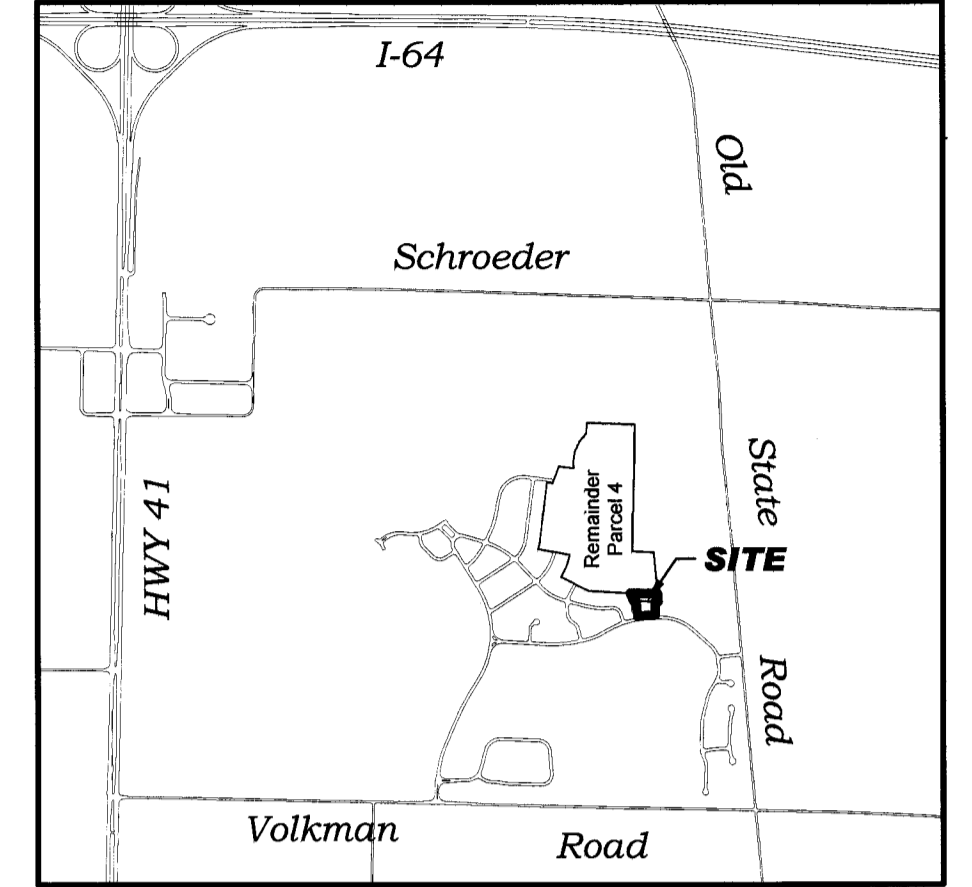


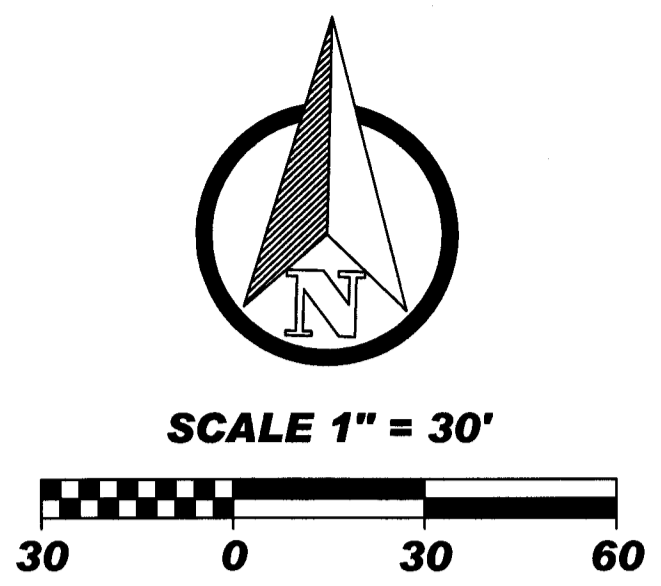
# Cambridge Village Phase III

A Replat of Lots 51 & 52 of Cambridge Village Phase II, as per plat thereof, recorded in Plat Book U, Page 79 and also part of the NW 1/4, NE 1/4 Sec. 28-T4S-R10W & Part of the NE 1/4, NW 1/4 Sec. 28-T4S-R10 W

