

HETTENBACH CREEKSIDE

Tax Code# 82-05-22-007-088.004-024
 Four S Enterprises, LLC
 4241 Hogue Rd
 Evansville, IN 47712

Tax Code# 82-05-22-007-088.011-024
 Perdue Properties, LLC
 2408 N. Fifth Ave
 Evansville, IN 47710

Tax Code# 82-05-22-007-088.010-024
 Vanderburgh County
 1 NW M. King Jr. Blvd, Room 305
 Evansville, IN 47708

DELINEATED FLOWWAY AS PER DNR GN-33872 DATED DEC. 12, 2016

Tax Code# 82-06-22-007-538.002-024
 Creekside Plaza, LLC
 5011 Washington Ave, Suite 1
 Evansville, IN 47715

VARIABLE WIDTH DRAINAGE EASEMENT ARE PER ORIGINAL PLAT OF CARPENTIER CREEK PAVILION, PLAT BOOK "R", PAGE 152.

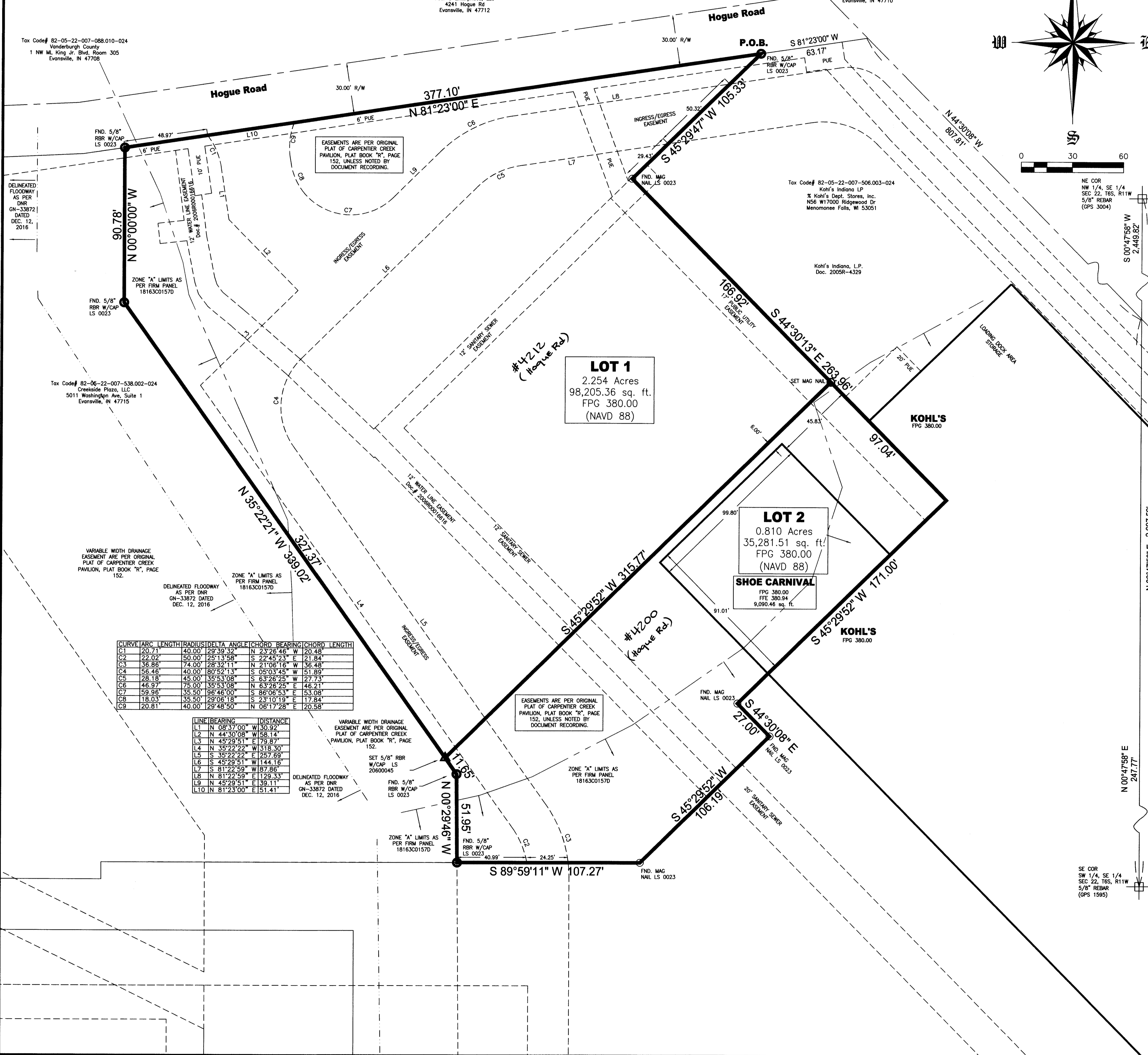
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.71	40.00	29.39 32	N 2 29 46 W	20.48
C2	22.02	50.00	25 13 58	S 22 45 23 E	21.84
C3	36.86	74.00	28 32 11	N 21 06 16 W	36.48
C4	56.46	100.00	30 52 13	S 05 03 43 W	51.89
C5	28.18	45.00	35 53 08	S 63 26 25 W	22.73
C6	46.92	75.00	35 53 08	N 63 26 25 E	46.21
C7	59.96	35.50	96 46 00	S 86 06 53 E	53.08
C8	18.03	35.50	29 06 18	S 23 10 19 E	17.84
C9	20.81	40.00	29 48 50	N 06 17 28 E	20.58

