

VICINITY MAP

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 **Fieldstone Section 1**. All road rights-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. No structure, deck or out building may be placed within this easement without the approval of the drainage board.

Strips or areas of land, of the dimensions shown on this plat and marked "R.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, parking lots 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 "LMSDE" (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, crossings by any utility. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "I.E.E." (Ingress and Egress Easement) are dedicated to provide access to the Lake Maintenance and Storm Drainage Easement for inspection, repair and maintenance purposes only. Buildings, structures, fences, landscaping or any other obstacle located within this easement is subject to removal without liability in the use of said easement for its intended purpose by Vanderburgh County through its Drainage Board.

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 AND SUBDIVIDER
Ronald Lee Dauby
 Fieldstone Development, LLC
 Ronald Lee Dauby, Managing Member
 7432 Brycen Lane
 Evansville, IN 47725

OWNER AND SUBDIVIDER:
PORTION OF RIGHT-OF-WAY IN ROUND-A-BOUT AND ALL OF OFFSITE EASEMENT #1
James K. Johnston *Jaqueline L. Johnston*
 James K. Johnston Jacqueline L. Johnston
 1555 122nd Street Ocean 1555 122nd Street Ocean
 Marathon, FL 33050 Marathon, FL 33050

FIELDSTONE SECTION 1

BOUNDARY DESCRIPTION

Part of William Heseman Subdivision, as per plat thereof, recorded in Plat Book J, page 225 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Northwest Quarter of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence along the west line of said Quarter Quarter Section, North 01 degree 28 minutes 24 seconds East 50.00 feet to the point of beginning; thence continue along the west line of said Quarter Quarter Section, North 01 degree 28 minutes 24 seconds East 50.00 feet to a point on the extended south line of Lot 3 in William Heseman Subdivision, as per plat thereof, recorded in Plat Book J, page 225 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the extended south line and the south line of said Lot 3, South 88 degrees 30 minutes 47 seconds East 200.00 feet to the southeast corner thereof; thence along the east line of said William Heseman Subdivision, North 01 degree 28 minutes 24 seconds East 190.00 feet; thence South 88 degrees 30 minutes 47 seconds East 155.02 feet; thence South 01 degree 29 minutes 15 seconds West 112.30 feet to the beginning of a curve to the right having a central angle of 87 degrees 16 minutes 30 seconds, a radius of 57.00 feet and a chord dimension of South 76 degrees 57 minutes 57 seconds East 78.67 feet; thence along the arc of said curve 88.62 feet to the beginning of a curve to the left having a central angle of 55 degrees 31 minutes 05 seconds, a radius of 15.00 feet and a chord dimension of South 60 degrees 45 minutes 15 seconds East 15.97 feet; thence along the arc of said curve 14.53 feet; thence South 00 degrees 19 minutes 09 seconds West 50.01 feet to the beginning of a curve to the left having a central angle of 56 degrees 58 minutes 40 seconds, a radius of 15.00 feet and a chord dimension of South 62 degrees 59 minutes 55 seconds West 14.31 feet; thence along the arc of said curve 14.92 feet to the beginning of a curve to the right having a central angle of 27 degrees 55 minutes 35 seconds, a radius of 57.00 feet and a chord dimension of South 48 degrees 27 minutes 19 seconds West 27.48 feet; thence along the arc of said curve 27.75 feet to the beginning of a curve to the left having a central angle of 50 degrees 54 minutes 53 seconds, a radius of 15.00 feet and a chord dimension of South 31 degrees 54 minutes 39 seconds West 15.21 feet; thence along the arc of said curve 15.95 feet; thence South 01 degree 29 minutes 15 seconds West 91.32 feet; thence South 88 degrees 30 minutes 47 seconds East 150.00 feet; thence South 43 degrees 30 minutes 47 seconds East 28.28 feet; thence South 01 degree 29 minutes 15 seconds West 50.00 feet; thence South 88 degrees 30 minutes 47 seconds East 749.86 feet to a point on the east line of the Northwest Quarter of the Northwest Quarter of said Section 35; thence along the east line of said Quarter Quarter Section, South 01 degree 28 minutes 24 seconds East 55.00 feet to the southeast corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section 35, South 00 degree 54 minutes 46 seconds West 350.02 feet; thence North 88 degrees 30 minutes 47 seconds West 1108.04 feet to the southeast corner of Lot 1 in said William Heseman Subdivision; thence along the east line and the extended east line of said subdivision, North 01 degree 28 minutes 24 seconds East 350.00 feet to the southeast corner of Lot 2 in said William Heseman Subdivision; thence along the east line and the extended east line of said subdivision, North 01 degree 28 minutes 24 seconds East 200.00 feet to the northeast corner of a tract of land conveyed to David L. and Patricia A. Smith in Deed Book 462, page 530 in the office of said Recorder; thence along the north line of said Smith tract, North 88 degrees 30 minutes 47 seconds West 200.00 feet to the point of beginning and containing a gross area of 12.005 Acres, more or less.

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 the Evansville-Vanderburgh County Area Plan Commission and recorded in the Vanderburgh County Recorder's office.

