

### 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 5 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 around 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 "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "EWSUE" (Evansville Water and Sewer Utility Fasement) 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 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 ass 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: All of Lots 500 through 514 and	
Part of Lot 515 and	
All of Lots 516 through 556	
MOR IIC	

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for the said County and State,

personally appeared the said Owner and Subdivider Bruce Biggerstaff (MOB, LLC)

who acknowledged the execution of the foregoing plat with the dedications and

Notary Public

Typed or printed name

restrictions thereon, express to be his voluntary act and deed for the uses and

3638 Citadel Circle Newburgh, IN 47630

Bruce	Biggerst	aff, Mem	ber

purposes therein set forth.

Notary Resides in

County, Indiana

Witness my hand and seal this

Communities by Eagle Development, Inc., an Indiana Corporation 5900 Voqel Road, Suite C Evansville, IN 47715

All of Lots 557 through 605

Owner: Part of Lot 515 and

Shane A. Clements, President	date

### NOTARY CERTIFICATE

County, Indiana

County of	c., an Indiana Corporation) foregoing plat with the dedications and	
Witness my hand and seal this	day of	, ;
My Commission expires:	- Notary Public	
Notary Resides in		

Typed or printed name

### GENERAL NOTES

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.

Part of Fisher Road, previously within the limits of this subdivision, was vacated by the Board of Commissioners on October 11, 2005 and the

Ordinance is recorded in Instrument No. 2005R00032625 in the office of the Recorder. Part of Fisher Road and Hornby Lane, previously within the limits of this

subdivision, were vacated by the Board of Commissioners on October 20, 2009 and the Ordinance is recorded in Instrument No. 2009R00028251 in the office of the Recorder.

Electric will be extended to all lots by Vectren. Water and Sanitary Sewers will be extended to all lots by the Evansville

Water and Sewer Utility.

All lots shall access interior streets only.

That portion of Hornby Lane which lies between Lot 33 in Creekside Meadows, Section 3, Phase 3, as per plat thereof. recorded in Plat Book U, page 1 (north) and Lot 550 (south) is dedicated per this plat for access to the property to the east. Improvements within this right-of-way, east of Halle Drive and west of the east property line of this subdivision, will not be constructed as a part of Creekside Meadows, Section 5. Until the time that road improvements are constructed within this right-of-way, the adjoining Lot 33 will be responsible for maintenance of the north 25 feet of the right-of-way and the adjoining Lot 550 will be responsible for maintenance of the south 25 feet of the right-of-way.

According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0107D and 18163C0130D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone "AE".

Compaction Within Flood Zone "AE", a Soils Engineer shall certify the compaction, methods and suitability of fill in the area of building pads, and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

Any basement must be approved by the Vanderburgh County Building

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 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

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

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 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 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.

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

Vanderburgh County Code. Bearings shown on this plat are based on the primary plat of Creekside Meadows,

completed as described in section 13.05.11.C.20 of the

which was approved in March 2005.

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 Waqqner & Associates #0096"

Road Plans were approved by the Vanderburgh County Sidewalks were waived by the Vanderburgh County

Commissioners on Drainage Plans were approved by the Vanderburgh County Drainage Board on Sewer Plans were approved by the Evansville Water and Sewer Utility Board on Water Plans were approved by the Evansville Water and Sewer Utility Board on

# CREEKSIDE MEADOWS SECTION 5

#### BOUNDARY DESCRIPTION

Part of the Southeast Quarter and part of the Southwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 11: thence along the east line of the Southwest Quarter of the Southeast Quarter of said Section, South OO degrees O2 minutes 26 seconds West 1311.41 feet to the southeast corner thereof; thence along the south line of the Southwest Quarter of the Southeast Quarter of said Section, North 87 degrees 45 minutes 49 seconds West 1313.79 feet to the southwest corner thereof; thence along the west line of the Southwest Quarter of the Southeast Quarter of said Section, North OO degrees O3 minutes 31 seconds East 687.58 feet; thence North 30 degrees 20 minutes 35 seconds West 323.33 feet to the southwest corner of Lot 412 in Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book U, page 11 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Section 4. North 58 degrees 58 minutes 16 seconds East 136.44 feet; thence continue along the south line of said Section 4, South 31 degrees O1 minute 44 seconds East 3.77 feet; thence continue along the south line of said Section 4, North 58 degrees 58 minutes 16 seconds East 779.54 feet; thence along the south line and the extended south line of said Section 4. South 89 degrees O2 minutes 24 seconds East 495.86 feet to the southeast corner of Lot 34 in said Creekside Meadows, Section 3, Phase 3, as per plat thereof, recorded in Plat Book U, page 1 in the office of said Recorder, thence along the boundary of said Creekside Meadows, Section 3, Phase 3, South 00 degrees 57 minutes 36 seconds West 120.12 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3, South 89 degrees 39 minutes 37 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 20.00 feet and a chord dimension of South 44 degrees 12 minutes 44 seconds East 28.37 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3 and along the arc of said curve 31.54 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3, South 89 degrees 23 minutes O4 seconds East 125.92 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section, South OO degrees O4 minutes 48 seconds East 25.00 feet to the point of beginning and containing a gross area of 41.364 acres, more or less

Subject to and rights to a Drainage Easement conveyed to Vanderburgh County, Indiana in Document 2009R00032548 in the Office of the Recorder of Vanderburgh County, Indiana

Subject to a Sanitary Sewer Easement conveyed to the City of Evansville Water and Sewer Utility Department in Document 2005R00029085 in the Office of the Recorder of Vanderburgh

Also, subject to a Sanitary Sewer Easement conveyed to the City of Evansville Water and Sewer Utility Department in Document 2005R00038182 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, 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 February, 2017.

Scott D. Buedel, PLS LS29900031 Indiana Registration Number 299000 Cash Waggner & Associates, PC 414 Citadel Circle, Suite B Evansville, IN 47715

# AREA PLAN COMMISSION

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 \_\_\_

CERTIFICATE

President:
Attest Executive Director
The Secondary plat complies with the Ordinance and is released for recording.

**Executive Director** 

Plat Release Date



SHEET



CASH WAGGNER

& ASSOCIATES, PO

CONSULTING ENGINEERS . LAND SURVEYORS WWW.CASHWAGGNER.COM

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402 E. 13TH STREET JASPER, IN 47546 PH: 812.634.5015

414 CITADEL CIRCLE

SUITE B