



**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 4 Corrected Plat**. 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, engagement 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 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 "P.P.U.E." (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, public sewer utilities, public gas utilities and public electric utilities for the installation, maintenance, operation, engagement 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.

Strips or areas of land, of the dimensions shown on this plat and marked "EWSUE" (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer utilities for the installation, maintenance, operation engagement 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 "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.

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 413 through 439**  
Crestone Development, LLC  
3638 Citadel Circle  
Newburgh, IN 47650  
Bruce Biggestaff, Member date 2-16-16
- Owner: Part of Lot 400 and Lot 449**  
MOB, LLC  
3638 Citadel Circle  
Newburgh, IN 47650  
Bruce Biggestaff, Member date 2-16-16
- Owner: All of Lots 401 through 412 All of Lots 440 through 448 Part of Lot 400 and 449**  
Land Visions, LLC  
3638 Citadel Circle  
Newburgh, IN 47650  
Bruce Biggestaff, Member date 2-16-16
- Owner: Offsite Drainage Easement 2 and Part of Offsite Lake Maintenance and Storm Drainage Easement (Offsite LMSDE #1)**  
Petersburg Development, LLC  
3638 Citadel Circle  
Newburgh, IN 47650  
Bruce Biggestaff, Member date 2-16-16
- Owner: Part of Offsite Lake Maintenance and Storm Drainage Easement (Offsite LMSDE #1)**  
Communities by Eagle Development, Inc., an Indiana Corporation  
5900 Vogel Road, Suite C  
Evansville, IN 47715  
Shane A. Clements, President date 2-16-16

**NOTARY CERTIFICATE**

State of INDIANA )  
County of VANDERBURGH )  
SS:  
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggestaff (Crestone Development LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal this 16th day of FEBRUARY, 2016.  
My Commission expires: 9-26-2023  
Notary Public  
Scott D. Buebel  
Typed or printed name

**NOTARY CERTIFICATE**

State of INDIANA )  
County of VANDERBURGH )  
SS:  
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggestaff (MOB, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal this 16th day of FEBRUARY, 2016.  
My Commission expires: 9-26-2023  
Notary Public  
Scott D. Buebel  
Typed or printed name

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State of INDIANA )  
County of VANDERBURGH )  
SS:  
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggestaff (Land Visions, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal this 16th day of FEBRUARY, 2016.  
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State of INDIANA )  
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SS:  
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggestaff (Petersburg Development, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal this 16th day of FEBRUARY, 2016.  
My Commission expires: 9-26-2023  
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My Commission expires: 9-26-2023  
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**GENERAL NOTES**

- Noise Sensitive:** The owner and subdivider of this property, along with the future owners of all lots within this subdivision acknowledge for themselves, 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.
- Vacation:** All that part of Fisher Road and Homby 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. 2009900028251 in the office of the Recorder.
- Utilities:** 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.
- Access:** All lots shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0107D and 18165C0180D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone "AE".
- Compaction Certification:** 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.
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** 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 Maintenance:** Per Par 8 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:
  - Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
  - 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.
  - Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
  - 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 Ordinance.
  - Preventing all persons or parties from causing any unauthorized alterations or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
  - 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 pipe 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.
  - 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.

Any offsite easements and the drainage facilities located within these easements will be maintained by the underlying property owner or owners. Any offsite easement, defined by this plat and the maintenance responsibilities for each easement shall be required to remain in effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office. Each property owner of an offsite easement shall be responsible, including financially, for maintaining that part of the storm water system and its easements which are on his or her property including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
- Preventing all persons or parties from causing any unauthorized alterations or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
- Any alteration of the land within a temporary drainage easement requires the prior 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 be submitted in accordance with Vanderburgh County Code Title 15.05 "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, or subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 15.05.H.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 completed as described in section 15.05.H.C.20 of the Vanderburgh County Code.

Bearings shown on this plat are based on the primary plat of Creekside Meadows, which was approved in March 2005.

Existing Sanitary Sewer Easements conveyed to the City of Evansville Water and Sewer Utility Department by the following documents:  
2005R00029085 (Portion of Easement which lies in the S.W. 1/4 of the S.E. 1/4 of Section 11, Township 5 South, Range 10 West)  
2005R00038182 (Portion of Easement which lies in the S.E. 1/4 of the S.W. 1/4 of Section 11, Township 5 South, Range 10 West)  
2005R00039928 (Portion of Easement which lies in the E. 1/4 of the S.W. 1/4 of Section 11, Township 5 South, Range 10 West)

Monuments: 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 Waggoner & Associates #0099".

Corrected Plat: This Corrected Plat is being recorded to fix the ownership note for Lot 400 and Lot 449 on the existing plat of Creekside Meadows Section 4, recorded in Plat Book U, page 10. This recorded plat shows that Crestone Development, LLC owns a portion of Lot 400 and Lot 449, however, this ownership was conveyed to MOB, LLC in Document 2014R00028252.

This Corrected plat removes the note that Crestone Development, LLC owns a part of Lot 440 and Lot 449 and it adds MOB, LLC as an additional owner of part of Lot 440 and 449 along with a Notary Certificate for MOB, LLC.

Road Plans were approved by the Vanderburgh County Commissioners on October 28, 2014.  
Sidewalks were waived by the Vanderburgh County Commissioners on May 24, 2005.  
Drainage Plans were approved by the Vanderburgh County Drainage Board on October 6, 2015.  
Sewer Plans were approved by the Evansville Water and Sewer Utility Board on September 16, 2014.  
Water Plans were approved by the Evansville Water and Sewer Utility Board on October 5, 2014.

