

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	45°17'25"	S 28°25'55" W	25.03	60.00	47.43	46.20
C-2	19°20'29"	S 88°44'51" W	10.22	60.00	20.25	20.16
C-3	32°06'01"	S 49°22'05" W	14.38	50.00	28.01	27.65

NUMBER	DIRECTION	DISTANCE
L1	N 01°12'52" E	6.92'
L2	N 27°43'04" E	14.61'
L3	N 27°42'49" E	20.49'
L4	N 78°16'44" E	21.04'
L5	S 89°12'46" E	57.95'
L6	S 00°47'14" W	10.00'
L7	N 89°12'46" W	59.19'
L8	N 89°12'46" W	19.19'
L9	N 89°12'46" W	40.00'
L10	S 00°47'14" W	15.04'
L11	N 88°46'56" W	28.58'
L12	NA	NA
L13	NA	NA
L14	S 01°13'04" W	9.92'
L15	N 88°46'56" W	25.00'
L16	S 00°47'14" W	20.00'
L17	N 89°12'46" W	50.15'

BOUNDARY DESCRIPTION

Lot 1 in River Valley, as per plat thereof, recorded in Plat Book V, page 70 in the Office of the Recorder of Vanderburgh County, Indiana and being part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 5 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 15; thence along the west line of said Quarter Quarter Section, South 01 Degree 15 Minutes 04 Seconds West 801.74 feet; thence South 88 Degrees 46 Minutes 56 Seconds East 45.00 feet; thence North 78 Degrees 16 Minutes 44 Seconds East 52.26 feet to a corner of said Lot 1 and being the point of beginning; thence continue along the boundary of said Lot 1, the following nine (9) calls:

North 78 Degrees 16 Minutes 44 Seconds East 15.91 feet; thence South 89 Degrees 12 Minutes 46 Seconds East 398.95 feet; thence South 00 Degrees 47 Minutes 14 Seconds West 647.07 feet; thence North 89 Degrees 44 Minutes 08 Seconds West 443.80 feet; thence North 01 Degree 10 Minutes 56 Seconds East 109.24 feet; thence North 01 Degree 15 Minutes 04 Seconds East 176.08 feet; thence South 88 Degrees 46 Minutes 56 Seconds East 5.00 feet; thence North 01 Degree 15 Minutes 04 Seconds East 520.00 feet; thence North 27 Degrees 45 Minutes 04 Seconds East 48.05 feet to the point of beginning and containing a gross area of 6.525 Acres, more or less.

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

7/14/2023

BRIAN GERTH AUDITOR
1438

RECEIVED FOR RECORD
DATE 7/14/2023 03:01 PM
PLAT BOOK V
PAGE 182
INSTR# 2023R00013402
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

RIVER VALLEY TWO

A REPLAT OF LOT 1 IN RIVER VALLEY RECORDED IN PLAT BOOK V, PAGE 70 IN THE OFFICE OF THE VANDERBURGH COUNTY RECORDER

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon do hereby plat and estate said real estate as shown and designate the same as **River Valley Two**, a Major Subdivision.

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 shall 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 "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. The City of Evansville is not responsible to maintain any portion of the storm water drainage system that lies within a D.E.

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 into 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 granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No 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.

Areas of land, of the dimensions shown on this plat and marked "S.E." (Sign Easement) are hereby retained by C & K Partnership, L.P. and their successors, lessors, and assigns for the purpose of installation, maintenance, operation and repair of signs, utilities and landscape features whether above or below ground. In addition, C & K Partnership, L.P. and their successors, lessors, and assigns shall retain the right of ingress and egress to and from the Sign Easement across Lot 1. General maintenance of the easement area is the responsibility of the underlying property owner.

Strips or areas of land, of the dimensions shown on this plat and marked Ingress & Egress Easement, are hereby reserved to construct, maintain, repair, relocate, enlarge or rebuild a road or parking areas or a portion of a road or parking areas, including all associated drainage facilities, that are necessary to provide access to Lots 1, 2, 3 and 4. General maintenance and reconstruction of the road or driveway is the responsibility of the owner of Lots 1, 2, 3 and 4.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Owner & Subdivider

Chris A. Ramsey, L.P. date 7-13-23
C & K Partnership, L.P.
Chris A. Ramsey, general partner
520 Kimber Lane, Suite 100
Evansville, IN 47715

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chris A. Ramsey, general partner, C & K Partnership, L.P. the owner of the real estate shown and described hereon and 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 18th day of July, 2023.

