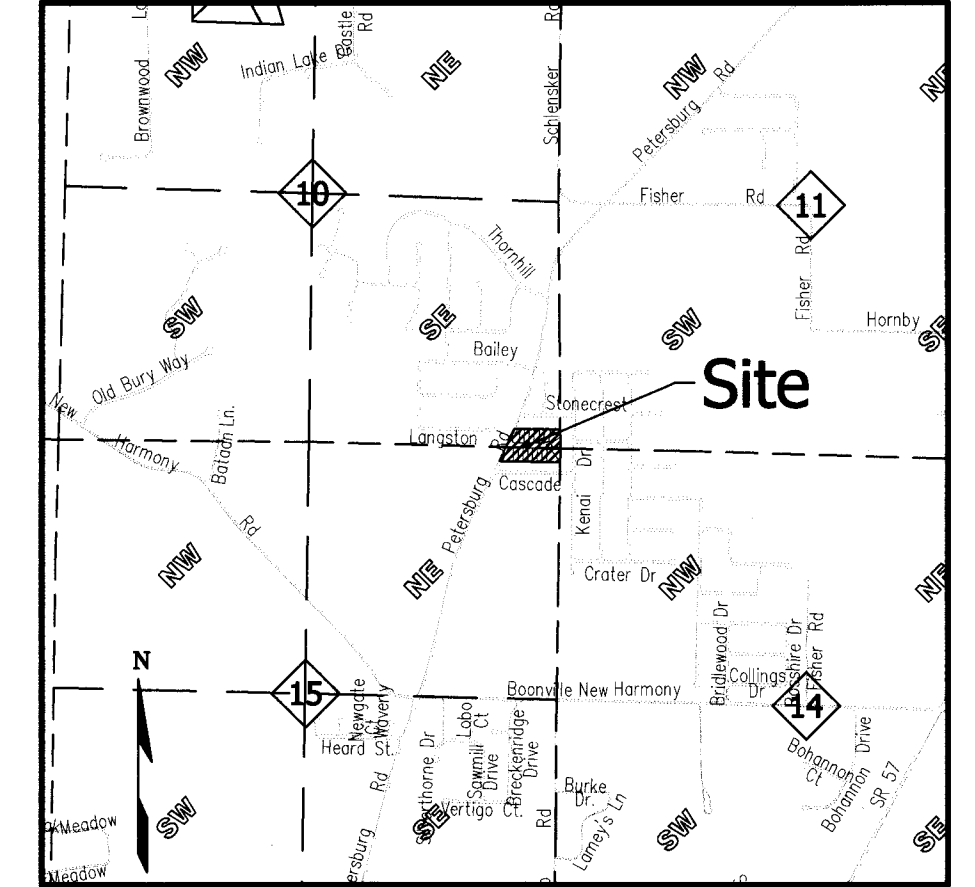
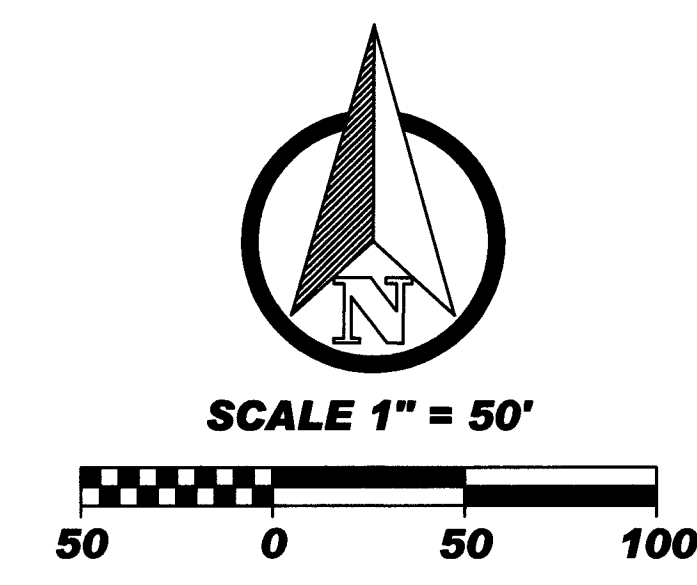


