

CASTLE CREEK SUBDIVISION

PRIMARY PLAT OF:

DERSCHE ENERGIEN INC.
P.O. BOX 217
MT CARMEL, IL 82883
9-13-8

SYLVESTER J. & PATRICIA A. ELPERS
20105 HWY 41 NORTH
HAUBSTADT, IN 47639
9-13-4

TO NORTH OF SYLVESTER J. & PATRICIA A. ELPERS LIES:
ANTHONY & CATHERINE ELPERS
RR#1 BOX 295
HAUBSTADT, IN 47639
9-13-2

ALOYSIUS A. & NORMA JEAN GREUBEL
20641 HWY 41 NORTH
HAUBSTADT, IN 47639
9-13-3

BUSLER ENTERPRISES INC
P.O. BOX 23610
EVANSVILLE, IN 47724
9-12-06

AMOCO SAGE SOUTH INC.
P.O. BOX 6433
EVANSVILLE, IN 47719
9-12-11

ESHWAR INVESTMENTS INC.
201 POTOMAC BLVD,
MT VERNON, IL 62864
9-186-2

MCDONALD'S CORP.
MEL M. JUSTAK
3401 ELMRIDGE DR.
EVANSVILLE, IN 47718
9-186-1

Arby's DANARB INC.
P.O. BOX 63
DANVILLE, KY 40423
9-208-1

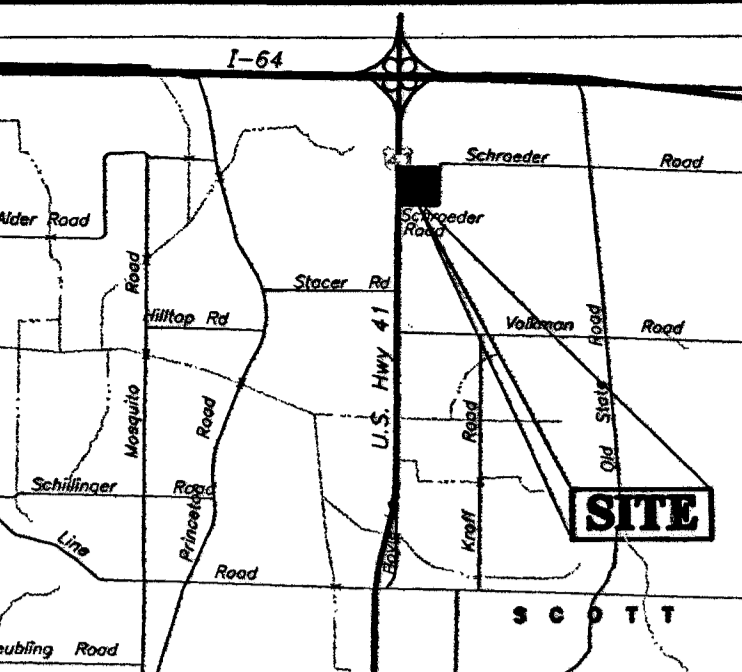
VISHNU CORP.
1901 HWY 41 NORTH
EVANSVILLE, IN 47711
9-228-1

