

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.

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.

Double Frontage: Lots 235 through 240 are not considered double frontage lots for the purpose of placing fences.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0109D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

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 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:

- 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 obstructions 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 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 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.

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.

Survey: The overall boundary of the Northeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 10 West was re-established in a survey by Gries which is recorded in Document 2004R00027665 in the Office of the Recorder of Vanderburgh County, Indiana.

Overall Property Conveyed to Shreeram Real Estate, LLC in Document Numbers 2016R00021942 and 2016R00021943.

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 #0096

Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners on February 7, 2017.

Sidewalks were partially waived by the Vanderburgh County Commissioners on February 14, 2017. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 28-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2). was approved with conditions by the County Commissioners at a meeting held on 02/14/2017. The sidewalk waiver was approved with the following conditions: Install sidewalks on the north and west sides of Locker Court from Lots 200 to 217 as shown on this plat.

Drainage Plans were approved by the Vanderburgh County Drainage Board on July 18, 2017.

Sewer Plans were approved by the Evansville Water and Sewer Utility Board on December 6, 2016.

Water Plans were approved by the Evansville Water and Sewer Utility Board on November 25, 2016.

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Hawthorne Estates, Section B**. 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 **"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 a 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.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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 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 **"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.

Areas of land, of the dimensions shown on this plat and marked **"S.E."** (Sign Easement) are hereby dedicated to the Homeowners Association for the purpose of installation, maintenance, operation and repair of signs, walls, fences and landscape features whether above or below ground.

Strips or areas of land, of the dimensions shown on this plat and marked **"S.S.E."** (Sanitary Sewer Easement), are hereby dedicated to the Sanitary Sewer Utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove, at the discretion of the sanitary sewer 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 the sanitary sewer utility without liability in the use of said easements by said utility.

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 & Developer
Shreeram Real Estate, LLC
1509 Carousel Court
Evansville, IN 47715

[Signature]
Dilip Patel, Member date 8/3/17

NOTARY CERTIFICATE

State of INDIANA)
) ss:
County of VANDERBURGH

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Dilip Patel (Shreeram Real Estate, 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 3RD day of AUGUST, 2017.

9-26-2023
My Commission expires: Notary Public
[Signature]
Notary Resides in VANDERBURGH
County, Indiana
Typed or printed name SCOTT D. BUEDEL

BOUNDARY DESCRIPTION

Part of Lot number 10 in the Partition Plat of the Lands of Aurthur McJohnston filed in Circuit Court Order Book 8-1 page 482 and transcribed of record in Partition Plat Book 1, page 86 in the Office of the Recorder of Vanderburgh County, Indiana, and lying in the Northeast Quarter of the Northeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section; thence along the east line of said Quarter Quarter Section, North 00 degrees 25 minutes 08 seconds West 602.31 feet to the northeast corner of Hawthorne Estates, Section A, as per plat thereof, recorded in Plat Book 5, page 23 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the north line of said Hawthorne Estates, Section A, the following nine (9) calls:

- 1) South 89 degrees 34 minutes 52 seconds West 158.43 feet; thence
- 2) North 88 degrees 37 minutes 02 seconds West 52.84 feet; thence
- 3) South 74 degrees 33 minutes 46 seconds West 87.12 feet; thence
- 4) North 89 degrees 57 minutes 25 seconds West 61.79 feet to the beginning of a curve to the left having a central angle of 123 degrees 35 minutes 08 seconds, a radius of 354.34 feet and a chord dimension of North 60 degrees 20 minutes 30 seconds West 624.52 feet; thence
- 5) along the arc of said curve 764.30 feet; thence
- 6) South 57 degrees 51 minutes 57 seconds West 42.92 feet to the beginning of a curve to the left having a central angle of 07 degrees 47 minutes 38 seconds, a radius of 345.00 feet and a chord dimension of South 53 degrees 58 minutes 08 seconds West 46.89 feet; thence
- 7) along the arc of said curve 46.93 feet; thence
- 8) South 50 degrees 04 minutes 19 seconds West 207.11 feet; thence
- 9) South 89 degrees 27 minutes 55 seconds West 186.63 feet to a point on the west line of the Northeast Quarter of the Northeast Quarter of said Section; thence along the west line of said Quarter Quarter Section, North 00 degrees 26 minutes 35 seconds West 614.28 feet to the northwest corner thereof; thence along the north line of said Quarter Quarter Section, North 89 degrees 49 minutes 10 seconds East 1318.95 feet to the northeast corner thereof; thence along the east line of said Quarter Quarter Section, South 00 degrees 25 minutes 08 seconds East 719.36 feet to the point of beginning and containing a gross area of 16.728 acres, more or less.

