

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 **Lynch and Green River**. 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, 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 "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the public sewer utility 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, water utilities, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas 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, water utility (except crossings and service connections), electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), 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 sewer utility company without liability in the use of said easements and the permitted sewer utility company 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 "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.

Strips or areas of land, of the dimensions shown on this plat and marked "LMSDE" (Lake Maintenance and 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.

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 (Except Lot 3)
Deaconess Hospital, Inc.
600 Mary Street
Evansville, IN 47747

Cheryl Wathen 11/4/2016
Printed Name: Cheryl Wathen date
Title: Authorized Agent

Owner & Developer (Lot 3)
Chong Soo Kim, M.D.
4100 Norwich Place
Evansville, IN 47725

Chong S. Kim by
Jamie Patterson maw 10/26/16
Chong Soo Kim, M.D. *Patterson* date
of Attorney
POA 2016R00027596

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 Cheryl Wathen, Authorized Agent for Deaconess Hospital, Inc., who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 4th day of November, 2016.

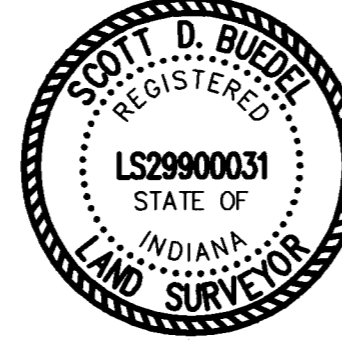
Feb. 1, 2024
My Commission expires: *Maria L. Buckley*
Notary Public
Notary Resides in Vanderburgh
County, Indiana
MARIA L. BUCKLEY
Typed or printed name

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 25th day of October, 2016.

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 March 10, 2016.

President
President:

Attest Executive Director
Attest Executive Director

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

Executive Director
Executive Director

Nov. 23, 2016
Plat Release Date



BOUNDARY DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West and part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12; thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 657.65 feet to the Southwest Corner of the North Half of the South Half of the Northwest Quarter of said Section and being the point of beginning; thence continue along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 164.18 feet to the Northwest Corner of a tract of land conveyed to Deaconess Hospital, Inc. in Document 2016R0000574 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line and the extended north line of said Deaconess tract, South 89 degrees 35 minutes 52 seconds East 1020.60 feet to the northeast corner of a tract of land conveyed to Chong Soo Kim, M.D. in Deed Drawer 8, card 8225 in the office of said Recorder; thence along the east line of said Kim tract, South 00 degrees 38 minutes 23 seconds West 165.07 feet to the southeast corner thereof and being a point on the North Line of the South Half of the Northwest Quarter of said Section 12; thence along the south line of said Kim tract and along the North Line of said Half Quarter Section, North 89 degrees 32 minutes 53 seconds West 87.56 feet to the northwest corner of Waterstone at Green River, as per plat thereof, recorded in Plat Book T, page 192 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Waterstone at Green River, South 00 degrees 37 minutes 07 seconds West 660.92 feet to the southwest corner thereof and being a point on the south line of the Northwest Quarter of said Section 12; thence along the south line of said Quarter Section, South 89 degrees 20 minutes 49 seconds East 62.39 feet to a corner of a tract of land conveyed to Vanderburgh County in Deed Drawer 9, card 4388 in the office of said Recorder and being the beginning of a curve to the right having a central angle of 04 degrees 43 minutes 56 seconds, a radius of 8494.36 feet and a chord dimension of South 88 degrees 03 minutes 46 seconds West 701.57 feet; thence along the boundary of said tract conveyed to Vanderburgh County, along the right-of-way of Lynch Road and along the arc of said curve 701.57 feet; thence continue along the boundary of said tract conveyed to Vanderburgh County and along the right-of-way of Lynch Road, North 89 degrees 34 minutes 17 seconds West 136.93 feet; thence continue along the boundary of said tract conveyed to Vanderburgh County and along the right-of-way of Lynch Road, North 48 degrees 00 minutes 50 seconds West 48.81 feet to a point on the south line of the Northwest Quarter of said Section 12; thence along the south line of said Quarter Section, South 89 degrees 20 minutes 49 seconds East 121.27 feet to the southeast corner of a tract of land conveyed to Bayley-Young Properties LLC in Document 2000R0004768 in the office of said Recorder; thence along the east line and the extended east line of said Bayley-Young tract, North 00 degrees 27 minutes 03 seconds East 658.49 feet to the Northeast Corner of a tract of land conveyed to Rita Folz in Document 2007R0001378 in the office of said Recorder and being a point on the North Line of the South Half of the Northwest Quarter of said Section 12; thence along the North line of said Half Quarter Section and along the north line of said Folz tract, North 89 degrees 32 minutes 53 seconds West 240.00 feet to the point of beginning and containing a gross area of 14.776 acres, more or less.

Subject to the limited access right of way for Lynch Road along the 701.57-foot curve segment, the 136.93-foot line segment and the 48.81-foot line segment as described in Deed Drawer 9, card 4388 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 25-foot right-of-way off the north side of a tract of land conveyed to Deaconess Hospital, Inc. in Document 2016R0000571 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 16-foot utility easement in favor of Indiana Bell Telephone in Deed Drawer 3, card 8208 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 45-foot right-of-way off the west side for Green River Road as described in Deed Book 546, page 326 in the office of the Recorder of Vanderburgh County, Indiana.