LINE BEARING	DISTANCE
L1	N 08 37 00 W 33.92
L2	N 44 30 08 W 58.14
L3	N 45 29 51 E 79.87
L4	N 35 22 22 W 318.30
L5	S 35 22 22 E 257.89
L6	S 45 29 51 W 144.16
L7	S 81 22 59 W 87.86
L8	N 81 22 59 E 1129.33
L9	N 45 29 51 E 39.11
L10	N 81 23 00 E 51.41

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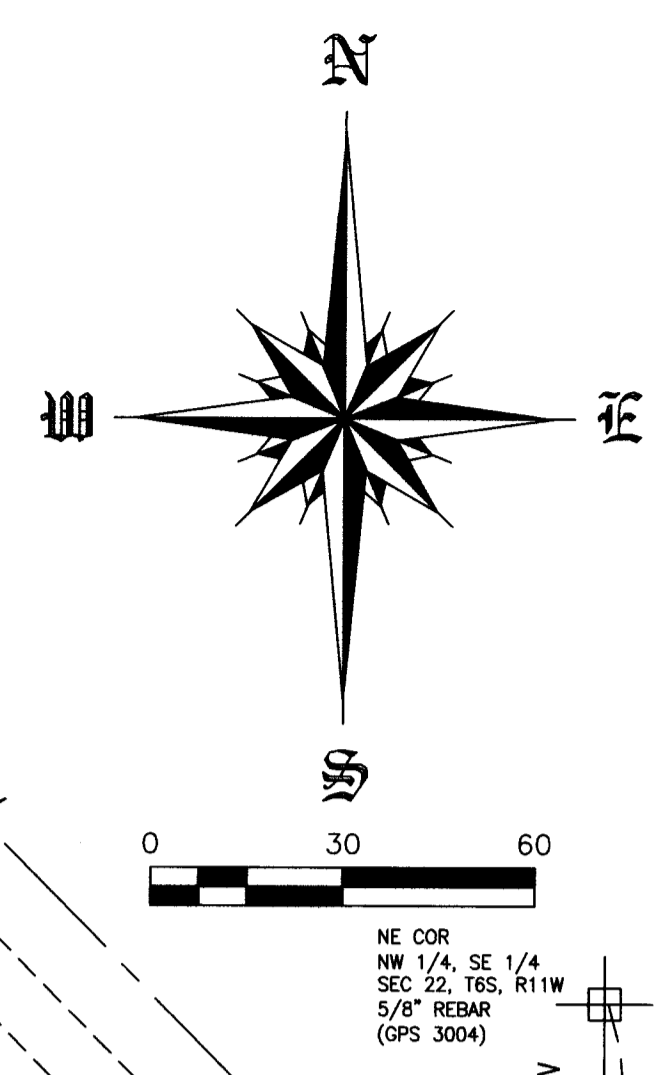
LOT 1
 2.254 Acres
 98,205.36 sq. ft.
 FPG 380.00
 (NAVD 88)

LOT 2
 0.810 Acres
 35,281.51 sq. ft.
 FPG 380.00
 (NAVD 88)

SHOE CARNIVAL
 FPG 380.00
 FFE 380.94
 9,090.46 sq. ft.

