

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS MYSTIC CREEK P.U.D. ALL ROADS 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 "PUE" (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED 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 STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND 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 "DE" (DRAINAGE EASEMENT) ARE HEREBY 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 AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. 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 "D&UGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW, ACCESS ALONG THE EASEMENT, OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "LM&SDE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY 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 DETENTION EASEMENTS.

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.

JACK TUBBS, II
MANAGER
MYSTIC CREEK, LLC

JOHN B. HIRSCH
MEMBER
MYSTIC CREEK, LLC

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 November 9th, 2006.

Blaine Oliver
Attest Executive Director (ASST)

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

Blaine Oliver
Executive Director (ASST)

FEB 22 2007
Plat Release Date

Notary Certificate:

STATE OF INDIANA,)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 30th day of November, 2006.

My Commission Expires: 12/22/2014

Notary resides in
Vanderburgh
County, Indiana.
Patricia E. Keith
Notary Public
Patricia E. Keith
(Typed or printed name)

Surveyor's Certificate:

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that the plat correctly represents a survey completed by me on January 10, 2006, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Seventeenth day of January, 2006.

Ralph A. Easley, Jr.
Ralph A. Easley, Jr. L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

AFFIRMATION STATEMENT

This instrument was prepared by Andy Easley Engineering, Inc., under direct supervision of Ralph A. Easley, Jr.

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

Ralph A. Easley, Jr.
Andy Easley Engineering, Inc.
1133 W. Mill Road
Evansville, IN 47710

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE AND BEING THE NORTHWEST CORNER OF SAID QUARTER, QUARTER; THENCE 1. NORTH 89°34'15" EAST 611.76 FEET TO A 5/8" IRON ROD WITH LS CAP L50006; THENCE 2. SOUTH 27°49'59" EAST 545.28 FEET TO A 5/8" IRON ROD WITH LS CAP L50006; THENCE 3. NORTH 89°42'33" WEST 867.27 FEET; THENCE 4. SOUTH 00°06'35" EAST 482.02 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 8.198 ACRES, MORE OR LESS.

RECEIVED FOR RECORD

DATE 02-22-07 1:36 PM

PLAT BOOK S-42

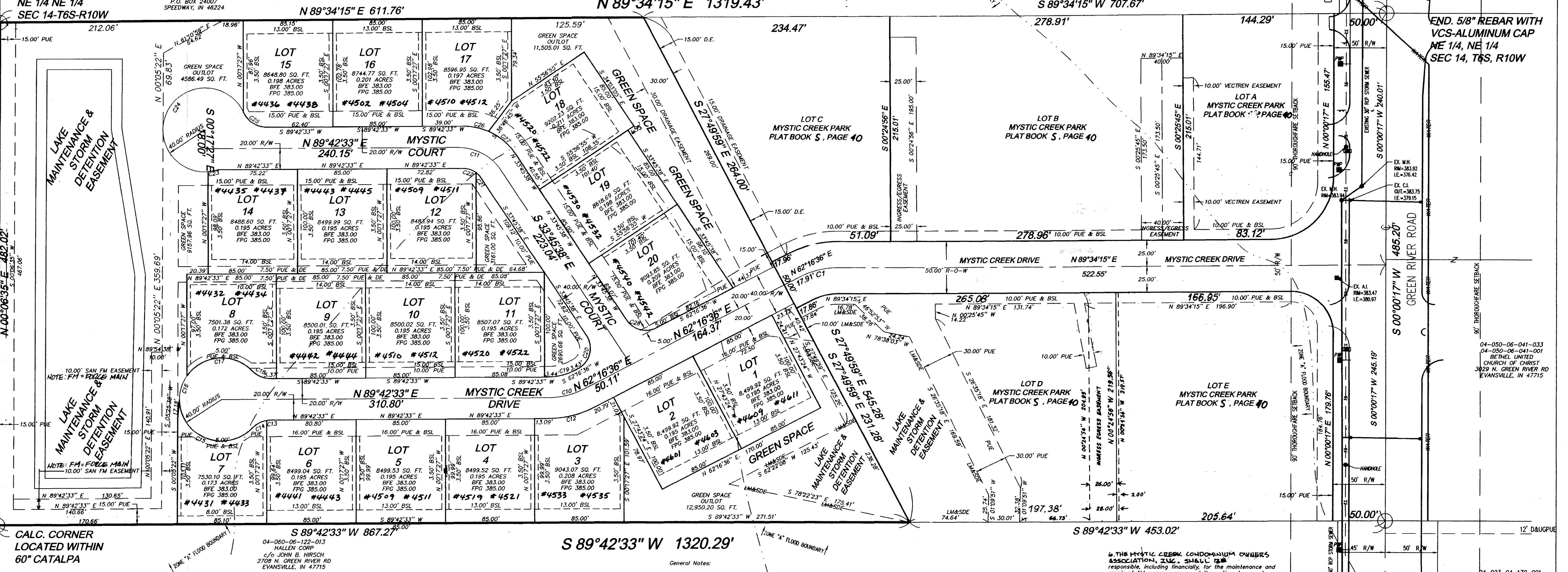
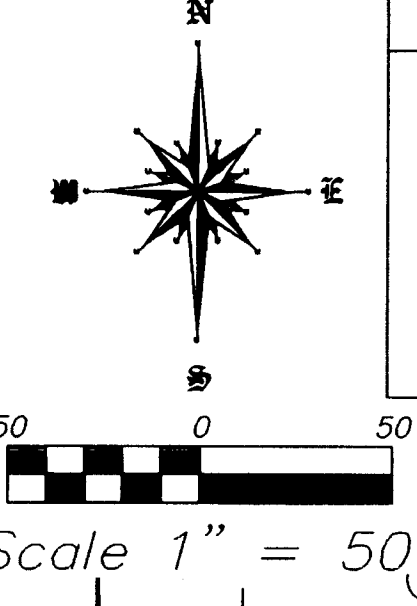
INSTR# 2007R00005220

BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

1086
(DATE)

BILL FLUTY AUDITOR
02-22-2007
(AUDITOR'S HANDED)



CALC. CORNER LOCATED WITHIN 60" CATALPA

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C10	27°25'57"	75.00	35.91	18.31	S 75°59'35" W	35.57
C11	56°3'149"	50.00	49.33	26.88	N 62°0'132" W	47.36
C12	27°25'57"	95.00	45.48	23.19	N 75°59'35" E	45.05
C13	09°40'00"	25.00	4.22	2.11	N 84°52'33" E	4.21
C14	38°3'113"	25.00	10.98	8.25	S 61°46'57" E	15.67
C15	136°28'40"	40.00	95.28	100.21	S 68°14'20" E	74.30
C16	34°48'41"	40.00	24.30	12.54	N 17°24'20" E	23.93
C17	101°05'06"	40.00	70.57	48.60	N 85°21'13" E	61.77
C18	46°1'113"	25.00	20.15	10.68	S 67°11'50" E	19.61

ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY L50006"

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C19	27°25'57"	55.00	26.33	13.42	N 75°59'35" E	26.08
C20	96°02'14"	22.00	36.88	24.45	N 14°15'29" E	32.71
C21	19°00'18"	20.00	6.63	3.35	N 43°15'47" W	6.60
C22	37°31'31"	20.00	13.10	6.79	S 71°31'41" E	12.87
C23	14°18'17"	40.00	9.99	5.02	N 78°40'00" E	9.96
C24	249°20'48"	40.00	174.08	57.02	S 60°29'33" E	65.79
C25	65°27'23"	25.00	28.56	16.07	S 57°33'45" E	27.03
C26	23°42'57"	60.00	24.84	12.60	N 78°25'58" W	24.66
C27	32°48'52"	60.00	34.36	17.67	S 50°10'04" E	33.90
C28	83°57'46"	22.00	32.24	19.80	S 75°44'31" E	29.43

General Notes:

- Owners: MYSTIC CREEK, LLC; Jack Tubbs II P.O. Box 205; Newburgh, IN 47225-0225 (812) 858-9113
- Utilities: City of Evansville Water and Sewer Utilities are available to the site, both Water and Sewer. VECTREN gas and electric utilities are available. Telecommunication companies available.
- Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., ryegrass, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and seeding. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control at each lot to be developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
- Flood Plain Data: A portion of the property is located in the 100 year flood zone according to FEMA panel 180256-0025 dated August 05, 1991 for Vanderburgh County, Indiana.
- Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of the 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.
- Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.
- All lots within or adjacent to the special Flood Hazard Area (SFHA) Zone "A" are marked with the appropriate Flood Protection Grade (FPG). The FPG is the minimum Finished Floor Elevation (FFE) required for all new construction as per the requirements of the Vanderburgh County Building Commission. Consult with an engineer or the Vanderburgh Building Commission to confirm how the FPG influences the type of construction and the structures being built within the SFHA. Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

THIS MYSTIC CREEK CONDOMINIUM OWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF ALL GREEN SPACES AND THE ENTIRE STORM WATER DRAINAGE SYSTEM AND ITS EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF THE COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING:

- Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating at all times as designed and as constructed free of all trash, debris and obstructions to the flow of water.
- Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
- Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or 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 drainage system and easements within or attached to this subdivision.
- Notifying any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING EVANSVILLE, INDIANA 47710
1133 WEST MILL ROAD

SECONDARY PLAT
MYSTIC CREEK P.U.D.
MYSTIC CREEK DRIVE
VANDERBURGH CO., INDIANA

DATE: 11-07-05
PROJECT NO.: 7977
REVISIONS:

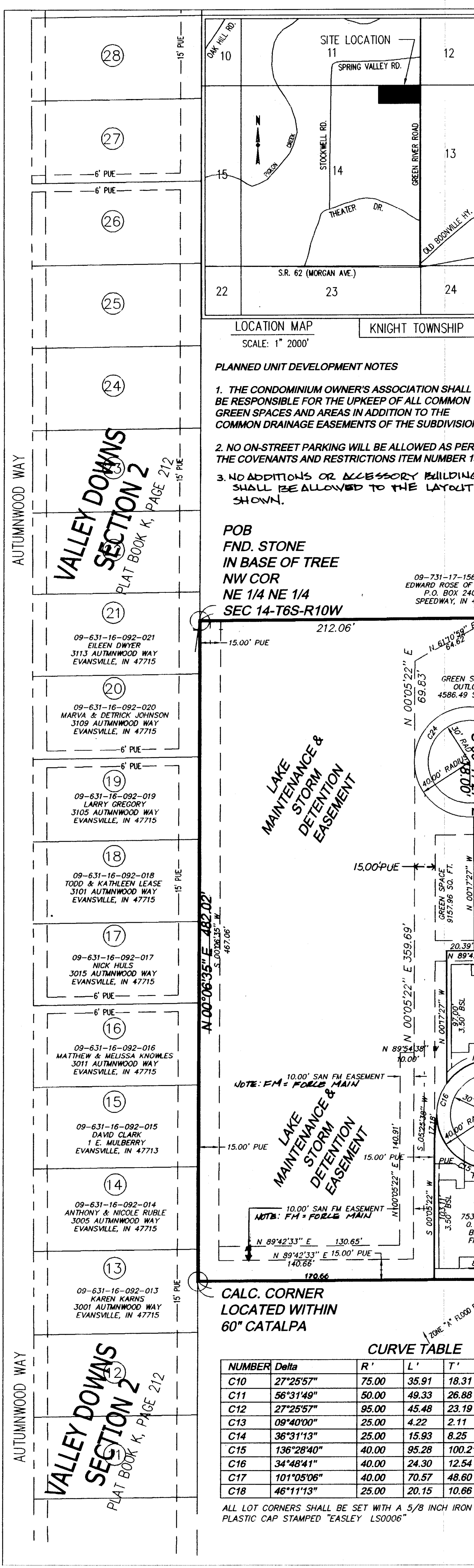
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APC# 18-S-2006

