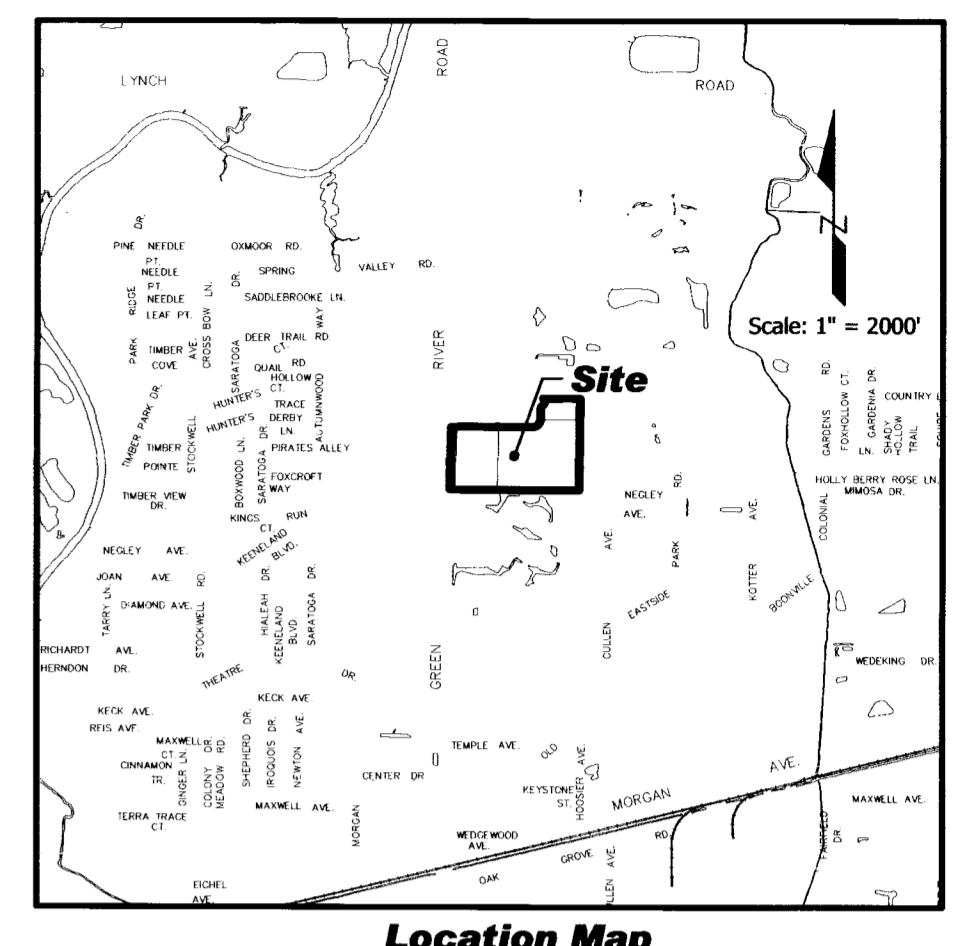
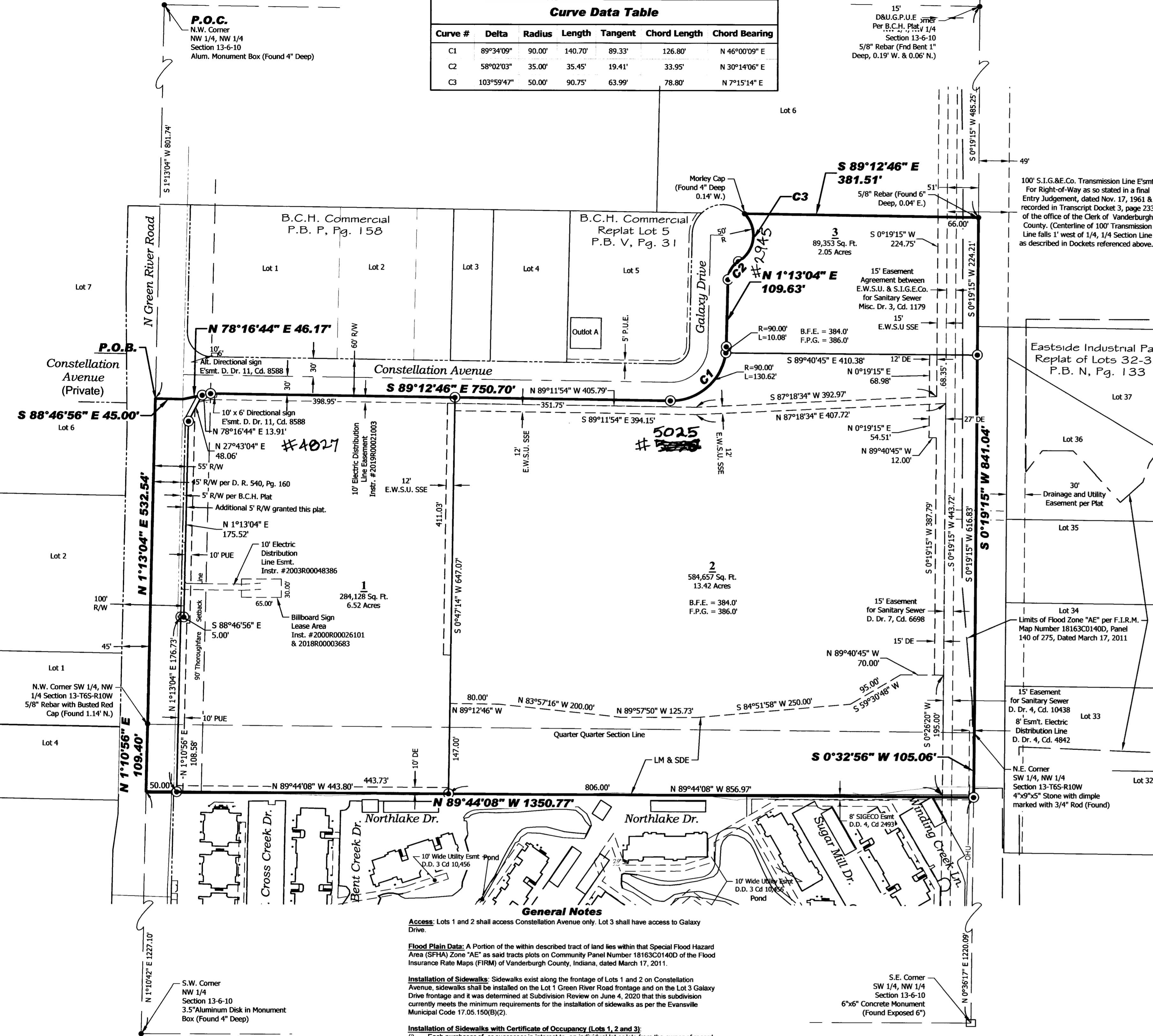


