

# Cameron Creek 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 DATE 01.15.2015 2:01P  
 PLAT BOOK 7  
 PAGE 160  
 INSTR# 2015R00001196  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY

### 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 Cameron Creek 2.

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 "LM&SDE" (Lake Maintenance & Storm Detention Easement), are hereby 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 Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked "I.E." (Ingress-Egress Easement), are hereby dedicated for the benefit of the owner of Lot 2 and their successors and assigns, their invitees, and visitors to allow them to cross over Lot 1 to access Lot 2. Maintenance of the easement shall be by the owner of Lot 1. No obstructions that would impede the flow of traffic through the easement shall be constructed. Said strips or areas of land are also dedicated for the installation, maintenance, operation, enlargement and repair of Private Utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the Private Utility, trees, overhanging branches, bushes, underbrush and obstructions. Any above ground Private Utility facility shall be placed within the easement so as not to interfere with the normal flow of traffic.

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.

Owners/Developers:

Soup Investments, LLC  
 11708 St. Wendel Rd.  
 Evansville, IN 47720



By: Michael D. Campbell  
 Michael D. Campbell-Manager

### 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 said Owners and Subdividers, Michael D. Campbell as Manager for SOUP INVESTMENTS, LLC, who 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 15 day of JANUARY, 2015

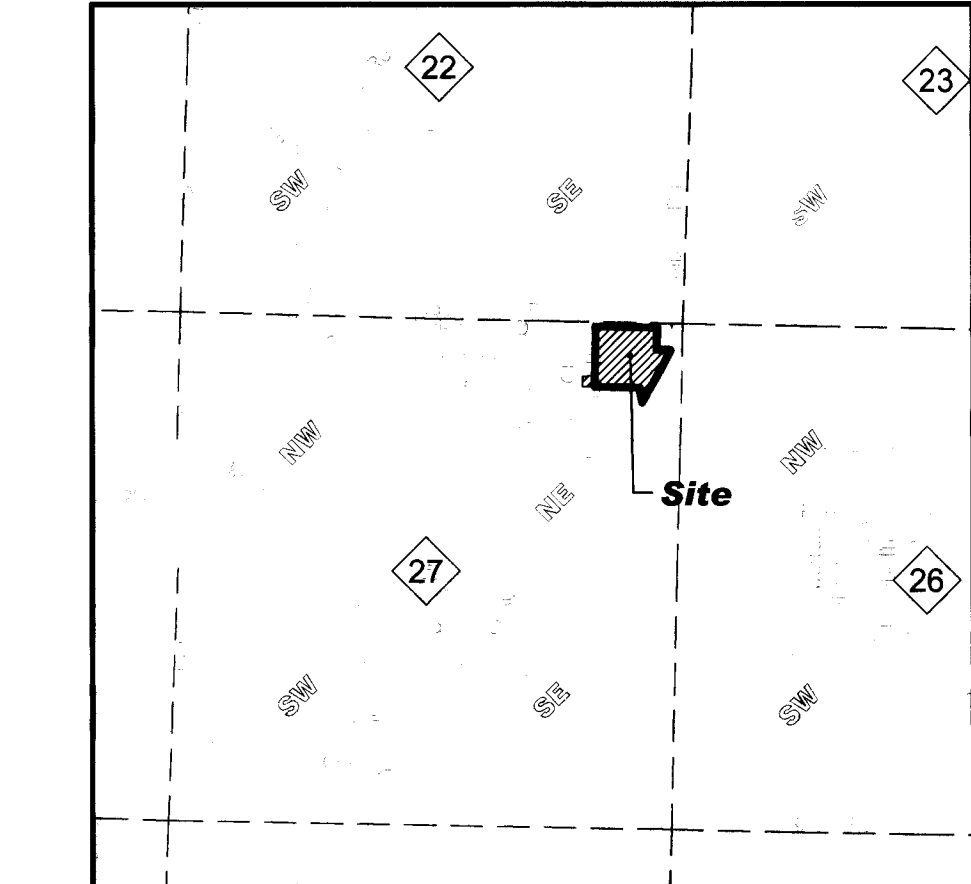
My Commission Expires:

AUGUST 3, 2018

Notary Resides in

VANDERBURGH  
 County, Indiana

Michael D. Campbell  
 Notary Public  
Michael D. Campbell  
 (Typed or Printed Name)