S-42

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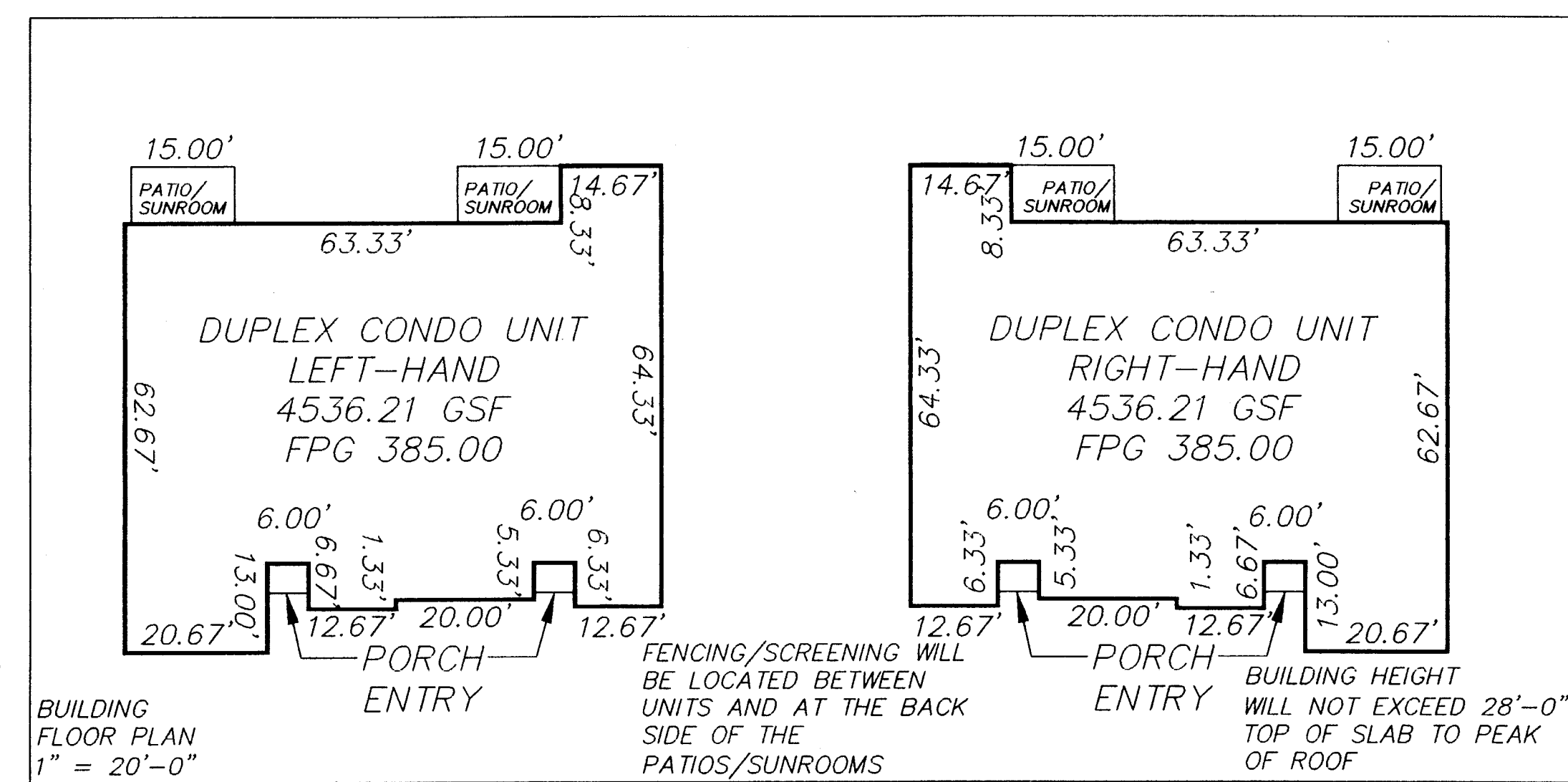
C:\projects\p\projects\7977\TITLE-PROD-PL12.dwg Tue Nov 21 16:42:20 2006 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED



PLANNED UNIT DEVELOPMENT NOTES

1. THE CONDOMINIUM OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP OF ALL COMMON GREEN SPACES AND AREAS IN ADDITION TO THE COMMON DRAINAGE EASEMENTS OF THE SUBDIVISION.
2. NO ON-STREET PARKING WILL BE ALLOWED AS PER THE COVENANTS AND RESTRICTIONS ITEM NUMBER 15.
3. NO ADDITIONS OR ACCESSORY BUILDINGS SHALL BE ALLOWED TO THE LAYOUT SHOWN.

POB
FND. STONE
IN BASE OF TREE
NW COR
NE 1/4 NE 1/4
SEC 14-T6S-R10W



ALL LOT CORNERS SHALL BE SET WITH A 5/8" INCH IRON ROD WITH A PLASTIC CAP STAMPED "EASLEY L50006"

Surveyor's Certificate:

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on January 10, 2006, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Seventeenth day of January, 2006.

Ralph A. Easley, Jr.
 Ralph A. Easley, Jr. L.S.
 Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
 1133 West Mill Road
 Evansville, IN, 47710

AFFIRMATION STATEMENT

This instrument was prepared by Andy Easley Engineering, Inc., under direct supervision of Ralph A. Easley, Jr.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Ralph A. Easley, Jr.
 Ralph A. Easley, Jr.
 Andy Easley Engineering, Inc.
 1133 W. Mill Road
 Evansville, IN 47710

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04-050-06-039-019
 BILL SPURLING
 SSS DEVELOPMENT, LLC
 3207 N. GREEN RIVER RD
 EVANSVILLE, IN 47715