Subject to the right-of-way for Seib Road off the east side of the above described tract.

Also, subject to an easement in favor of the Evansville Water and Sewer Utility as described in Deed Document 2007R00007227 in the office of the Recorder of Vanderburgh County, Indiana.

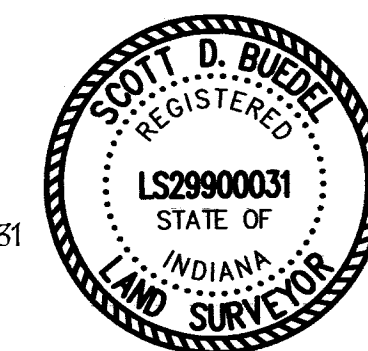
Also, subject to all other easements, rights-of-ways, leases and restrictions of record.

SURVEYOR'S CERTIFICATE

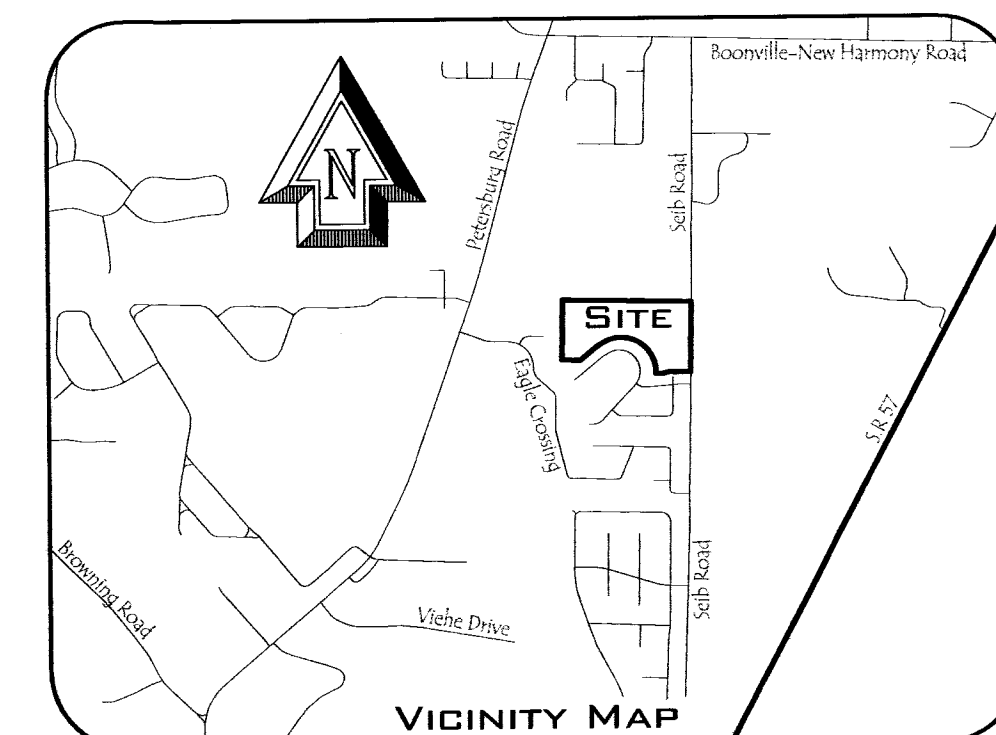
I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 3rd day of August, 2017.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715
Project # 2456



HAWTHORNE ESTATES SECTION B



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 August 11, 2016.