KOHL'S
 FPG 380.00

KOHL'S
 FPG 380.00



General Notes

- UTILITIES:** Evansville Water & Sewer Utility - Sanitary Sewers are available to both Lots 1 and 2. Water service is available to Lots 1 and 2. All other private utilities are available.
- FLOOD PLAIN DATA:** A portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0157 D, Community Panel 180256 dated March 17, 2011.
- TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWPP3) 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 (SWPP3) 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 disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 24-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 07/31/2017.

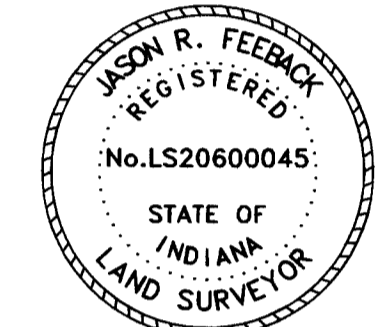
Certificates

SURVEYOR'S CERTIFICATE
 I, **Jason R. Feedback**, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on December 12, 2016 and that all monuments shown to exist at all locations as noted.

AFFIRMATION STATEMENT
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 7th day of September, 2017.

Jason R. Feedback
 Jason R. Feedback
 Indiana Registration No. LS 20600045



OWNER'S CERTIFICATE
 I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Hettenbach Creekside.

Easement Dedications

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance, or reconstruction.

Joe Kiefer
 Joe Kiefer, Member/Manager
 Creekside Stores, LLC
 5011 Washington Ave, Suite 1
 Evansville, IN 47715

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, Joe Kiefer, owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 12th day of September, 2017

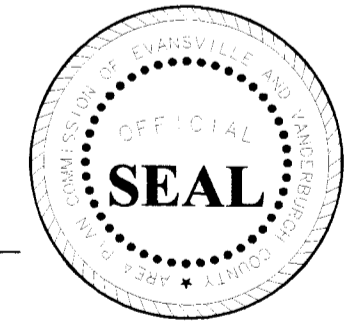
My commission expires 11/22/2022
Patricia E. Keith
 Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana



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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on July 31, 2017 (at Subdivision review).

John J. Dennis
 President

Attest Executive Director
 Attest Executive Director



PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.

Executive Director
 Executive Director

Sept. 13, 2017
 Plat Release Date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 Sept. 13, 2017
 BRIAN GERTH AUDITOR
 4740

RECEIVED FOR RECORD
 DATE 09-13-17 10:14A
 PLAT BOOK L
 PAGE 119
 INSTR# 2017R00022512
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

A Replat of Lot 1 of Creekside Plaza Subdivision as per plat thereof recorded in Plat Book "T", Page 49 in the office of the Recorder of Vanderburgh County, Indiana, and lying in the Southwest Quarter of the Southeast Quarter of Section 22, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, and more particularly described as follows:

- Beginning at the Northeast corner of said Lot 1; thence along the boundary of Lot 1 for the following ten courses
- South 45°29'47" West 105.33 feet; thence
 - South 44°30'13" East 263.96 feet; thence
 - South 45°29'52" West 171.00 feet; thence
 - South 44°30'08" East 27.00 feet; thence
 - South 45°29'52" West 106.19 feet; thence
 - South 89°59'11" West 107.27 feet; thence
 - North 00°29'46" West 51.95 feet; thence
 - North 35°22'21" West 339.02 feet; thence
 - North 00°00'00" West 90.78 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1
 - North 81°23'00" East 377.10 feet to the point of beginning and containing 3.064 acres, (133,488.28 sq. ft.), more or less

