

# Cameron Creek

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 11 2008

BILL FLUTY AUDITOR 6538

RECEIVED FOR RECORD

DATE 11-11-08 10:41 AM

PLAT BOOK 5-

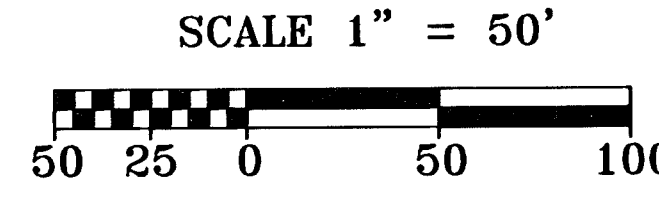
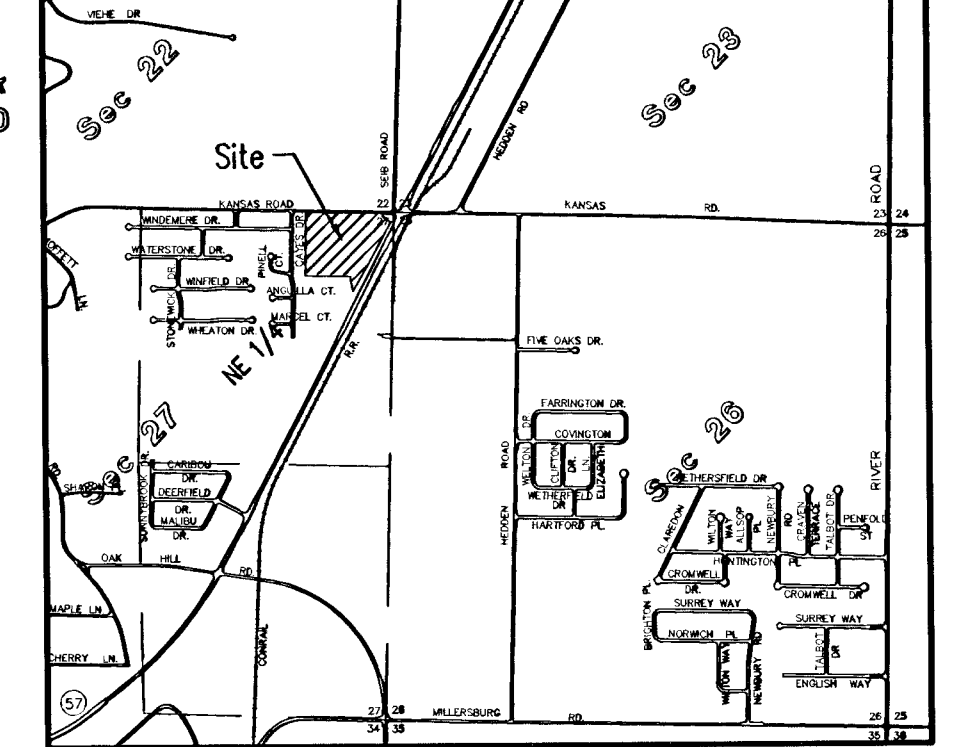
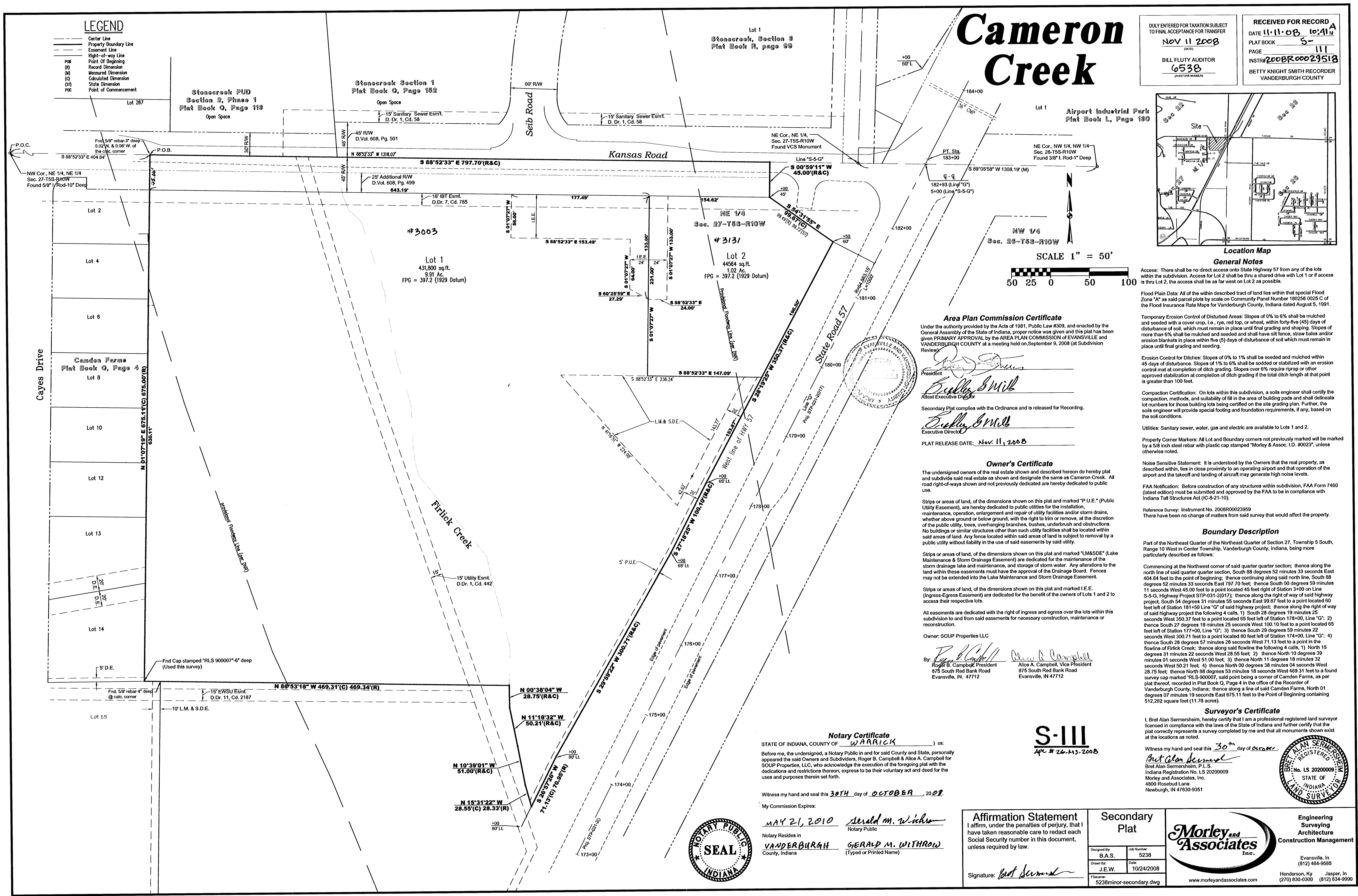
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INSTR# 2008R00029518

BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

**LEGEND**

Center Line  
Property Boundary Line  
Easement Line  
Right-of-way Line  
Point of Beginning  
Record Dimension  
Measured Dimension  
Calculated Dimension  
State Dimension  
Point of Commencement



**General Notes**

Access: There shall be no direct access onto State Highway 57 from any of the lots within the subdivision. Access for Lot 2 shall be thru a shared drive with Lot 1 or if access is thru Lot 2, the access shall be as far west on Lot 2 as possible.

Flood Plain Data: All of the within described tract of land lies within that special Flood Zone "A" as said parcel plots by scale on Community Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana dated August 5, 1991.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Compaction Certification: On lots within this subdivision, a soils engineer shall certify the compaction, methods, and suitability of fill in the area of 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.

Utilities: Sanitary sewer, water, gas and electric are available to Lots 1 and 2.

Property Corner Markers: All Lot and Boundary corners not previously marked will be marked by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023", unless otherwise noted.

Noise Sensitive Statement: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

FAA Notification: Before construction of any structures within subdivision, FAA Form 7460 (latest edition) must be submitted and approved by the FAA to be in compliance with Indiana Tall Structures Act (IC-8-21-10).

Reference Survey: Instrument No. 2008R00029518  
There have been no changes of matters from said survey that would affect the property.