My Commission expires: 9-26-2023

Notary Resides in Vanderburgh
County, Indiana

Notary Public
Scott D. Buedel
Typed or printed name

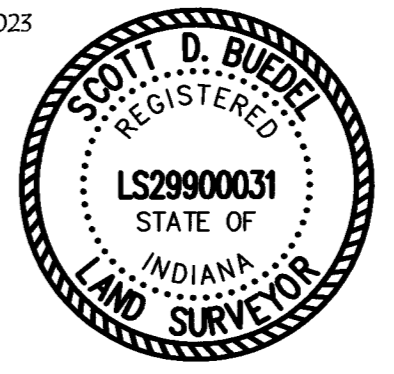
SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 February 24, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 12th day of July, 2023

Scott D. Buedel

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



GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER: Sewer is available by extension and will be provided by the Evansville Water & Sewer Utility.
- Access:** All Lots shall have full access onto Constellation Avenue through the Ingress and Egress Easement. There shall be no access to North Green River Road by any of the Lots.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Flood Number 18165C040D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (A or AE).
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Monuments:** Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Wagner & Associates #0096"
- Covenants & Restrictions:** PRIOR COVENANTS AND RESTRICTIONS: THE AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the creation of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- Existing Owner:** Tax Code: 82-06-13-015-181.001-027
C & K Partnership, LP - Document 2021R00028994
- Billboard:** The Ground Lease for a Commercial Sign, as recorded in Doc. 2000R00026101, expired on January 1, 2021 and no longer affects the subject property. Also, the Property Lease Addendum, as recorded in Doc. 2018R00003685, expired on December 31, 2021 and no longer affects the subject property.
- Easement Release:** A 10-foot Electric Distribution Line Easement granted to Southern Indiana Gas and Electric Company in Document 2003R000488386 was released by CenterPoint Energy on July 12, 2023 in Document 2023R00013107.
- Existing Sidewalks Constellation Avenue:** INSTALLATION OF SIDEWALKS: Sidewalks exist at this location and it was determined at SUBDIVISION REVIEW on March 20, 2023 that this subdivision currently meets the minimum requirements for the installation of sidewalks as per the Evansville Municipal Code 17.05.150(B)(2). (Along Constellation Avenue, only)
- L.O.C. Cost Estimate Statement:** COST ESTIMATES AND IRREVOCABLE LETTERS OF CREDIT: Cost Estimates and Irrevocable Letters of Credit that are required to be filed with the Area Plan Commission to be sufficient to complete the basic improvements and installations in compliance with the ordinance have been recorded and the instrument number(s) are as follows: Document 2023R00011664

INSTALLATION OF SIDEWALKS:

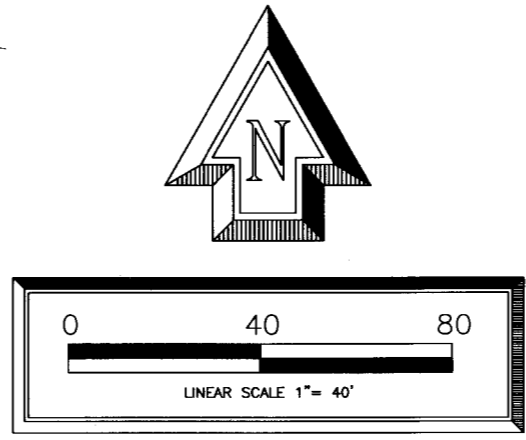
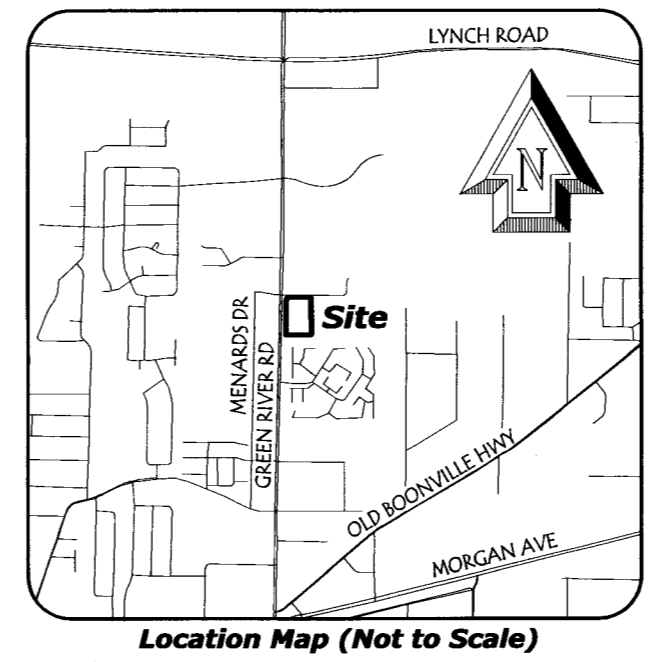
- (i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
- (ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which 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 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 County employees or contractors in accordance with the provisions of IC 36-1-6-2 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.

Sidewalks to be constructed along N. Green River Road according to the approved sidewalk plan.

APPROVAL DATES

Drainage Plans were approved by the Board of Public Works on April 20, 2023

Sanitary Sewer Plans were approved by the Evansville Water and Sewer Utility on April 19, 2023



LEGEND	
-R/W-	Right-of-Way Line
- - -	Property Line
(R)	Record Dimension
(C)	Calculated Dimension
(M)	Measured Dimension

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: *Scott D. Buedel*

PRINTED NAME: Scott D. Buedel

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, 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 April 6, 2023.

President: STACY STEVENS
Stacy Stevens

Attest Executive Director: RONALD S. LONDON
Ronald S. London

PLAT RELEASE for APC POCKET NO. MAJ-2023-002
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON
7/14/2023
Plat Release Date



V-182