**CASH WAGGNER & ASSOCIATES, PC**  
CONSULTING ENGINEERS • LAND SURVEYORS  
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE SUITE B  
EVANSVILLE, IN 47715  
PH: 812.401-5561

332 THIRD AVENUE SUITE 13  
JASPER, IN 47546  
PH: 812.634.5015

**CREEKSIDE MEADOWS SECTION 4 CORRECTED PLAT**

**BOUNDARY DESCRIPTION**

All of Outlot A, Outlot B, Outlot C and Outlot D in Creekside Meadows, Section 2, as per plat thereof, recorded in Plat Book S, page 150 in the Office of the Recorder of Vanderburgh County, Indiana and also part of the Southeast Quarter and part of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:  
Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 15, then along the east line of said Quarter Quarter Section, South 00 degrees 04 minutes 48 seconds East 1283.71 feet; then North 89 degrees 25 minutes 04 seconds West 125.92 feet to the beginning of a curve to the right, having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 200.00 feet and a chord dimension of North 44 degrees 12 minutes 44 seconds West 283.37 feet; then along the arc of said curve 31.54 feet; then North 89 degrees 39 minutes 57 seconds West 50.00 feet; then North 00 degrees 57 minutes 36 seconds East 120.42 feet; then North 89 degrees 02 minutes 24 seconds West 470.49 feet to the point of beginning; then North 89 degrees 02 minutes 24 seconds West 189.35 feet; then South 88 degrees 58 minutes 16 seconds West 79.54 feet; then North 31 degrees 01 minute 44 seconds West 3.77 feet; then South 58 degrees 58 minutes 16 seconds West 156.44 feet; then North 30 degrees 20 minutes 35 seconds West 109.95 feet; then North 21 degrees 55 minutes 49 seconds West 277.12 feet to a point on the south line of the Northwest Quarter of the Southwest Quarter of said Section, then along the south line of said Quarter Quarter Section, North 88 degrees 55 minutes 49 seconds West 74.15 feet; then North 00 degrees 17 minutes 12 seconds West 656.22 feet to the southwest corner of Lot 11 in said Creekside Meadows, Section 2; then along the south line of said Lot 11, South 89 degrees 02 minutes 24 seconds East 153.84 feet to the southeast corner thereof and being a point on the west right-of-way of Prairie Drive; then along the right-of-way of Prairie Drive as platted in said Creekside Meadows, Section 2 the following three (3) calls:  
South 00 degrees 57 minutes 36 seconds West 50.00 feet; then North 00 degrees 02 minutes 24 seconds East 60.56 feet to the southwest corner of Lot 12 in said Creekside Meadows, Section 2; then along the south line of said Lot 12, South 89 degrees 02 minutes 24 seconds East 140.00 feet to the southeast corner thereof and being a point on the west line of Lot 13 in said Creekside Meadows, Section 2; then along the west line of Lot 13 in said Creekside Meadows, Section 2, then along the south line of Lot 13, South 00 degrees 57 minutes 36 seconds West 55.00 feet to the southwest corner thereof; then along the south side of said Creekside Meadows, Section 2 the following five (5) calls:  
South 89 degrees 02 minutes 24 seconds East 170.39 feet; then South 75 degrees 41 minutes 42 seconds East 67.10 feet; then South 65 degrees 49 minutes 15 seconds East 66.89 feet; then South 48 degrees 57 minutes 55 seconds East 108.52 feet; then South 00 degrees 57 minutes 36 seconds East 110.52 feet to the southwest corner of Lot 21 in said Creekside Meadows, Section 2; then along the south line of said Lot 21, North 89 degrees 02 minutes 24 seconds East 174.10 feet to the southeast corner thereof and being a point on the west right-of-way of Eagle Watch Drive; then along the right-of-way of Eagle Watch Drive as platted in said Creekside Meadows, Section 2 the following three (3) calls:  
South 00 degrees 57 minutes 36 seconds East 55.75 feet; then North 89 degrees 02 minutes 24 seconds East 50.00 feet; then North 00 degrees 57 minutes 36 seconds East 140.00 feet to the southwest corner of Lot 22 in said Creekside Meadows, Section 2; then along the south line of said Lot 22, North 89 degrees 02 minutes 24 seconds East 140.00 feet to the southeast corner thereof; then South 00 degrees 57 minutes 36 seconds East 228.82 feet to the point of beginning and containing a gross area of 15,825 acres, more or less.

Subject to all easements and rights-of-ways of record.

Also, the following offsite easements which are to remain in full force and effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

- A Lake Maintenance and Storm Drainage Easement (LMSDE) that lies near the southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 11, Township 5 South, Range 10 West. This easement lies on property owned by Petersburg Development, LLC and also property owned by Communities by Eagle Development, Inc. The limits of this easement are defined by the dimensions shown on this plat.
- A Drainage Easement that lies southeast of and extends south from the southeast side of the subdivision (along and south of the southeast side of Lot 415 through Lot 423) to the Offsite LMSDE. The limits of this easement are defined by the dimensions shown on this plat.

**SURVEYOR'S CERTIFICATE**

I, Scott D. Buebel, hereby certify that I am a Professional Land Surveyor licensed in compliance 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 16th day of February, 2016.  
Scott D. Buebel  
Scott D. Buebel, PLS  
Indiana Registration Number 29900031  
Cash Waggoner & Associates, PC  
414 Citadel Circle, Suite B  
Evansville, IN 47715

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law #509, 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 October 9, 2014.

President: Shane A. Clements  
Attest Executive Director: Scott D. Buebel  
Secondary plat complies with the Ordinance and is released for recording.  
Executive Director: Scott D. Buebel  
Feb 16, 2016 U-11 Page 2 of 2  
Plat Release Date: 2016 R00003480

**SHEET 2 OF 2**

**CASH WAGGNER & ASSOCIATES, PC**  
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