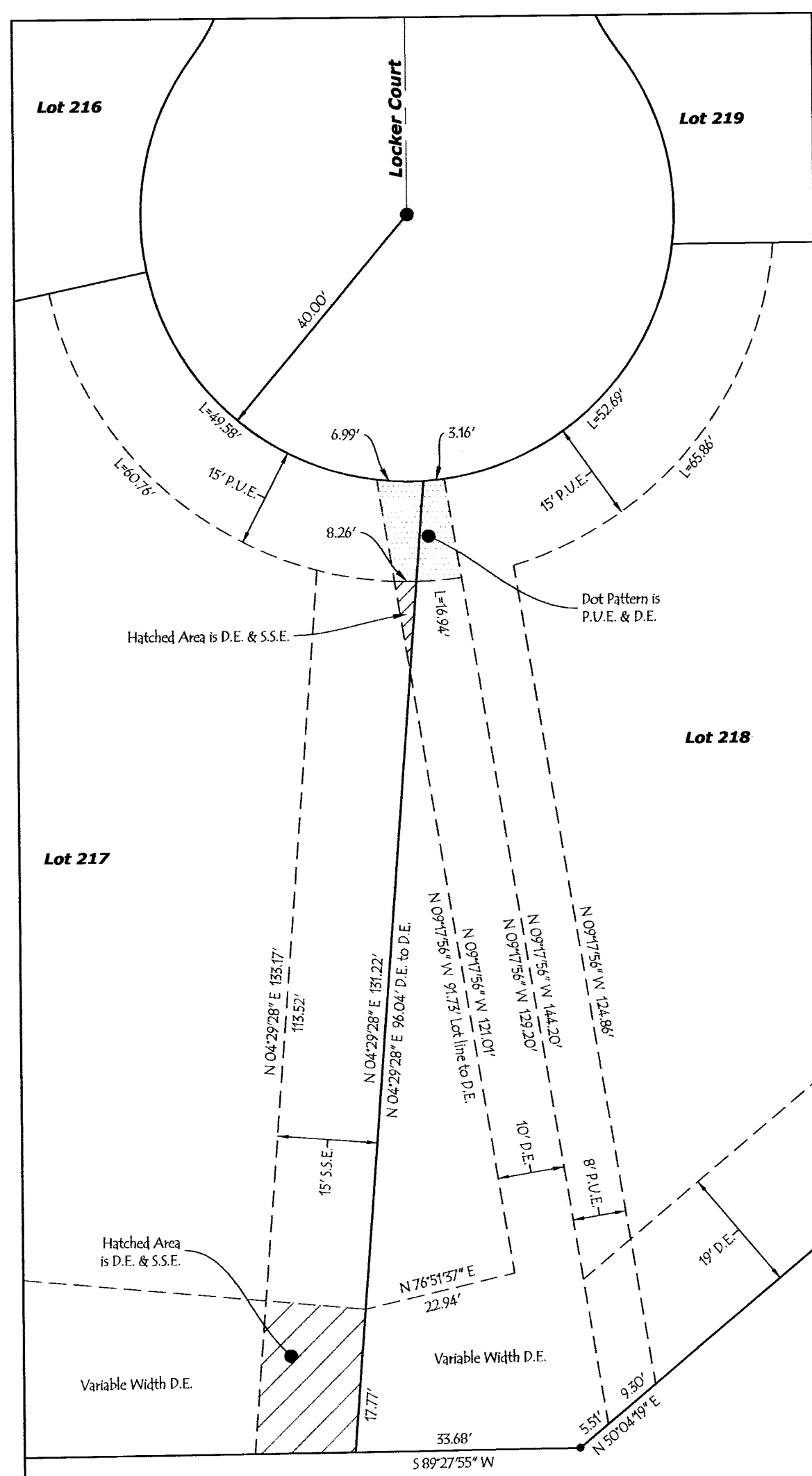
[Signature]
President:

[Signature]
Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

[Signature]
Executive Director

August 31, 2017
Plat Release Date



Easement Detail

INSTALLATION OF SIDEWALKS:

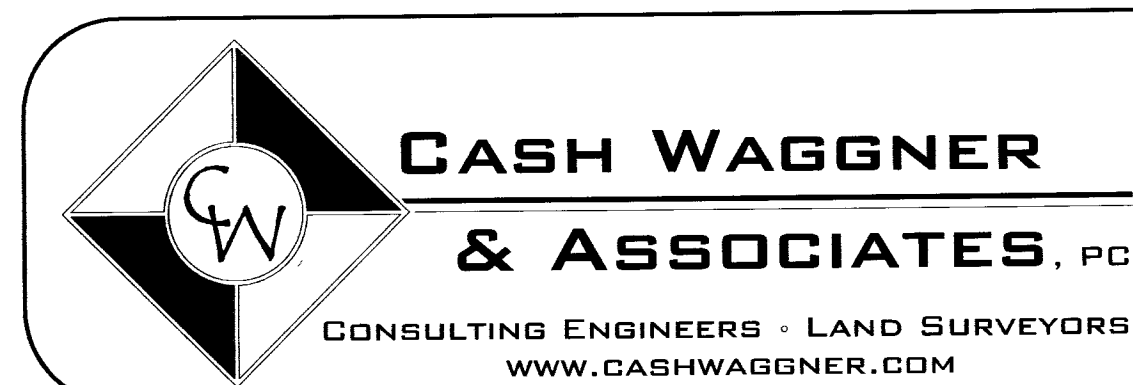
(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.

(v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.



414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

332 THIRD AVENUE
SUITE 13
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: *[Signature]*
PRINTED NAME: Scott D. Buedel