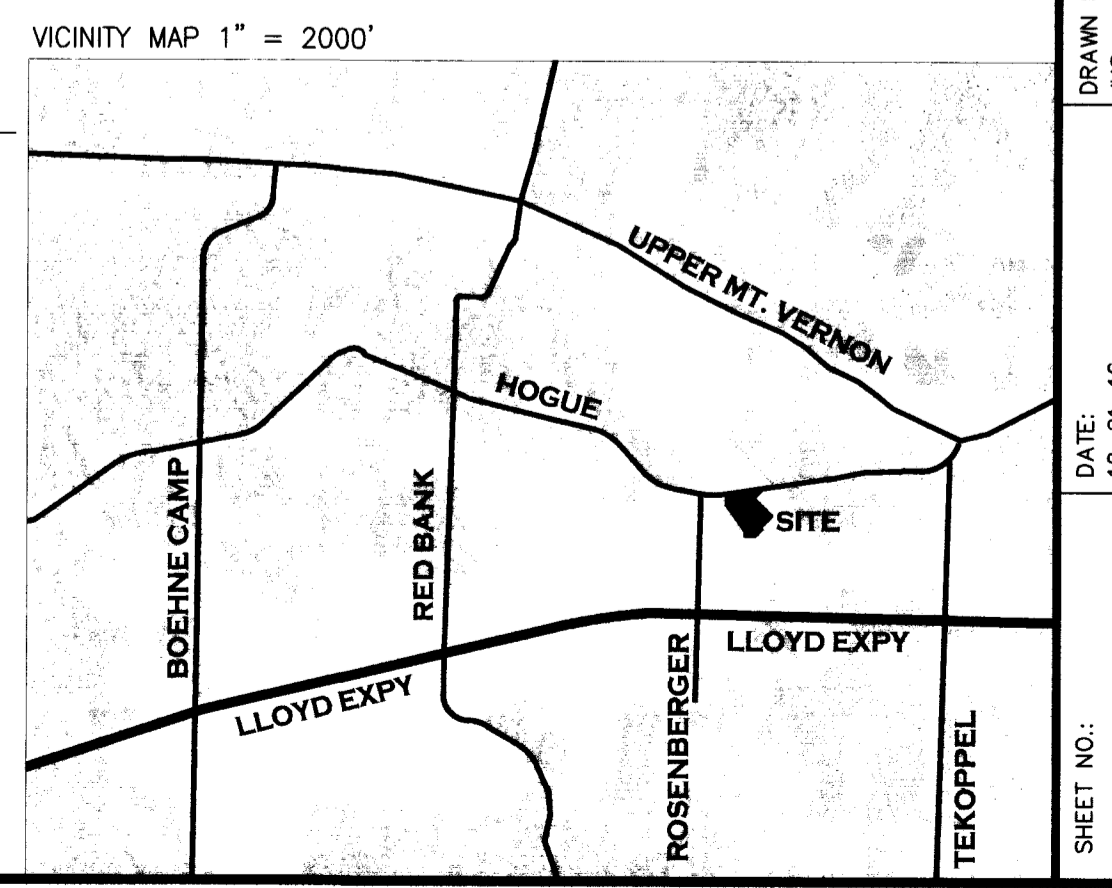
ACCESS AND DRAINAGE

THE OWNERS OF LOTS 1 AND 2 SHALL NOT CONSTRUCT OR INSTALL ANYTHING THAT WOULD OBSTRUCT TRAFFIC FLOW IN THE AISLE IMMEDIATELY WEST/SOUTHWEST OF THE EXISTING OR PROPOSED COMMERCIAL BUILDINGS ON THESE LOTS. THIS REQUIREMENT IS ENFORCEABLE BY THE EVANSVILLE-VANDERBURGH AREA PLAN COMMISSION AND VANDERBURGH COUNTY, NOTWITHSTANDING ANY PROVISIONS OF THE PRIVATE "OPERATION AND EASEMENT AGREEMENT BETWEEN KOHL'S AND DENNIS V. OWENS" AS RECORDED IN INSTRUMENT NUMBER 2005R00004330 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

THE OWNERS OF LOTS 1 AND 2 ARE SUBJECT TO THE "PERPETUAL MAINTENANCE AGREEMENT FOR THE RELOCATED AND RECONSTRUCTED CHANNEL OVERBANK OF CARPENTIER CREEK IN CONJUNCTION WITH THE CARPENTIER CREEK PAVILION SUBDIVISION" AS RECORDED IN INSTRUMENT NUMBER 2004R00024589 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

DRAINAGE PLAN APPROVAL OF LOTS 1 AND 2 ARE PART OF THE APPROVED DRAINAGE PLAN FOR CARPENTIER CREEK PAVILION, APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD AT THE PUBLIC MEETING OF JUNE 28, 2004

U-119
 APC # 26-MS-2017



ANDY EASLEY ENGINEERING, INC
 CIVIL ENGINEERING (912) 424-2481 LAND SURVEYING
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710

CREEKSIDE STORES, LLC
HETTENBACH CREEKSIDE
 4200 HOQUE ROAD
 EVANSVILLE, IN

DATE: 12-21-16	DRAWN BY: JKS
PROJECT NO: 10099	CHECKED BY: DEG
REVISIONS: Primary 07-31-17	SCALE: 1" = 30'
Minor 08-07-17	
SHEET NO: 1 OF 1	