1. A 15-foot Public Utility Easement that extends north from the northwest corner of Lot 1. The limits of this easement are defined by the dimensions shown on this plat.
2. A 12-foot Public Utility Easement that extends east from the north end of Line Segment Number 2 at the northeast quadrant of the round-a-bout to the east line of the Northwest Quarter of the Northwest Quarter of said Section 35. The limits of this easement are defined by the dimensions shown on this plat.
3. A Public Utility Easement at the south end of Line Segment Number 2 at the southeast quadrant of the round-a-bout. The limits of this easement are defined by the dimensions shown on this plat.
4. A 10-foot Public Utility and Drainage Easement that extends north from the northwest corner of Lot 28 to the right-of-way on the south side of the round-a-bout. The limits of this easement are defined by the dimensions shown on this plat.
5. An 11-foot Drainage Easement that lies north of and adjacent to the north line of Lot 28. The limits of this easement are defined by the dimensions shown on this plat.
6. A Lake Maintenance and Storm Drainage Easement that lies north and east of Lot 28 and north of Lots 32 through 39. The east boundary is along the northwest side of the Offsite Public Utility Easement Number 7. The limits of this easement are defined by the dimensions shown on this plat.
7. A 12-foot Public Utility Easement lying northwest of and adjacent to the northwest line of the 100-foot wide easement in favor of SIGECO in Deed Book 292, page 562. The limits of this easement are defined by the dimensions shown on this plat.

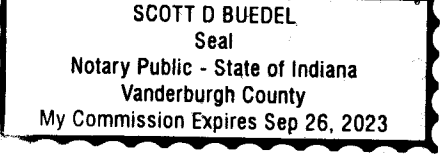
Subject to the right-of-way for Oak Hill Road and Heseman Avenue as per plat of William Heseman Subdivision in Plat Book J, page 225 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an easement in favor of Southern Indiana Gas and Electric Company as recorded in Deed Book 292, page 562 in the office of the Recorder of Vanderburgh County, Indiana.

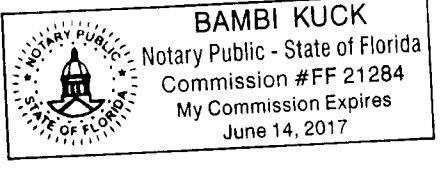
Also, subject to all other easements and rights-of-way of record.

CROSS REF: 2017R00003931 WARRANTY FEED

NOTARY CERTIFICATE

State of Indiana)
) ss:
 County of Vanderburgh)
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald Lee Dauby who acknowledged the execution of this plat to be his voluntary act and deed.
 Witness my hand and seal this 16th day of February, 2017.
9-26-2023
 My Commission expires: Scott D. Buedel
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana
Scott D. Buedel
 Typed or printed name


NOTARY CERTIFICATE

State of Florida)
) ss:
 County of Monroe)
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James K. and Jacqueline L. Johnston who acknowledged the execution of this plat to be their voluntary act and deed.
 Witness my hand and seal this 25 day of Jan, 2017.
6-14-17
 My Commission expires: Bambi Kuck
 Notary Public
 Notary Resides in Monroe
 County, Indiana
Bambi Kuck
 Typed or printed name


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 impacts 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.
- Access:** All Lots shall access internal roads, only.
- Utilities:** Water is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.
 Sewer is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.
 Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.
- 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 disturbance activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0117D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone AE). (100 year flood elevation is 384.0' & FPG is 386.0' for this site. (1988 datum)
- Survey:** Bearings used this survey are based on Indiana State Plane Coordinates (NAD 1983) A GPS observation was used to re-establish the State Plane Coordinate System.
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- SIGECO Easement:** The SIGECO Easement across Lots 39 and 40 does not allow any improvements or structures upon the land within the right-of-way.

- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- 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.
- 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 Plan B 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:
 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
 2. 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.
 3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
 4. 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.
 5. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
 6. 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 piped 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 or lake maintenance and storm drainage easements and outside of the county accepted road right-of-way as shown on the plat of this subdivision.
 7. 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.

Approval Dates
 Road Plans were approved by the Vanderburgh County Commissioners on September 20, 2016. Sidewalks were waived by the Vanderburgh County Commissioners on December 9, 2014. Drainage Plans were approved by the Vanderburgh County Drainage Board on August 9, 2016. Sewer Plans were approved by the Evansville Water and Sewer Utility on July 14, 2016. Water Plans were approved by the Evansville Water and Sewer Utility on November 4, 2015.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 23rd day of January, 2017

Scott D. Buedel
 Scott D. Buedel, 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 #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 November 13, 2014.

Scott D. Buedel
 President
Scott D. Buedel
 Attest Executive Director
 The Secondary plat complies with the Ordinance and is released for recording.
Scott D. Buedel
 Executive Director
Feb. 17, 2017
 Plat Release Date



CASH WAGGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS
 WWW.CASHWAGGNER.COM
 414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561
 402 E. 13TH STREET JASPER, IN 47546 PH: 812.634.5015

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: Scott D. Buedel
 PRINTED NAME: Scott D. Buedel