

S 89°32'55" E 326.70'

West 265.65'(R)
N 89°32'53" W 265.65'(C)

N 89°32'55" W

N. Cullen Avenue

N 00°26'09" E 2316.98'

N 00°26'09" E 228.24'

N 00°26'09" E 276.44'

Sanitary Sewer Easement in favor of EVSU Doc. 2008R00015624

Lot 1 Waterstone at Green River Plat Book 7, page 192

Lot 4 Waterstone at Green River Plat Book 7, page 192

Lot 3 Waterstone at Green River Plat Book 7, page 192

Lot 2 Waterstone at Green River Plat Book 7, page 192

R=25.00' L=39.27'

N 89°32'53" W 170.00'

179.25'

100.00'

S 89°32'57" E 15.00'

S 89°32'57" E 12.00'

15' P.U.E. & 15' D.E.

12' D.E.

N 89°20'49" W 240.00'(C)

Found 1-3/4" Iron Pipe (Flush) 0.01' West & 0.70' South of the calculated Corner

N 00°27'05" E 658.49'(C)
N 00°27'05" E 658.49'(Lot 1)
361.88'(P.U.E & D.E.)
276.88'(D.E)

Found 1/2" (bent & 2" deep) 0.09' West of the line

S 89°25'51" E 351.84'

Lot 1
458,854 Sq.Ft.
10.522 Acres
BFE = 384.0' (NAVD 1988)
FPG = 386.0' (NAVD 1988)

S 00°37'07" W 660.92'
655.92'(Lot 41)
385.55'

12' P.U.E.

250.39'

N 89°20'49" W 240.00'(C)

Found 1" Iron Pipe (1" deep and leaning) 0.01' East & 0.75' South of the calculated Corner

65.00'

S 89°20'49" E 88.14'

N 88°38'22" E 157.97'
107.56'

45.32'

S 89°32'57" E 15.00'

15' x 12' P.U.E. and D.E.

15' x 18' P.U.E.

N 00°27'05" E 15.00'

S 89°32'57" E 18.00'
S 89°32'57" E 12.00'
S 89°32'57" E 15.00'

15' P.U.E.

30.00'

15' P.U.E. & 15' D.E.

88.35'

12' D.E.

79.44'(D.E.)

249.29'

S 89°44'08" E 12.55'
N 88°10'16" W 15.46'
S 0°49'44" W 12.00'

69.10'

S.S.E. and D.E.

12' S.S.E.

30.00'
N 88°10'16" W

N 89°32'57" W 219.92'

N 89°32'57" W 209.20'

N 88°10'16" W 69.25'

S 41°03'56" W 28.06'

77.70'(LM&SDE)

N 17°58'55" W 125.11'

N 17°58'55" W 138.66'

LM&SDE

Cash Cap

S 89°20'49" E 118.73'(C)
S 89°31'51" E 118.73'(R)

P.O.C.
Southwest Corner N.W. 1/4 Section 12, T6S, R10W Found 1" Pkg in Mon. Box (Used this Survey) The Vanderburgh County Surveyor describes this point as a 1" Pkg in POT

S 89°20'49" E 121.27'

8' P.U.E. & 8' D.E.

N 89°34'17" W 136.93'(C)
S 89°44'58" E 136.93'(R)

N 48°00'50" W 48.81'(C)
S 48°11'51" E 48.81'(R)

L=313.61' to LM&SDE

L=387.96' to LM&SDE

L=701.57'
R=8494.36'
Delta = 04°43'56"
Chord = S 88°03'46" W 701.37'

L.A.R/W

15' S.S.E.

