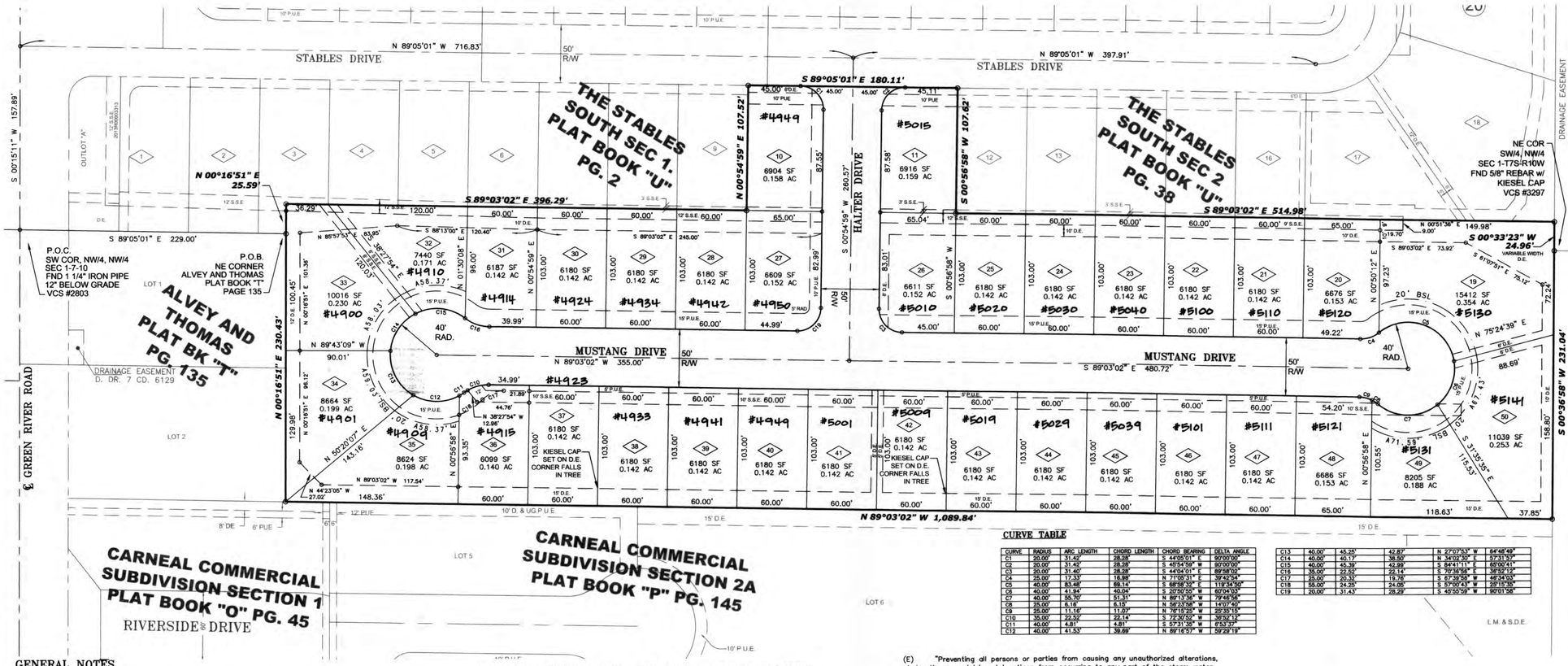
THE STABLES SOUTH SECTION THREE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 18, 2017 (DATE)
BRIAN GERTH, AUDITOR
237 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.18.17 2:30p
PLAT BOOK U
PAGE 72
INSTR# 2017R00001415
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.42'	28.28'	S 44°05'01" E	90°00'00"
C2	20.00'	31.42'	28.28'	S 45°54'59" W	90°00'00"
C3	20.00'	31.40'	28.28'	S 44°04'01" E	89°58'02"
C4	25.00'	17.33'	16.98'	N 71°08'31" E	39°42'54"
C5	40.00'	83.46'	68.14'	S 68°59'35" E	119°34'30"
C6	40.00'	41.94'	40.04'	S 20°50'50" W	60°04'03"
C7	40.00'	55.79'	51.51'	N 89°13'36" W	79°54'56"
C8	25.00'	6.16'	6.15'	N 58°23'58" W	14°07'40"
C9	25.00'	11.16'	11.07'	N 76°12'29" W	25°33'15"
C10	35.00'	22.52'	22.14'	S 72°30'52" W	36°52'12"
C11	40.00'	4.81'	4.81'	S 57°31'35" W	6°53'37"
C12	40.00'	41.53'	39.69'	N 89°16'57" W	59°29'19"
C13	40.00'	45.25'	42.87'	N 27°07'53" W	64°48'48"
C14	40.00'	40.17'	38.50'	N 34°02'30" E	57°31'57"
C15	40.00'	45.39'	42.99'	S 84°41'11" E	65°00'41"
C16	35.00'	22.52'	22.14'	S 70°36'58" E	36°52'12"
C17	25.00'	20.32'	19.76'	S 67°38'58" W	46°34'00"
C18	55.00'	24.25'	24.05'	S 57°09'43" W	25°15'35"
C19	20.00'	31.43'	28.29'	S 45°50'59" W	90°01'58"