River Valley

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 9/29/2020 11:30AM
 PLAT BOOK V 070
 INSTR# R00025503
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Bearing
C1	89°34'09"	90.00'	140.70'	89.33'	126.80'	N 46°00'09" E
C2	58°02'03"	35.00'	35.45'	19.41'	33.95'	N 30°14'06" E
C3	103°59'47"	50.00'	90.75'	63.99'	78.80'	N 7°15'14" E



General Notes

Access: Lots 1 and 2 shall access Constellation Avenue only. Lot 3 shall have access to Galaxy Drive.

Flood Plain Data: A 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 1816300140D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

Installation of Sidewalks: Sidewalks exist along the frontage of Lots 1 and 2 on Constellation Avenue. Sidewalks shall be installed on the Lot 1 Green River Road frontage and on the Lot 3 Galaxy Drive frontage and it was determined at Subdivision Review on June 4, 2020 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2).

Installation of Sidewalks with Certificate of Occupancy (Lots 1, 2 and 3):

- 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.
- 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.
- 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.
- Sidewalks installed in a 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 the regulations thereunder.
- Failure to install a 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 36-1-6-2 and any amendment or recondition 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 12/8/023", unless otherwise noted.

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 private covenants and restrictions that may or may not exist.

Public Utilities - Sewer: Sanitary Sewer provided by the Evansville Water & Sewer Utility will be accessible after the extensions are completed by the Owner and are accepted by the Evansville Water & Sewer Utility.

Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Drainage Plans: The owners of the Lots in the Subdivision shall, at the request of the City of Evansville: (i) amend the Drainage Plans, at no cost to the City, to correct (to the satisfaction of the City) any future drainage issues related to any deficiency in the approved Drainage Plans; and (ii) make the necessary repairs or improvements to drainage facilities which are required by any revised drainage plan.

Drainage plans were approved by the Board of Public Works on September 24, 2020.

Surveyor's Certificate

I, Douglas K. Bacon, 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 September 8, 2020 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 redact each Social Security number in this document, unless required by law.

Witness my hand and seal this 8 day of September, 2020.

Douglas K. Bacon

Prepared By:
 Douglas K. Bacon, P.S.
MORLEY
 4800 Roseland Lane
 Newburgh, IN 47630
 Phone: (812) 464-9585
 Fax: (812) 464-2514
 doug@morleycorp.com

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 **River Valley**. 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 "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 that impede or reduce the flow of water.

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 Board of Public Works. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

Strips or areas of land, of the dimensions shown on this plat and marked "E.W.S.U. SSE" (Evansville Water and Sewer Utility Sanitary Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department an exclusive, permanent Sanitary Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein provided; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet.

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:

By: *Chris A. Ramsey*
 Chris A. Ramsey, General Partner, C & K Partnership, L.P.
 520 Kimber Lane, Suite 101
 Evansville, IN 47715

Witness to the Owner(s) signature:
Stacy McClellan
 Stacy McClellan
 Witness name

By: *Mark Heitkemper*
 Mark Heitkemper, Manager, Our Haus, LLC.
 520 Kimber Lane, Suite 101
 Evansville, IN 47715

Witness to the Owner(s) signature:
Stacy McClellan
 Stacy McClellan
 Witness name

By: *Mark Heitkemper*
 Mark Heitkemper, Manager, Car Roth, LLC.
 520 Kimber Lane, Suite 101
 Evansville, IN 47715

Witness to the Owner(s) signature:
Stacy McClellan
 Stacy McClellan
 Witness name

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 Chris A. Ramsey, C & K Partnership, L.P., 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 25th day of September, 2020

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana

Bret A. Sermerstein
 Bret A. Sermerstein
 (Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, a Notary Public in and for said County and State, on September 25, 2020 personally appeared the above named Stacy McClellan to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Owner(s) to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Owner(s) execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires: August 6, 2026

Notary Resides in Vanderburgh County, Indiana

Bret A. Sermerstein
 Bret A. Sermerstein
 (Typed or Printed Name)

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 Mark Heitkemper, Manager, Car Roth, LLC, and Manager, Our Haus, 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 28 day of September, 2020

My Commission Expires: 2/4/2027

Notary Resides in Henderson County, Indiana KY

Michele S. Nally
 Michele S. Nally
 (Typed or Printed Name)

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, a Notary Public in and for said County and State, on Sept 28, 2020 personally appeared the above named Stacy McClellan to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Owner(s) to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Owner(s) execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

My Commission Expires: 2/4/2027

Notary Resides in Henderson County, Indiana KY

Michele S. Nally
 Michele S. Nally
 (Typed or Printed Name)

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 Mark Heitkemper, Manager, Car Roth, LLC, and Manager, Our Haus, 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 28 day of September, 2020

My Commission Expires: 2/4/2027

Notary Resides in Henderson County, Indiana KY

Michele S. Nally
 Michele S. Nally
 (Typed or Printed Name)

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 Mark Heitkemper, Manager, Car Roth, LLC, and Manager, Our Haus, 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 28 day of September, 2020

My Commission Expires: 2/4/2027

Notary Resides in Henderson County, Indiana KY

Michele S. Nally
 Michele S. Nally
 (Typed or Printed Name)

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 4, 2020.

Ronald S. London
 Ronald S. London
 President: Stacy McClellan

Attest Executive Director: Ronald S. London

Plat Release for APC Docket No.: MAJ-2020-004

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

Ronald S. London
 Ronald S. London
 Executive Director: Ronald S. London

PLAT RELEASE DATE: 9/29/2020

Secondary Plat

Designed By: DKB Job Number: 11023.1.002A
 Drawn By: DKB Date: 9/25/2020
 File Name: 11023 Secondary

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