B.R. ASSOC. INC.
4201 MANNHEIM ROAD
JASPER, IN 47546
9-228-2

SHREEJI LLC
HWY 41 NORTH
EVANSVILLE, IN 47711
9-12-9

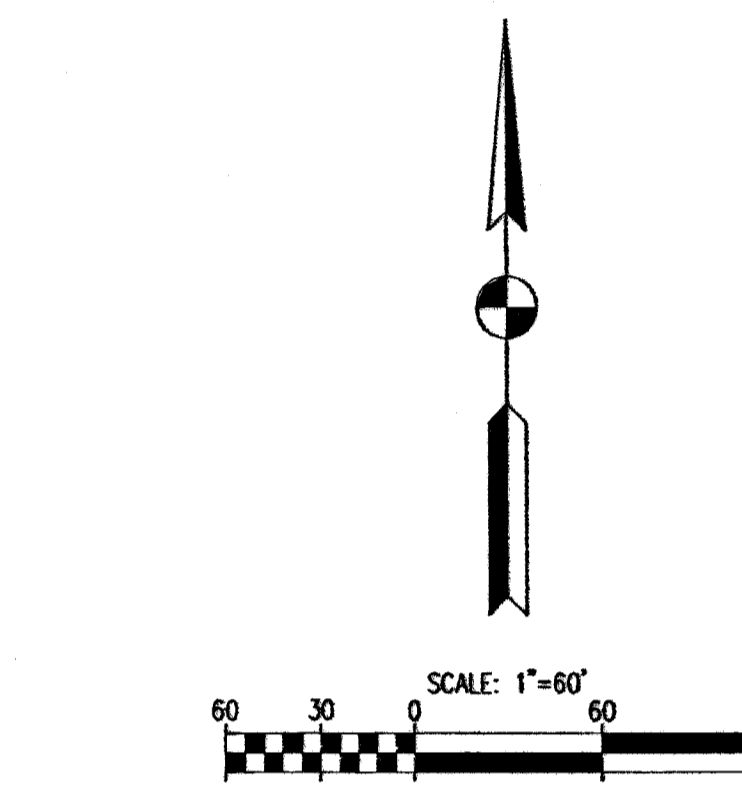
INDIANA STATE POLICE
POST
19411 HWY 41 NORTH
EVANSVILLE, IN 47711
9-13-7

RAY J. & BERNICE M. REXING
3 W. STACER ROAD
HAUBSTADT, IN 47639
9-13-6



CURVE TABLE

NUMBER	Δ	De	CD	T	R	L	LC
C1	19°37'34"	18°58'20"	N 07°54'08" W	52.24	302.00	103.45	103.94
C2	27°34'14"	18°58'20"	S 09°25'49" E	54.80	302.00	108.42	107.84
C3	03°41'28"	02°50'26"	N 00°59'26" W	65.00	2017.13	129.95	192.93
C4	03°30'27"	02°41'57"	N 07°04'57" W	65.00	2122.79	129.95	129.94



GENERAL NOTES
Zoning: The Subject Property is Zoned C-4 & M-2.
Flood Plain Data: Floodway & Floodplain limits shown hereon, per flood study approved February 2001, by D.N.R. Division of Water.
Minimum First Floor Elevations: Flood Protection Grades (FPG) have been established by the Vanderburgh County Building Commissioner and are designated hereon.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.
Access: The primary access to this site is via Schroeder Road. A secondary access (right in-right out only) is to be constructed onto U.S. Hwy. 41.
A temporary turnaround shall be constructed at the north end of Castle Creek Drive. This turnaround shall remain in place until such time that Castle Creek Drive is extended further north, beyond this subdivision.
Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: Slopes of 0% - 8% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.
Slopes of more than 8% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The site is flat with a 1% slope from West to East then South to North toward Rusher Creek. The elevations throughout the site range in elevation from 449.2 to 462.

Erosion Control for Ditches: Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

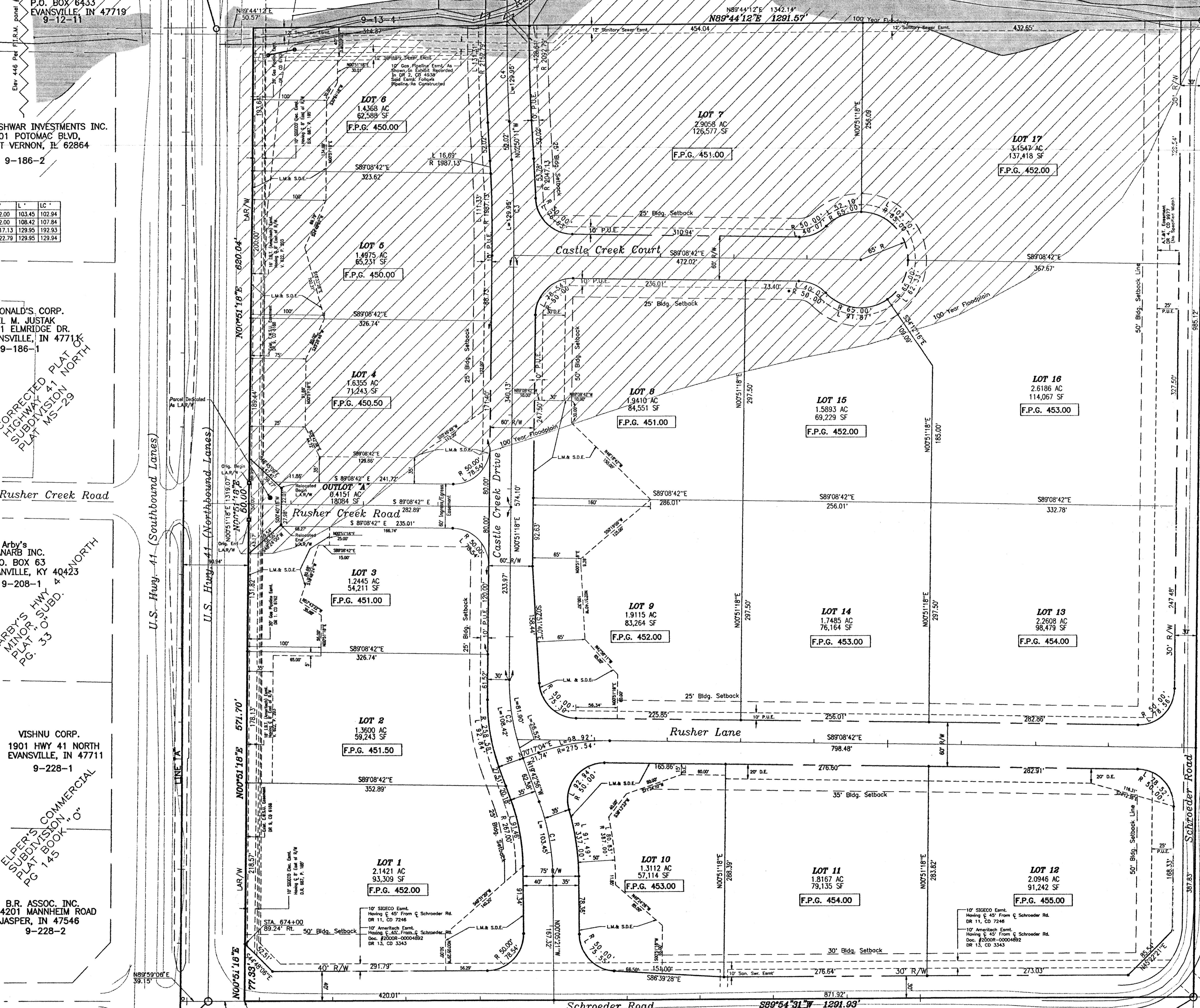
Monuments: Monuments have been set at all boundary and lot corners where needed. Monuments set as a part of this plat are 3/4" x 30" rebar w/cop stamped BIA Firm 0030. Except where noted otherwise.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on:
January 22, 2001.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on:
December 19, 2000.