Nevayah Place

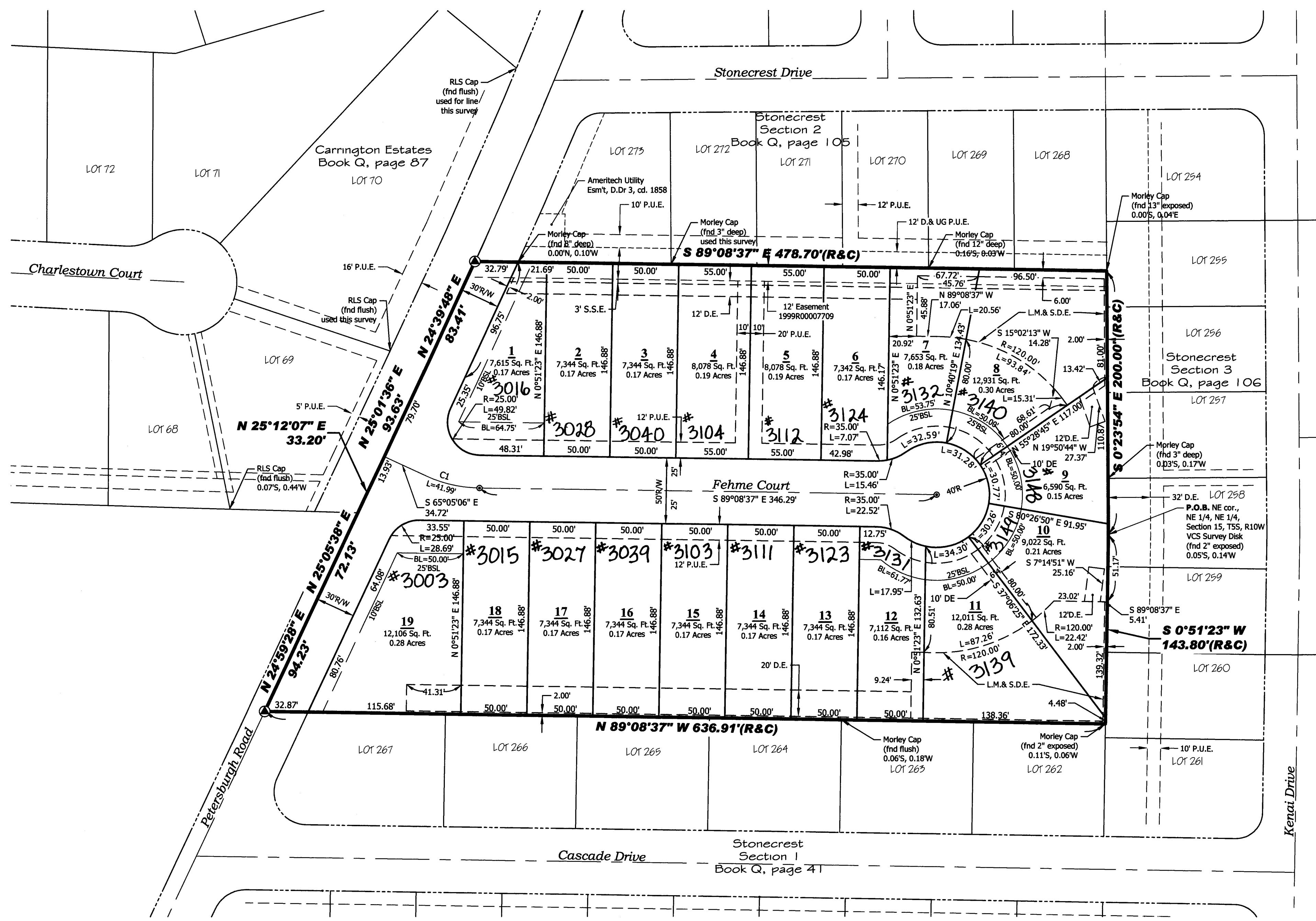
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 1/22/2020
 BRIAN GERTH AUDITOR
 246
 RECEIVED FOR RECORD
 DATE 1/22/2020 2:02 PM
 PLAT BOOK V
 PAGE 044
 INSTR# 2020R00001170
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Location Map
 Scale 1"=200'