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

INSTALLATION OF SIDEWALKS:

- (i) Each purchase 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 the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and 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 City employees or contractors in accordance with the provisions of IC 36-4-6-2 and any amendment or reclassification 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.

U-62
APL#10-5-2015

AFFIRMATION STATEMENT
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO READ EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
SIGNATURE: *Scott D. Buedel*
PRINTED NAME: Scott D. Buedel

LYNCH AND GREEN RIVER

GENERAL NOTES

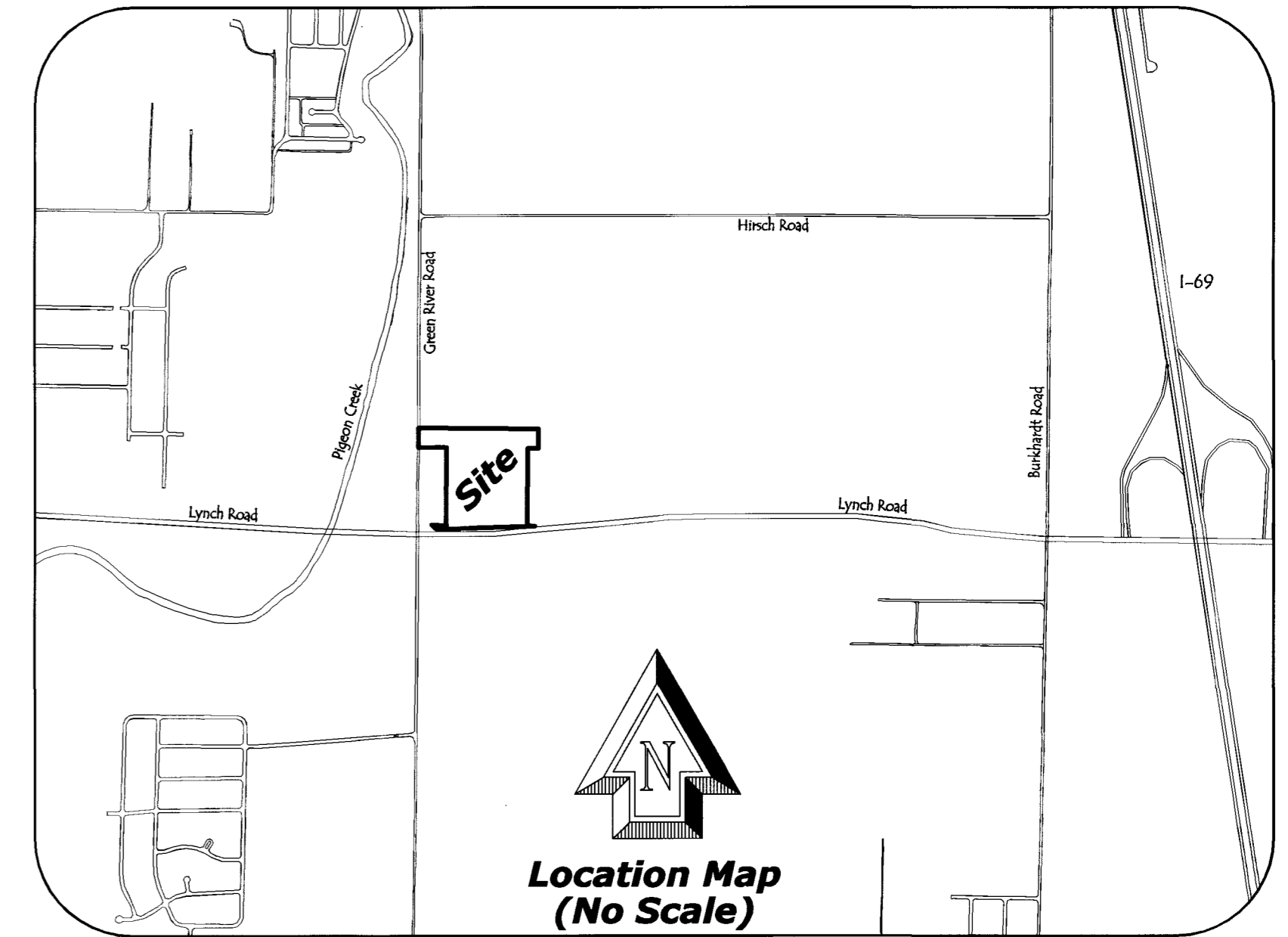
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels 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.
- 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.
- Storm Maintenance:** The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage 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. 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.

LMSDE on Lot 2
The owner of Lot 1 shall be responsible, including financially, for maintaining that part of the storm water drainage system within the Lake Maintenance and Storm Water Drainage Easement on lot 2 in proper working order and also maintaining the land with the Lake Maintenance and Storm Water Drainage Easement on Lot 2 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.

Temporary Erosion Control: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction 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 Title 16.20.110 C(16) of the City of Evansville's Municipal 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 Title 16.20.130(C) (1) of the Evansville Municipal Code.

Approval Dates
Road Plans were approved by the Evansville Board of Public Works on June 16, 2016. Sidewalk Plans were approved by the Evansville Board of Public Works on September 29, 2016. Drainage Plans were approved by the Evansville Board of Public Works on June 9, 2016. Water Plans were approved by the Evansville Water and Sewer Utility on July 26, 2016. Sewer Plans were approved by the Evansville Water and Sewer Utility on July 26, 2016.



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