

General Notes

Zoning: The subject property is currently zoned C-4.

Utilities: Water, Sewer, Gas and Electric are available to site.

Access: Lot 1 shall access Hogue Road or Rosenberg Avenue as dedicated per the recorded plat of Carpenter Creek Pavilion. Dorothy Drive will not be utilized for commercial ingress and egress to and from SR 62.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180257 0003 B of the Flood Insurance Rate Maps for City of Evansville, Indiana, dated October 15, 1981.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Owner's Certificate

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Carpenter Creek Pavilion 2 - Minor Subdivision**

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are Non Exclusive Easement 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 **"D.U.P.U.E."** (Drainage & Underground Public Utility Easement) are Non Exclusive Easement dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or moving and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked **"D.E."** (Drainage Easement) are Non Exclusive Easement 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 utilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging area for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

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.

Strips or areas of land of the dimensions shown on this plat and marked Ingress/Egress Easement are hereby dedicated for:

Non-exclusive ingress/egress to and from Rosenberg Avenue and Hogue Road for the following persons:

Owners and occupants (and their invitees) of Carpenter Creek Pavilion Subdivision and Carpenter Creek Pavilion 2 Subdivision, and their successors and assigns.

Public access to and from Carpenter Creek Pavilion Subdivision and Carpenter Creek Pavilion 2 Subdivision, subject to such conditions, limitations and restrictions that Owner, and his successors and assigns, may impose on such public access; and the Owner reserves the right, for Owner and his successors and assigns, to impose such conditions, limitations and restrictions on such public access.

Residential occupants of single family residences located on Lots 23, 24, 25, 26 and 33 in Dorothy Acres, according to the plat thereof recorded in Plat Book 6, pages 247-249 in the Office of the Recorder of Vanderburgh County, Indiana (Dorothy Acres); and this right of ingress/egress for such residential occupants shall be restricted to single family residential use only and shall not be used for any commercial purposes.

Dennis V. Owens and Robert W. Owens (and their invitees), and their successors and assigns, as owners or occupants (or future owners or occupants) of the following described real estate, for all uses:

- Carpenter Creek Pavilion 2 Subdivision.
- That part of Lot 23 in Dorothy Acres conveyed to Dennis V. Owens in Warranty Deed recorded on December 9, 2003 as Instrument No. 200300055824 (Owens Lot 23).
- All other real estate located within the following boundaries:
North: Carpenter Creek Pavilion Subdivision and Owens Lot 23
West: Carpenter Creek Pavilion Subdivision
South: State Road 62 (Lloyd Expressway)
East: CSX Railroad right-of-way

Owner reserves the unlimited right to grant, deny, expand, limit, restrict, or terminate the right to use such Ingress/Egress Easements for any other uses, including without limitation commercial uses, or to or by any other persons or entities.

Maintenance of ingress/egress easement will be by the lot owner.

Robert W. Owens
Robert W. Owens
1101 North 4th Avenue
Evansville, IN. 47710

Dennis V. Owens
Dennis V. Owens
1101 North 4th Avenue
Evansville, IN. 47710

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 Owner and Subdivider, (Dennis V. Owens) who acknowledged 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 15th day of FEBRUARY, 2005.

My Commission Expires: MAY 21, 2010

Nerald M. Withrow
Notary Public
(Typed or printed name)

GERALD M. WITHROW
VANDERBURGH
(Typed or printed name)

GERALD M. WITHROW
VANDERBURGH
(Typed or printed name)

Compaction Certification: Within Flood Zone "A", 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.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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.

Outlot A in Non-Buildable and shall be maintained by it's owner.

Reference Survey: Doc. No. 2005R-00003011

Floodway as Determined by Indiana Department of Natural Resources
REC # GN-18026
Dated: January 09, 2003
Also: REC # GN-19737
Dated: December 23, 2004

Limits of Flood Hazard Zone "A"
F.I.R.M. Panel No. 180256 0100 B
Dated March 19, 1982

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