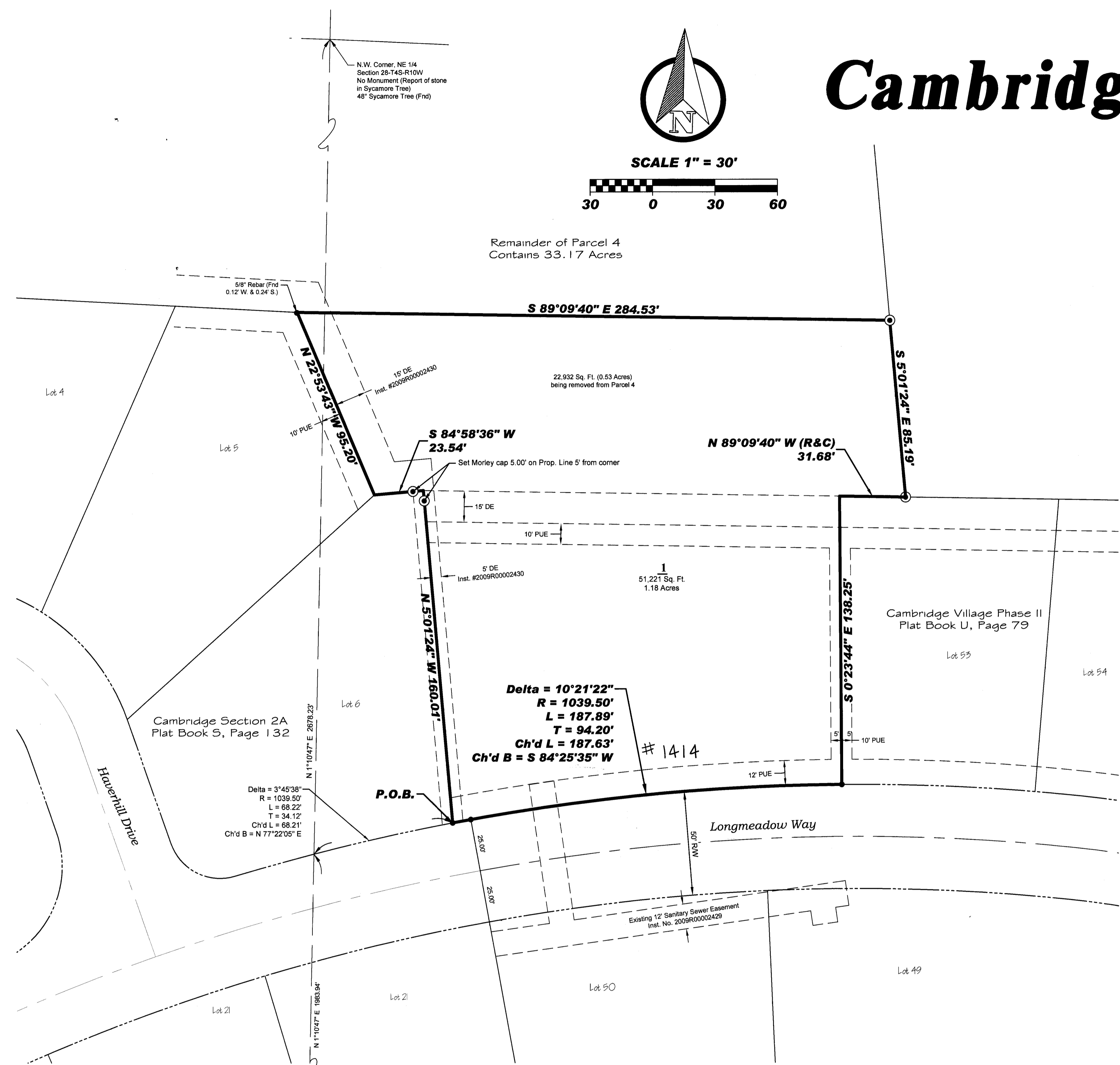
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 4/5/2019 8:56 AM  
 PLAT BOOK  
 PAGE  
 INSTR# 2019R00006355  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



Location Map



Remainder of Parcel 4  
 Contains 33.17 Acres



### 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 Cambridge Village Phase III.

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility 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 located 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 "DE" (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 within the drainage easement without the approval of the Vanderburgh County Drainage Board.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

Owner/Developer: Jason & Jessica Hoesti

By: Jason Hoesti  
 216 Knollview Dr  
 Evansville, IN 47711

By: Jessica Hoesti  
 216 Knollview Dr  
 Evansville, IN 47711

### 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 11, 2019 at subdivision review.

President: Stacey Stevens  
 Attest Executive Director: Ronald S. London

### Plat Release for APC Docket No.: MIN-2019-011

Secondary Plat complies with the Ordinance and is released for recording.  
 Executive Director: Ronald S. London  
 PLAT RELEASE DATE: 4/2/2019

### Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jessica Hoesti, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1<sup>st</sup> day of April, 2019.

My Commission Expires: August 6, 2026  
 Notary Public: Bret A. Sermersheim  
 Notary Resides in: Vanderburgh County, Indiana



### Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Jason Hoesti, the owner of the real estate shown and described hereon and acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1<sup>st</sup> day of April, 2019.

My Commission Expires: August 6, 2026  
 Notary Public: Bret A. Sermersheim  
 Notary Resides in: Vanderburgh County, Indiana



### General Notes

**Flood Plain Data:** None of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel Number: 1816300450, being Map Number 45 of 275, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**Installation of Sidewalks with Certificate of Occupancy:**  
 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 (5) 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 the owner still holds title within ten (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 there under.  
 v. Failure to install a 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 36-14-2 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.

**Monuments:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.

**Prior Covenants and Restrictions:** The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions that may or may not exist.

**Public Utilities - Sewer:** Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

**Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.

**Reference Survey:** Parcelization Plat of record in Inst. #2017R00002215  
 VNP 2019R00006355

### Legend

Center Line	(C)	Calculated Dimension
Easement Line	(E)	East
Property Boundary Line	(Fnd)	Found
Right-of-way Line	Inst.	Instrument
5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	(M)	Measured Dimension
5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Fnd) or otherwise noted	(N)	North
	P.O.B.	Point Of Beginning
	P.O.C.	Point Of Commencement
	R	Range
	(R)	Record Dimension
	S	South
	T	Township
	W	West

**Secondary Plat**

Designed By: B.A.S. Job Number: 10699.1.001A  
 Drawn By: J.E.V. Date: 3/29/2019  
 File Name: 10699 Secondary Plat

**MORLEY**  
 ARCHITECTS | ENGINEERS | SURVEYORS  
 4800 Rosebud Lane, Newburgh, IN 47630  
 Phone: (812) 464-9585  
 Fax: (812) 464-2514  
 morleycorp.com