Found Morley Cap (Flush) 0.14' East & 0.48' South of the calculated Corner

S 89°20'49" E 62.39'(C)

S 89°20'49" E 559.62' (to Split)

S 84°22'22" W 492.07'

Southwest Corner S.E. 1/4, N.W. 1/4 Section 12, T6S, R10W Calculated Split

Vanderburgh County Deed Drawer 7, card 8955

Vanderburgh County Deed Drawer 9, card 4388

LYNCH ROAD

Approximate limits of 100 Year Flood Zone (AE) as scaled from FIRM Map 18163C0140D, March 17, 2011

C-23 L=39.34' R=25.00'

C-19 L=157.75' R=450.00'

C-21 L=125.98' R=500.00'

C-22 L=35.22' R=500.00'

C-17 L=169.18' R=500.00'

C-18 L=140.34' R=525.00'

C-16 L=172.47' R=575.00'

C-15 R=6494.36' L=198.25'

100' Easement in favor of SIGECO (Vectren) per Judgment dated November 17, 1961 (Easement for R/W No. 4) Supplement to Easement in Deed Drawer 7, card 5559

Sanitary Sewer Easement in favor of EVSU Doc. 2008R00015624

35' R/W

50.66'

L.A.R/W

Cash Cap

U-62
APC# 10-3-2015

LEGEND

(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
FPG	Flood Protection Grade
BFE	Base Flood Elevation
L.A.R/W	Limited Access Right-of-Way

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

0 50 100
LINEAR SCALE 1"= 50'

Lot 1 - Heritage Park, Phase 1 Plat Book R, page 153

Lot 3A Heritage Park, Phase 1 Plat Book R, page 153

Lot 3B & part of Lot 5 Heritage Park, Phase 1 Plat Book R, page 153

Part of Lot 5 Heritage Park, Phase 1 Plat Book R, page 153

SHEET 1 OF 2

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGGNER.COM
414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561
402 E. 13TH STREET JASPER, IN 47546 PH: 812.634.5015

LYNCH AND GREEN RIVER

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 ***Lynch and Green River***
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 ***"S.S.E."*** (Sanitary Sewer Easement), are hereby dedicated to the public sewer utility 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 company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, water utilities, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas 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, water utility (except crossings and service connecttions), 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 sewer utility company without liability in the use of said easements and the permitted sewer utility company 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 ***"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 ***"LM&SDE"*** (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

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 (Except Lot 3)
Deaconess Hospital, Inc.
600 Mary Street
Evansville, IN 47747

Cheryl Wathen — 11/4/2016
Printed Name: Cheryl Wathen — date
Title: Authorized Agent

Owner & Developer (Lot 3)
Chong Soo Kim, M.D.
4100 Norwich Place
Evansville, IN 47725

Chong S. Kim by
Jamie D Patterson under
Chong Soo Kim, M.D. Power of Attorney — 10/26/16
POA 2016R00027596 — 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 Cheryl Wathen, Authorized Agent for Deaconess Hospital, Inc., who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of November, 2016.

Feb. 1, 2024 — Maria L. Bulkley
My Commission expires: — Notary Public

Notary Resides in Vanderburgh County, Indiana

MARIA LUISA BULKLEY
Vanderburgh County
My Commission Expires
February 1, 2024

MARIA L. BULKLEY
Typed or printed name

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 25th day of October, 2016.

SCOTT D. BUEDEL — REGISTERED — LS29900031 — STATE OF INDIANA — LAND SURVEYOR

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

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 March 10, 2016.

President:

Attest Executive Director

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

Executive Director

Nov. 23, 2016
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY — OFFICIAL SEAL

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 Chong Soo Kim, M.D. who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 26th day of October, 2016.

