

**Centerline Curve Table**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-2	02°18'05"	S 0°08'56" E	96.79	5000.00	193.54	193.54
C-10	3°59'20"	S 74°57'56" W	71.66	250.00	139.58	137.77
C-11	90°00'00"	N 76°04'44" W	60.00	60.00	94.25	84.85

**APPROVAL DATES**

Road Plans were approved by the Vanderburgh County Commissioners on November 7, 2017.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:  
APC docket Number 5-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was APPROVED by the County Commissioners on November 7, 2017.

Drainage Plans were approved by the Vanderburgh County Drainage Board on October 3, 2017.

Sewer Plans were approved by the Evansville Water and Sewer Utility on August 15, 2017.

Water Plans were approved by the Evansville Water and Sewer Utility on June 1, 2020.

**OWNER'S CERTIFICATE**

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Creekside Meadows Section 5, Phase 2**. 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, 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 without prior approval of the Vanderburgh County Drainage Board. 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.

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.

**DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

9/22/2020

BRIAN GERTH AUDITOR  
2659  
(AUDITOR NUMBER)

**RECEIVED FOR RECORD**

DATE 9/22/2020 2:10PM

PLAT BOOK 068

PAGE 068

INSTR# 2020R0024803

DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

# CREEKSIDE MEADOWS SECTION 5 PHASE 2

## BOUNDARY DESCRIPTION

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 Southwest Quarter of the Southeast Quarter of said Section 11, thence along the east line of said Quarter Section, South 00 degrees 02 minutes 26 seconds West 173.74 feet to the point of beginning; thence continue along the east line of said Quarter Section, South 00 degrees 02 minutes 26 seconds West 303.05 feet, thence along the arc of said curve 29.49 feet, thence North 89 degrees 02 minutes 24 seconds West 50.00 feet to the beginning of a curve to the right having a central angle of 00 degrees 20 minutes 10 seconds a radius of 5025.00 feet and a chord dimension of North 01 degree 05 minutes 25 seconds West 29.49 feet, thence along the arc of said curve 29.49 feet, thence North 89 degrees 02 minutes 24 seconds West 309.39 feet, thence South 58 degrees 58 minutes 16 seconds West 514.34 feet to a corner of Creekside Meadows, Section 5, Phase 1, as per plat thereof, recorded in Plat Book U, page 172 in the Office of the Recorder of Vanderburgh County, Indiana, thence along the boundary of said Creekside Meadows, Section 5, Phase 1 the following five (5) calls: North 31 degrees 01 minute 44 seconds West 330.00 feet, thence North 58 degrees 58 minutes 16 seconds East 608.34 feet, thence South 89 degrees 02 minutes 24 seconds East 401.27 feet, thence South 00 degrees 02 minutes 26 seconds West 7.53 feet, thence South 89 degrees 02 minutes 24 seconds East 199.28 feet to the point of beginning and containing a gross area of 8.559 Acres, more or less.

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

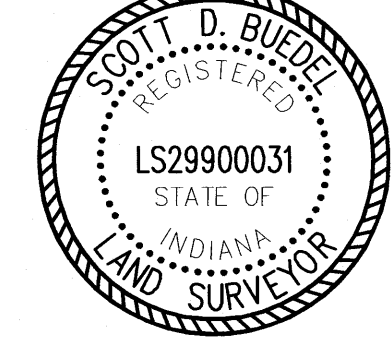
1. A 10-foot Drainage Easement that lies south of and adjacent to the south line of Lots 525 through 529. The limits of this easement are defined by the dimensions shown on this plat.

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

## 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 21st day of July, 2020.



## 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 March 9, 2017.

President: STACEY STEVENS

Attest: Executive Director: RONALD S. LONDON

PLAT RELEASE BY APC DOCKET NO. 1-S-2017  
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON  
9/22/2020  
Plat Release Date



**AFFIRMATION STATEMENT**  
I AFFIRM, UNDER THE PENALTY OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SERIAL SURVEY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *SE*

PRINTED NAME: SCOTT BUEBEL

**CASH WAGNER & ASSOCIATES, P.C.**  
CONSULTING ENGINEERS - LAND SURVEYORS  
WWW.CASHWAGNER.COM