Road construction plans were approved by the Vanderburgh County Commissioners on:
January 29, 2001.

SW Cor. NW 1/4 SE 1/4 Sec 20-4-10
SE Cor. NW 1/4 SE 1/4 Sec 20-4-10 No Monument Fnd.
SE Cor. SW 1/4 SE 1/4 Sec 20-4-10 6'x6' Sandstone Fnd.
SE Cor. SW 1/4 SE 1/4 Sec 20-4-10 6'x6' Stone Fnd.

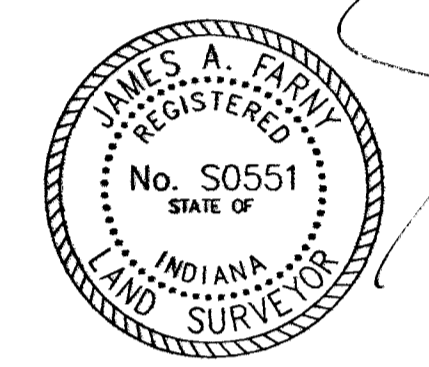


BOUNDARY DESCRIPTION

The Northwest Quarter of the Southeast Quarter of Section 20, Township 4 South, Range 10 West, in Scott Township, Vanderburgh County excepting therefrom the right-of-way conveyed to the State of Indiana, and more particularly described as follows:
Beginning at a point on the south line of said quarter quarter section North 89 degrees 54 minutes 31 seconds East 49.85 feet from the southwest corner thereof; thence North 00 degrees 51 minutes 18 seconds East 77.33 feet to a point, said point being on the easterly limited access right-of-way (LAR/W) line of U.S. 41, Station 574+00, 89.24 feet right of the centerline thereof; thence continue North 00 degrees 51 minutes 18 seconds East 571.79 feet along said LAR/W to the point of terminus of said LAR/W; thence continue North 00 degrees 51 minutes 18 seconds East 50.00 feet across an opening in LAR/W to the beginning of another stretch of LAR/W; thence continue North 00 degrees 51 minutes 18 seconds East 620.00 feet along said LAR/W to a point where said LAR/W intersects the north line of said quarter quarter section North 89 degrees 44 minutes 12 seconds East 50.57 feet from the northwest corner of said quarter quarter section; thence North 89 degrees 44 minutes 12 seconds East along the north line of said quarter quarter section 1291.57 feet to the northeast corner thereof; thence North 00 degrees 50 minutes 11 seconds West 1322.95 feet along the east line of said quarter quarter section to the southeast corner thereof; thence South 89 degrees 54 minutes 31 seconds West 1291.93 feet along the south line of said quarter quarter section to the point of beginning, containing 39.168 acres (1,706,141 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 _____ and that all monuments shown exist at the locations as noted.
Witness my hand and seal the _____ day of July, 2001.



James A. Farny
Indiana Registration No. 50551
Bernardin Lochmueller & Assoc., Inc.
6200 Regal Rd.
Evansville, IN 47715

OWNERS 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 CASTLE CREEK SUBDIVISION. 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, 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 the 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.A.U.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do no 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 "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 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 "L.M.S.D.E." (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention 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 construction.

That section of Rusher Creek Road that lies between US 41 North and Castle Creek Drive within a 60' ingress/egress easement shall be maintained by Castle Creek Development, LLC, its successors or assigns.

Castle Creek Development, LLC

Karen J. Mortenson (Member)
2626 Koller Drive
Evansville, Indiana 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 the _____ day of _____, 2001.
My Commission Expires: _____ Notary Public

Notary Resides in _____
County, Indiana (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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on _____, 2001.

President _____ Executive Director _____
PLAT RELEASE DATE: _____ Executive Director _____