GENERAL NOTES

1. Utilities: Sanitary sewer and water is available and provided by Evansville Water and Sewer Utility. Gas and electric is available and provided by Vectren. Telephone and Internet is 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 plastic 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, retaining walls, 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. The approved drainage plan includes a small retaining wall on the south side of the swale on portions or all of lots 37 through 47. The responsibility for maintenance of the retaining wall shall be the responsibility of the individual lot owners. Vanderburgh County shall in no way be responsible for the maintenance of the retaining wall or for any damages that may result from the failure of the retaining wall.

8. 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 of 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."

9. Mailbox Statement: No brick or non-breakaway mailbox structures may be placed in the County rights-of-way.

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 Vanderburgh County 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 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.

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

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter and a part of the Southwest 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 the Northwest Quarter of the Northwest Quarter of said Section; thence along the south line thereof, South 89 degrees 05 minutes 01 seconds East a distance of 229.00 feet to the Point of Beginning, being the Northeast corner of Alvey and Thomas Subdivision, as per plat thereof, recorded in Plat Book "T", Page 135 in the Vanderburgh County Recorder's Office; said point also being a Southeast corner of The Stables South Section One, as per plat thereof, recorded in Plat Book "U", Page 2 in said Recorder's Office; thence along said subdivision the following three calls: North 00 degrees 16 minutes 51 seconds East a distance of 25.59 feet; thence South 89 degrees 03 minutes 02 seconds East a distance of 396.29 feet to the Southeast corner of Lot 9 of The Stables South Section One; thence along the East line thereof, North 00 degrees 54 minutes 59 seconds East a distance of 107.52 feet to the Northeast corner of said Lot, said point lying on the South right-of-way of Stables Drive; thence along said right-of-way, South 89 degrees 05 minutes 01 seconds East a distance of 180.11 feet to the Northwest corner of The Stables South Section Two, as per plat thereof, recorded in Plat Book "U", Page 38 in said Recorder's Office; thence along the West line thereof, South 00 degrees 56 minutes 58 seconds West a distance of 107.62 feet to the Southwest corner of said subdivision; thence along the South line thereof, South 89 degrees 03 minutes 02 seconds East a distance of 514.98 feet to the Southeast corner of said subdivision said point lying on the East line of the Northwest Quarter of the Northwest Quarter of said Section; thence along said East line, South 00 degrees 33 minutes 23 seconds West a distance of 24.96 feet to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section; thence along the East line thereof, South 00 degrees 36 minutes 58 seconds West a distance of 231.04 feet; thence North 89 degrees 03 minutes 02 seconds West a distance of 1,089.84 feet to the Southeast corner of Alvey and Thomas Subdivision; thence along the East line thereof, North 00 degrees 16 minutes 51 seconds East a distance of 230.43 feet to the Point of Beginning containing 6.854 acres, more or less.

Subject to all Easements and Rights-of-Way of record.

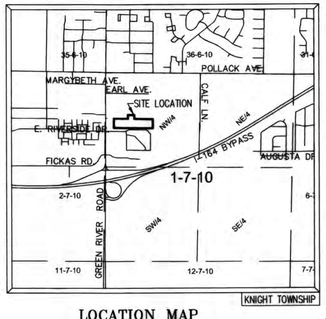
SURVEYOR'S CERTIFICATE

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 January 4th, 2017 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 13th day of January, 2017.

Joseph R. Kiesel, LS #20800145

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



LOCATION MAP
SCALE: 1"=2000'

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 SOUTH SECTION THREE. 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

CINDY RAE MARTIN Resident of Posey County, IN Commission Expires: May 18, 2024 Commission # 663307

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 16 th day of January 2017.

My Commission Expires:
May 18, 2024

Notary Resides In
Posey County, Indiana

Cindy Rae Martin
Notary Public

Cindy Rae Martin
(typed or printed name)

U-72
Apc #6-S-2015

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD
JULY 21, 2015 & AS AMENDED JANUARY 3, 2017
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS
SEPTEMBER 1, 2015
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
AUGUST 31, 2015 S-1480
MARCH 15, 2016 S-1495
DATE S-NUMBER

OFFICIAL SEAL EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

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 July 9th, 2015.

President

Attest Executive Director

A.P.C. DOCKET #6-S-2015

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

Executive Director

PLAT RELEASE DATE: JAN. 18, 2017

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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

DATE: 1-13-2017