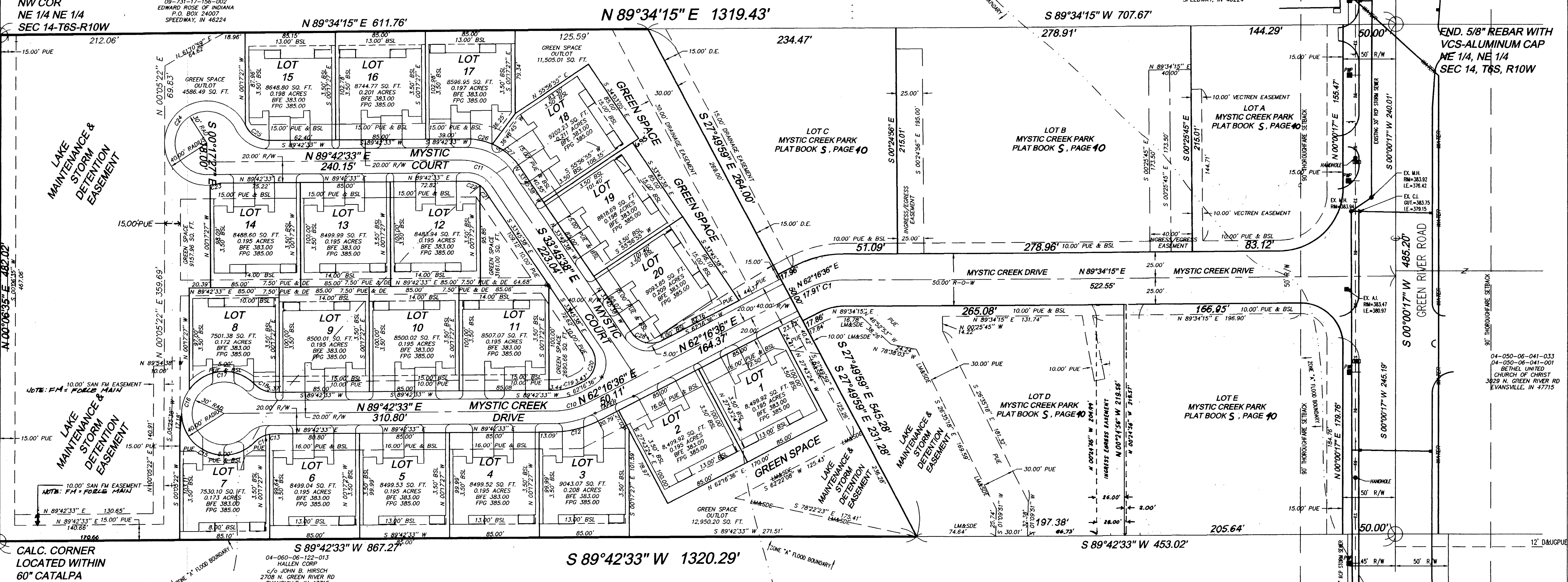
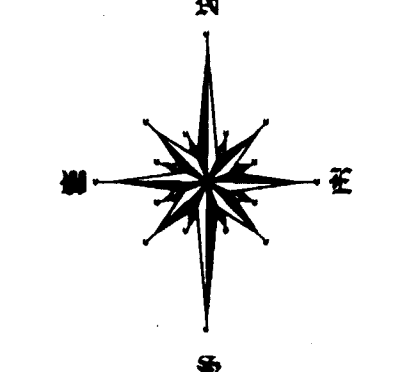
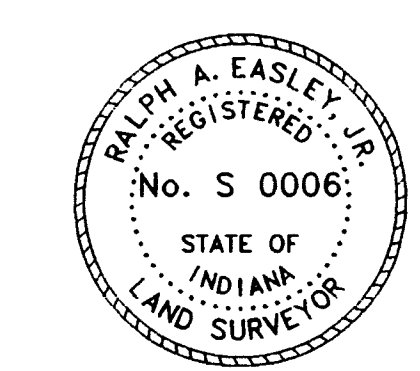
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 3629 N. GREEN RIVER RD
 EVANSVILLE, IN 47715

04-023-04-170-001
 MID AMERICA LEASING LLP
 P.O. BOX 4658
 EVANSVILLE, IN 47724-0858

RECEIVED FOR RECORD
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 PLAT BOOK S-42
 PAGE 42
 INSTR# 2007R 00005228
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 1086
 (DATE)

BILL FLUTY AUDITOR
 02-22-2007
 (AUDITOR NUMBER)



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AE2 **ANDY EASLEY ENGINEERING**
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 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710

SECONDARY PLAT
MYSTIC CREEK P.U.D.
 MYSTIC CREEK DRIVE
 VANDERBURGH CO., INDIANA

DRAWN BY: []
 CHECKED BY: []
 DATE: 11-17-05
 PROJECT NO.: 7977
 REVISIONS:

SHEET NO.: **2 OF 2**