Location Map

### Boundary Description

Lot 1 in Cameron Creek, as per plat thereof, recorded in Plat Book S, Page 111 in the Office of the Recorder of Vanderburgh County, Indiana, being part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 5 North, Range 10 West in Center Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence along the west line of said Lot 1, North 01 degrees 07 minutes 19 seconds East 630.11 feet to the northwest corner of said Lot 1 being on the south line of Kansas Road; thence along the north line of said Lot 1, South 88 degrees 52 minutes 33 seconds East 643.19 feet; thence South 01 degrees 07 minutes 27 seconds West 231.00 feet; thence South 88 degrees 52 minutes 33 seconds East 147.09 feet; thence South 28 degrees 19 minutes 25 seconds West 153.87 feet; thence South 27 degrees 18 minutes 25 seconds West 100.10 feet; thence South 29 degrees 59 minutes 22 seconds West 300.71 feet; thence South 26 degrees 57 minutes 28 seconds West 171.13 feet to the flow line of Fillick Creek; thence along the flow line of said creek, North 15 degrees 31 minutes 22 seconds West 28.55 feet; thence North 10 degrees 39 minutes 01 seconds West 51.00 feet; thence North 11 degrees 18 minutes 32 seconds West 50.21 feet; thence North 00 degrees 38 minutes 04 seconds West 28.75 feet; thence North 88 degrees 53 minutes 18 seconds West 469.31 feet to the point of beginning containing 9.91 acres (431,800 sq. ft.).

### Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me or under my direct supervision, that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of January, 2015.

Bret Alan Sermersheim  
 Prepared By:  
 Bret Alan Sermersheim, P.L.S.  
 Indiana Registration No. LS20200009  
 Morley and Associates, Inc.  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 Phone: (812) 464-9585  
 brets@morleyandassociates.com



### 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, November 24, 2014 (Subdivision review).

President: Bret Alan Sermersheim  
 Attest Executive Director: Bret Alan Sermersheim  
 Secondary Plat complies with the Ordinance and is released for Recording.  
 Executive Director: Bret Alan Sermersheim

PLAT RELEASE DATE: JAN 15, 2015

**T-160**  
 Apr # 39-M3-2014



**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: Michael D. Campbell

**Secondary Plat**  
 Drawn By: J.E.W. Job Number: 5238.3.001-A  
 Drawing Title: Plat Date: 1/13/2015  
 Filename: 5238 Survey Base-plat-secondary.dwg

**Morley and Associates Inc.**  
 Engineering Surveying Architecture Construction Management  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 (812) 464-9585  
 www.morleyandassociates.com

- Legend**
- Building Setback Line
  - Center Line
  - Easement Line
  - Fence Line
  - Flow Line
  - Property Boundary Line
  - Right-of-way Line
  - Overhead Electric
  - Overhead Communication
  - Overhead Utilities
  - Underground Communication
  - Underground Electric
  - Underground Gas
  - Underground Water
  - 5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
  - ⊗ Zoning
  - (C) Calculated Dimension
  - Cd. Card
  - D.R. Deed Record
  - Doc. Document
  - Dr. Drawer
  - E. East
  - (Fnd) Found
  - Inst. Instrument
  - L.A. R/W Limited Access Right-of-Way
  - (M) Measured Dimension
  - N. North
  - Pg. Page
  - P.O.B. Point Of Beginning
  - P.O.C. Point Of Commencement
  - R. Range
  - (R) Record Dimension
  - S. South
  - T. Township
  - W. West

**General Notes**

**Access:** There shall be no direct access onto State Highway 57 from Lot 1. Access to Lot 2 shall be through Lot 1 from the 16' and 24' ingress-egress easement off the north and west side of Lot 1.

**Flood Plain Data:** The subject property lies within the 1% annual chance zone (A) as site by scale on the Flood Insurance Rate Map Numbers 18163C0109D and 18163C0117D, dated March 17, 2011. BFE = 394.9 FPG = 396.9

**Compaction Certification:** Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and stability of fill in the area of the building pad and shall delineate the lot as 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.

**Utilities:** Sanitary Sewer by Evansville Water and Sewer Utility exists on both lots. Water by the Evansville Water and Sewer Utility Department is available on Kansas Road. Water to Lot 2 can be gained through a private utility lateral through the ingress-egress easement located on the west side of Lot 1.

**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.

**Property Corner Markers:** All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

**Noise Sensitive Statement:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge from themselves, their heirs, their successors and their assigns, that the real estate described in this subdivision plat experiences or may experience significant effects from 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.

**FAA Notification:** Before construction of any structures within subdivision, FAA Form 7460 (latest edition) must be submitted and approved by the FAA to be in compliance with Indiana Tall Structures Act (IC-8-21-10).

**Maintenance Statement:** The owner(s) of each lot shall remain responsible for prevention of obstructions to creeks and natural surface watercourses on their respective lots.

Reference Survey: Instrument No. 2008R00023959.  
 There have been no change of matters from said survey that would affect the property.