Legend

BSL	Building Setback Line	(BL)	Building Line Distance
CL	Center Line	(C)	Calculated Dimension
---	Easement Line	Cd	Card
---	Property Boundary Line	E	East
---	Right-of-way Line	(Fnd)	Found
○	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	M	Measured Dimension
○	Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)	N	North
○	Railroad Spike (Set)	Pg	Page
		P.O.B.	Point Of Beginning
		R	Range
		(R)	Record Dimension
		S	South
		T	Township
		W	West



Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
CL	24.06	100.00'	41.99'	21.31'	41.68'	S 77°06'51" E

General Notes
 Access: All lots shall access interior roadways only.
 Flood Plain Data: No Portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 180250109D, being Map Numbers 18163C107D and 18163C109D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
 Installation of Sidewalks with Certificate of Occupancy:
 (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 the 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 a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordered right-of-way 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 reconfiguration 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.
 Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley ID 0023". Centerline road control has also been set as noted on the face of the plat.
 Prior Covenants and Restrictions: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
 Public Utilities - Sewer: Sanitary Sewer is available by extension and will be provided by the Evansville Water & Sewer Utility.
 Public Utilities - Water: Water is available by extension and will be provided by the Evansville Water & Sewer Utility.
 Zoning: The subject site is zoned R-2 and has a Use & Development Commitment. The site was rezoned R-2 by Inset #2019R00010598.
 Reference Survey: 2019R00026378

Responsibility for Drainage Facility Maintenance Plan "A"
 The Lot Owners' Association shall be responsible, including financially, for the maintenance and repair of the entire stormwater drainage system, its parts, and easements within or adjacent to this subdivision and outside of County accepted road rights-of-way including:
 (1) Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
 (2) Keeping all parts of the stormwater drainage system operating at all times 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 of all erosion and sedimentation.
 (4) Maintaining and repairing the stormwater 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.
 (5) Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the stormwater drainage system and easements within or adjacent to this subdivision.
 (6) NOTICE: 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.
 (7) In the event that the lot owners association cease to exist, the responsibility for maintenance and repair of the stormwater drainage system and facilities outside of County accepted road rights-of-way, and within a subdivision's boundaries, together with any off-site facilities housed within easements acquired for the project drainage system shall become the responsibility of the individual lot owner on whose property those facilities lie.
 The primary spillway or outlet pipe of the detention/retention basins located on Lots 7 and 8 and Lots 10 and 11 are located on Lots 8 and 9 and Lot 10 and in the event that the lot owners association ceases to exist it shall be the sole responsibility of the owner of Lots 8 and 9 and Lot 10 to maintain the primary spillway and/or outlet pipe to the design specifications of the approved Drainage Plan for this subdivision.
 The emergency spillways of the detention/retention basin located on Lots 7 and 8 and Lots 10 and 11 are located on lots 8 and 10 and in the event that the lot owners association ceases to exist it shall be the sole responsibility of the owner of Lots 8 and 10 to maintain the emergency spillway to the design specifications of the approved Drainage Plan for this subdivision.

The installation, maintenance, repair, and replacement of all stormwater drainage facilities, and erosion and siltation control measures for a project during the period of construction, and until final approval by the county engineer, shall be the responsibility of the land developer(s), and/or the property owner(s) of record.
 "The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any connections to the stormwater drainage system in order that the stormwater drainage system is completed to the specifications of the approved drainage plan. Such right of entry shall include but not be limited to: mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is established and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is complete and the letter of credit has been released for the purpose of ensuring that the stormwater drainage system is functioning as originally designed."