Feb. 1, 2024 — Maria L. Bulkley
My Commission expires: — Notary Public

Notary Resides in Vanderburgh County, Indiana

MARIA LUISA BULKLEY
Vanderburgh County
My Commission Expires
February 1, 2024

MARIA L. BULKLEY
Typed or printed name

BOUNDARY DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West and part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 657.65 feet to the Southwest Corner of the North Half of the South Half of the Northwest Quarter of said Section and being the point of beginning; thence continue along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 164.18 feet to the Northwest Corner of a tract of land conveyed to Deaconess Hospital, Inc. in Document 2016R00000574 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line and the extended north line of said Deaconess tract, South 89 degrees 35 minutes 52 seconds East 1020.60 feet to the northeast corner of a tract of land conveyed to Chong Soo Kim, M.D. in Deed Drawer 8, card 8225 in the office of said Recorder; thence along the east line of said Kim tract, South 00 degrees 38 minutes 23 seconds West 165.07 feet to the southeast corner thereof and being a point on the North Line of the South Half of the South Half of the Northwest Quarter of said Section 12; thence along the south line of said Kim tract and along the North Line of said Half Half Quarter Section, North 89 degrees 32 minutes 53 seconds West 87.56 feet to the northwest corner of Waterstone at Green River, as per plat thereof, recorded in Plat Book T, page 192 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Waterstone at Green River, South 00 degrees 37 minutes 07 seconds West 660.92 feet to the southwest corner thereof and being a point on the south line of the Northwest Quarter of said Section 12; thence along the south line of said Quarter Section, South 89 degrees 20 minutes 49 seconds East 62.39 feet to a corner of a tract of land conveyed to Vanderburgh County in Deed Drawer 9, card 4388 in the office of said Recorder and being the beginning of a curve to the right having a central angle of 04 degrees 43 minutes 56 seconds, a radius of 8494.36 feet and a chord dimension of South 88 degrees 03 minutes 46 seconds West 701.37 feet; thence along the boundary of said tract conveyed to Vanderburgh County, along the right-of-way of Lynch Road and along the arc of said curve 701.57 feet; thence continue along the boundary of said tract conveyed to Vanderburgh County and along the right-of-way of Lynch Road, North 89 degrees 34 minutes 17 seconds West 136.93 feet; thence continue along the boundary of said tract conveyed to Vanderburgh County and along the right-of-way of Lynch Road, North 48 degrees 00 minutes 50 seconds West 48.81 feet to a point on the south line of the Northwest Quarter of said Section 12; thence along the south line of said Quarter Section, South 89 degrees 20 minutes 49 seconds East 121.27 feet to the southeast corner of a tract of land conveyed to Bayley-Young Properties LLC in Document 2000R00004768 in the office of said Recorder; thence along the east line and the extended east line of said Bayley-Young tract, North 00 degrees 27 minutes 03 seconds East 658.49 feet to the Northeast Corner of a tract of land conveyed to Rita Folz in Document 2007R00011578 in the office of said Recorder and being a point on the North Line of the South Half of the South Half of the Northwest Quarter of said Section 12; thence along the North line of said Half Half Quarter Section and along the north line of said Folz tract, North 89 degrees 32 minutes 53 seconds West 240.00 feet to the point of beginning and containing a gross area of 14.776 acres, more or less.

Subject to the limited access right of way for Lynch Road along the 701.57-foot curve segment, the 136.93-foot line segment and the 48.81-foot line segment as described in Deed Drawer 9, card 4388 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 25-foot right-of-way off the north side of a tract of land conveyed to Deaconess Hospital, Inc. in Document 2016R00000571 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 16-foot utility easement in favor of Indiana Bell Telephone in Deed Drawer 3,card 8208 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 45-foot right-of-way off the west side for Green River Road as described in Deed Book 546, page 326 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to all other easements, rights-of-ways, and restrictions of record.

GENERAL NOTES

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

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

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

Access: All lots shall access interior Roads, only.

Lot 2 and Lot 3 shall have an interconnection between the lots. The location of this interconnection will be determined by the first of these two lots that has an approved site plan. The pavement, for the interconnection, will be required to extend to the common line between Lot 2 and Lot 3 when construction is complete and a Certificate of Occupancy is requested.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh Coutny, Indiana Map Number 18163C0114O D, dated March 17, 2011, part of the proposed subdivision does lie within the limits of the 100 year flood zone (Zone "AE").

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 structures. All first floor grades shall conform to local and state enforced building codes.

Survey: A Boundary Survey affecting a portion of the subject property was completed by Cash Waggner & Associates, PC on June 23, 2015 and it is recorded in Document Number 2015R00014195.

