

VICINITY MAP

**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.
- Sports Complex Night Lighting Advisory:** This subdivision and the specific lots along the eastern site boundary are adjacent to an active Sports Complex that will have night lighting.
- 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.
- Access:** All Lots shall access internal roads, only.
- Double Frontage:** Lots 56 through 61 are not considered double frontage lots for the purpose of placing fences, 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.  
Gas and Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.
- 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:
  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 failure 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 part of the approved and constructed storm water 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.
  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.
- 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)
- Bearings:** 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"
- Approval Dates:** Road Plans were approved by the Vanderburgh County Commissioners on October 14, 2014.  
Sidewalks were waived by the Vanderburgh County Commissioners on October 28, 2014.  
Drainage Plans were approved by the Vanderburgh County Drainage Board on October 14, 2014.  
The Vanderburgh County Drainage Board approved a request to allow homes to be built as close as 10 feet from the Lake Maintenance and Storm Drainage Easement on October 14, 2014.  
Sewer Plans were approved by the Evansville Water and Sewer Utility on September 30, 2014.  
Water Plans were approved by the Evansville Water and Sewer Utility on September 15, 2014.
- Corrected Plat:** This Corrected Plat changes the common boundary between Lot 25 and Lot 26 and it also changes the common boundary between Lot 33 and 34.

**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 Kinway Park, Corrected Plat. 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 "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 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.

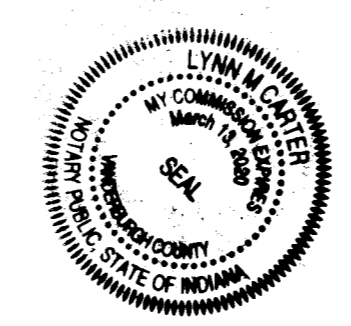
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

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.

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**

C. Wayne Kinney  
TK Heckel Park, LLC  
9210 Petersburg Road  
Evansville, IN 47725



**NOTARY CERTIFICATE**

State of Indiana )  
County of Vanderburgh ) ss:  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared C. Wayne Kinney (TK Heckel Park, LLC) who acknowledged the execution of this plat to be his voluntary act and deed.  
Witness my hand and seal this 11<sup>th</sup> day of April, 2015.

March 13, 2020 Lynn M Carter  
My Commission expires: \_\_\_\_\_  
Notary Resides in Vanderburgh Lynn M Carter  
County, Indiana Typed or printed name

**BOUNDARY DESCRIPTION**

RE: T-164 2015 R0003550

All of Lot 1 in Glynn Haven, as per plat thereof, recorded in Plat Book J, page 230 in the office of the Recorder of Vanderburgh County, Indiana and part of the Southeast Quarter of the Southwest 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 Southeast Quarter of the Southwest Quarter of said Section 35; thence along the west line of said Quarter Quarter Section, North 01 degree 11 minutes 41 seconds East 30.00 feet to the southwest corner of Lot 1 in said Glynn Haven subdivision and being the point of beginning; thence along the west line and the extended west line of said Lot 1 and the west line of said Quarter Quarter Section, North 01 degree 11 minutes 41 seconds East 1299.61 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 35; thence along the north line of said Quarter Quarter Section, South 88 degrees 55 minutes 36 seconds East 619.35 feet to the northwest corner of a tract of land conveyed to the Evansville Vanderburgh Convention & Building Corporation in Document 2013R0003372 in the office of said Recorder which point is located 689.75 feet west of the Northeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 35; thence along the west line and the extended west line of said Evansville Vanderburgh Convention & Building Corporation tract, South 01 degree 09 minutes 57 seconds West 1299.29 feet to a point on the north 30-foot right-of-way of Heckel Road as dedicated on said plat of Glynn Haven; thence along the north 30-foot right-of-way of Heckel Road, North 88 degrees 55 minutes 21 seconds West 619.99 feet to the point of beginning and containing a gross area of 18.485 Acres, more or less.

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

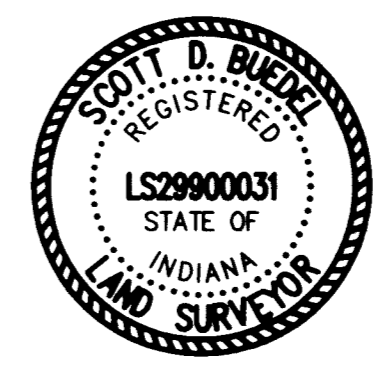
**SURVEYOR'S CERTIFICATE**

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 8th day of April, 2015.

SD

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



**KINWAY PARK  
CORRECTED PLAT**

**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 September 11, 2014.

Jeffrey H. Jones  
President  
Scott D. Buedel  
Attest Executive Director

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

Scott D. Buedel  
Executive Director

May 11, 2015  
Plat Release Date



T-175  
apc# 7-3-2014

**SHEET  
2 OF 2**

**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: SD  
PRINTED NAME: SCOTT D. BUEDEL

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

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EVANSVILLE, IN 47715  
PH: 812.401-5561

332 THIRD AVENUE  
SUITE 13  
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