Boundary Description
 Part of the Northeast Quarter of the Northeast Quarter of Section 15, Township 5 South Range 10 West and part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 5 South Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly as follows:
 Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 15, said point being on the west line of Stonecrest Subdivision Section 3, as per plat thereof, recorded in Plat Book Q, page 106 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Quarter Quarter Section, South 00 degrees 51 minutes 23 seconds West 143.80 feet to a north corner of Stonecrest Subdivision Section 1, as per plat thereof, recorded in Plat Book Q, page 41 in said office of the Recorder; thence along the north line of Stonecrest Subdivision Section 1, North 89 degrees 08 minutes 37 seconds West 636.91 feet to the center of Petersburg Road; thence along the centerline thereof, North 24 degrees 59 minutes 28 seconds East 94.23 feet; thence continue along said centerline, North 25 degrees 05 minutes 38 seconds East 72.13 feet to a point on the south line of the Southeast Quarter of the Southeast Quarter of said Section 10; thence continue along the centerline of Petersburg Road, North 25 degrees 12 minutes 07 seconds East 33.20 feet; thence continue along said centerline, North 25 degrees 01 minutes 36 seconds East 93.63 feet; thence continue along said centerline, North 24 degrees 39 minutes 48 seconds East 83.41 feet to the southwest corner of Stonecrest Subdivision Section 2, as per plat thereof, recorded in Plat Book Q, page 105 in said office of the Recorder; thence along the south line thereof, South 89 degrees 08 minutes 37 seconds East 478.70 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter of said Section 10 and also being on the west line of said Stonecrest Subdivision Section 3; thence along the west line thereof, South 00 degrees 23 minutes 54 seconds East 200.00 feet to the point of beginning, Containing 4.41 Acres (191,987 sq. ft.).

Owner's Certificate
 The undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Nevayah Place**. 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 "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 "SSE" (Sanitary Sewer Easement), are hereby dedicated to the public sewer 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 said public utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, 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 crossing by any utility. Any building, structure, fence, 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 crossings by storm drainage facilities.
 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. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions without the approval of the Drainage Board.
 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.
 Owner/Developer: Arlene, LLC
 By: *[Signature]*
 2188 Eagewood Drive
 Newburgh, IN. 47630

Notary Certificate
 STATE OF INDIANA, COUNTY OF WARRICK ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wald Fehme as Manager for Arlene, LLC, the owner of the real estate shown and described hereon and 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 22nd day of January, 2020.
 My Commission Expires: August 6, 2026
[Signature]
 Notary Public
 Notary Resides in Vanderburgh
 County, Indiana
[Signature]
 (Typed or Printed Name)

County
 Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: August 27, 2019
 Roadway plans were approved by the Vanderburgh County Engineer on: August 27, 2019

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 June 5, 2019.
[Signature]
 President: Stacey Stevens
 Attest Executive Director: Ronald S. London

Plat Release for APC Docket No. MAJ - 2019-004
 Secondary Plat complies with the Ordinance and is released for recording.
[Signature]
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 1/22/2020

Surveyor's Certificate
 I, Bret Alan Semersheim, do hereby 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 November 6, 2019 and that all monuments shown exist at locations as noted.
 Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law.
 Bret Alan Semersheim
 Witness my hand and seal this 20th day of January 2020.

[Signature]
 Prepared By: Bret Alan Semersheim, P.S.
MORLEY
 4800 Rosebud Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 brets@morleycorp.com

Secondary Plat

Designed By: BAS	Job Number: 10390.4.001-A
Drawn By: JEW	Date: 1/21/2020
Filename: 10390 Secondary Plat	

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47630
 812.464.9585 Phone 812.464.2514 Fax
 morleycorp.com