A Boundary Survey affecting a portion of the subject property was completed by Cash Waggner & Associates, PC and recorded on July 28, 2016 in Document Number 2016R00019421.

A Boundary Survey affecting a portion of the subject property was completed by Cash Waggner & Associates, PC and recorded on July 28, 2016 in Document Number 2016R00019422.

Private Roadway Easement Releases The north 25 feet of the 50-foot right-of-way, being granted by this plat, was previously referenced as a 25-foot easement for Road and Right-of-Way in multiple deed documents. For the purpose of removing any private easements, agreements or covenants associated with the adjoining land owners in the 50-foot right-of-way being granted by this plat, they have been released. Below is a list of the known documents that describe the easement along with the documets that released it.

Deed Drawer 2, card 2777 - Released in Document 2016R00014839
Deed Drawer 3, card 7411 - Released in Document 2016R00014761
Deed Drawer 8, card 6520 - Released in Document 2016R00015161
Deed Drawer 8, card 8225 - Released in Document 2016R00014839
Deed Drawer 11, card 454 - Released in Document 2016R00015161
Document 2010R00012024 - Released in Document 2016R00014761
Document 2015R00014809 - Released in Document 2016R 000301 99 WITH EXCEPTIONS.
PD 10, CD 3311 #96-19150 AND PD 2, CD 2777 #85-10535 RELEASED IN DOCUMENT 2016R000302 50 WITH EXCEPTIONS.

Sanitary leach field The unrecorded lease between Josephine K. Folz and Martin & Bayley, Inc for a sanitary leach field has been released by the agreement recorded in Document 2016R00025769. The adjoining property at the northeast corner of Lynch Road and Green River Road (Huck's gas station) had used this leach field prior to being connected to the sanitary sewer system installed for this development.

GENERAL NOTES

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

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.

Storm Maintenance: The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage 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. 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.

LMSDE on Lot 2 The owner of Lot 1 shall be responsible, including financially, for maintaining that part of the storm water drainage system within the Lake Maintenance and Storm Water Drainage Easement on lot 2 in proper working order and also maintaining the land with the Lake Maintenance and Storm Water Drainage Easement on Lot 2 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.

Temporary Erosion Control: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction 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 Title 16.20.110 C(16) of the City of Evansville's Municipal 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 Title 16.20.130(C) (1) of the Evansville Municipal Code.

Approval Dates Road Plans were approved by the Evansville Board of Public Works on June 16, 2016.
Sidewalk Plans were approved by the Evansville Board of Public Works on September 29, 2016.
Drainage Plans were approved by the Evansville Board of Public Works on June 9, 2016.
Water Plans were approved by the Evansville Water and Sewer Utility on July 26, 2016.
Sewer Plans were approved by the Evansville Water and Sewer Utility on July 26, 2016.

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.

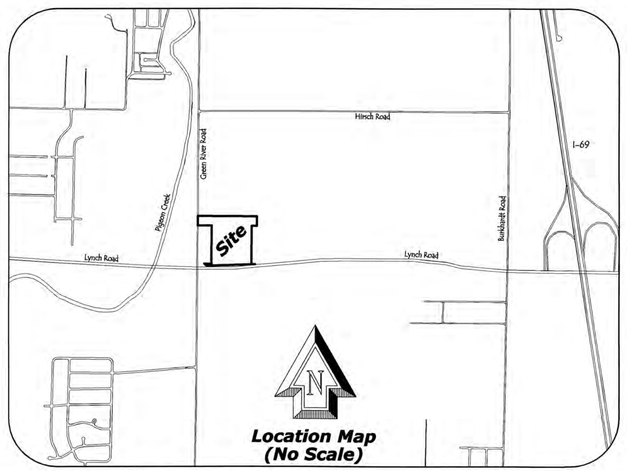
(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(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 the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and 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 City 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.

U-62
APC#10-5-2015



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
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
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