**Boundary Description**

Part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

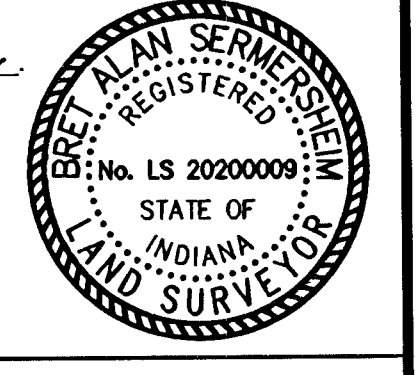
Commencing at the Northwest corner of said quarter quarter section; thence along the north line of said quarter quarter section, South 88 degrees 52 minutes 33 seconds East 404.84 feet to the point of beginning; thence continuing along said north line, South 88 degrees 52 minutes 33 seconds East 797.70 feet; thence South 00 degrees 59 minutes 11 seconds West 45.00 feet to a point located 45 feet right of Station 3400 on Line S-S-G, Highway Project STP-031-2(01); thence along the right of way of said highway project, South 54 degrees 31 minutes 55 seconds East 99.67 feet to a point located 60 feet left of Station 181+50 Line "G" of said highway project; thence along the right of way of said highway project the following 4 calls: 1) South 28 degrees 18 minutes 25 seconds West 359.37 feet to a point located 65 feet left of Station 178+00, Line "G"; 2) thence South 27 degrees 18 minutes 25 seconds West 100.10 feet to a point located 65 feet left of Station 177+00, Line "G"; 3) thence South 29 degrees 59 minutes 22 seconds West 300.71 feet to a point located 80 feet left of Station 174+00, Line "G"; 4) thence South 28 degrees 57 minutes 28 seconds West 71.13 feet to a point in the flowline of Firlick Creek; thence along said flowline the following 4 calls, 1) North 15 degrees 31 minutes 22 seconds West 28.55 feet; 2) thence North 10 degrees 39 minutes 01 seconds West 51.00 feet; 3) thence North 11 degrees 18 minutes 32 seconds West 50.21 feet; 4) thence North 00 degrees 38 minutes 04 seconds West 28.75 feet; thence North 88 degrees 53 minutes 18 seconds West 469.31 feet to a found survey cap marked "RLS-900007", said point being a corner of Camden Farms, as per plat thereof, recorded in Plat Book O, Page 4 in the office of the Recorder of Vanderburgh County, Indiana; thence along a line of said Camden Farms, North 01 degrees 07 minutes 19 seconds East 675.11 feet to the Point of Beginning containing 512,262 square feet (11.78 acres).

**Surveyor's Certificate**

I, Bret Alan Sermersheim, 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 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 30<sup>th</sup> day of October, 2008.

Bret Alan Sermersheim  
Bret Alan Sermersheim, P.L.S.  
Indiana Registration No. LS 2020009  
Morley and Associates, Inc.  
4800 Rosebud Lane  
Newburgh, IN 47830-9351



**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 September 9, 2008 (at Subdivision Review).

*[Signature]*  
President

*[Signature]*  
Attest Executive Director

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

*[Signature]*  
Executive Director

PLAT RELEASE DATE: Nov. 11, 2008

**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 Cameron Creek. 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities and/or storm drains, 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 "L.M.& S.D.E." (Lake Maintenance & Storm Drainage Easement) are 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 Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked I.E.E. (Ingress-Egress Easement) are dedicated for the benefit of the owners of Lots 1 and 2 to access their respective lots.

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: SOUP Properties LLC

By: *[Signature]* Roger B. Campbell, President  
875 South Red Bank Road  
Evansville, IN 47712

*[Signature]* Alicia A. Campbell, Vice President  
875 South Red Bank Road  
Evansville, IN 47712

**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 the said Owners and Subdividers, Roger B. Campbell & Alicia A. Campbell for SOUP Properties, LLC, 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 30<sup>th</sup> day of OCTOBER, 2008.

My Commission Expires: MAY 21, 2010

Notary Resides in VANDERBURGH County, Indiana

*[Signature]* Gerald M. Withrow  
Notary Public

*[Signature]* GERALD M. WITHROW  
(Typed or Printed Name)



**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: *[Signature]*

**Secondary Plat**

Designed By: B.A.S.  
Drawn By: J.E.W.  
Job Number: 5238  
Date: 10/24/2008  
Filename: 5238minor-secondary.dwg

Engineering Surveying Architecture Construction Management

**Morley and Associates Inc.**

Evansville, IN (812) 484-9585  
Henderson, KY (270) 830-0300  
Jasper, IN (812) 834-9990

www.morleyandassociates.com