

GENERAL NOTES

- Noise Sensitive: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns...
Access: All lots shall access internal roads only.
Utilities: Water is provided by the Evansville Water and Sewer Utility and will be extended to all of the proposed lots.
Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.
Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state exterior building codes.
Storm Maintenance: Per Plan 5 of the County Drainage Ordinance, the individual lot owners shall be responsible, including financially, for maintaining that part of the storm water system and its easements which exist on his or her property in proper working order including: 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
Temporary Erosion Control: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 15-05 "Construction Site Storm Water Runoff Control".
Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 1916SC0109D, dated March 17, 2001, the subject property does not lie within the limits of the 100 year flood zone (Zone A).
Survey: Bearings used in this survey are based on the existing recorded plats of Cayman Ridge, Section 1 in Plat Book R, page 148, Cayman Ridge, Section 2 in Plat Book S, page 59 and Cayman Ridge, Section 3 in Plat Book S, page 59.
Monuments: Monuments either exist or have been set as noted. Monuments set are 5/8 inch radius with plastic cap stamped "Cash Waggoner & Associates #0036".
Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners on March 5, 2015. Drainage Plans were approved by the Vanderburgh County Drainage Board on March 5, 2015. Sewer Plans were approved by the Evansville Water and Sewer Utility on January 27, 2015. Water Plans were approved by the Evansville Water and Sewer Utility on February 5, 2015.

OWNER'S CERTIFICATE

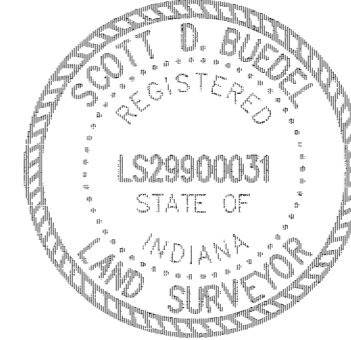
The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Cayman Ridge, Section 4, Phase 1. All valid rights-of-way shown and not previously dedicated are hereby dedicated to public use. Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utility use for the installation, maintenance, operation, engagement and repair of utility facilities, whether above ground or below ground...
OWNER AND SUBDIVIDER:
Jagoe Homes, Inc.
William Jagoe IV
(Secretary/Treasurer)
3624 Watsons Crossing
Owensboro, KY 42301

BOUNDARY DESCRIPTION

Part of Lot 5 of the Plat of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West, as per plat thereof, recorded in Plat Book C, page 230 and being part of the West Half of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:
Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 22, thence along the east line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 1174.90 feet to the northeast corner of Cayman Ridge, Section 1, as per plat thereof, recorded in Plat Book R, page 148 in the office of the Recorder of Vanderburgh County, Indiana, thence along the boundary of said Cayman Ridge, Section 1, North 98 degrees 55 minutes 00 seconds West 91.26 feet to a corner thereof and being the point of beginning, thence continue along the boundary of said Cayman Ridge, Section 1, the following six (6) (6) of:
1. South 01 degree 05 minutes 00 seconds West 220.51 feet, thence North 84 degrees 25 minutes 31 seconds West 216.36 feet, thence South 00 degrees 16 minutes 59 seconds West 125.90 feet, thence North 99 degrees 48 minutes 01 second West 638.00 feet, thence South 00 degrees 11 minutes 59 seconds West 185.50 feet, thence North 99 degrees 48 minutes 01 second West 110.00 feet to the northwest corner of Lot 258 in said Cayman Ridge, Section 1, thence North 00 degrees 11 minutes 59 seconds East 246.00 feet, thence North 05 degrees 33 minutes 20 seconds East 233.77 feet, thence South 89 degrees 48 minutes 01 second East 930.01 feet to the point of beginning and containing a gross area of 7.231 acres, more or less.
Also, the following office easements which are to remain in full force and effect until such a time that the next section of this subdivision or a new subdivision, affecting all or a portion of these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office:
1. A 10-foot Public Utility Easement that extends north of Lot 315 a distance of 130 feet. The limits of this easement are defined by the dimensions shown on this plat.
2. A variable width Drainage Easement that lies north of and adjacent to the north line of Lots 306, 307, 308, 309, 310, 311, 312, 313, 314 and 315. The limits of this easement are defined by the dimensions shown on this plat.
3. A variable width Drainage and Underground Public Utility Easement which lies west of and adjacent to the west line of Lots 300, 301, 302, 303, 304, 305 and 306. The limits of this easement are defined by the dimensions shown on this plat.
Subject to all easements, rights-of-way, reservations and restrictions of record.

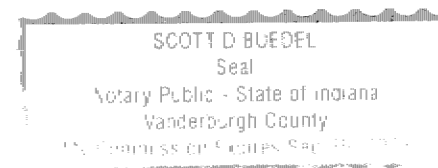
SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.
Witness my hand and seal this 20th day of August, 2015.
Scott D. Buedel, PLS
Indiana Registration Number 29300051
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
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 William Jagoe IV (Jagoe Homes, Inc.) who acknowledged the execution of this plat to be his voluntary act and deed.
Witness my hand and seal this 20th day of August, 2015.
My Commission expires:
Notary Public:
Notary Resides in:
County: Indiana



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 36-14-2 and any amendment or reorganization 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.



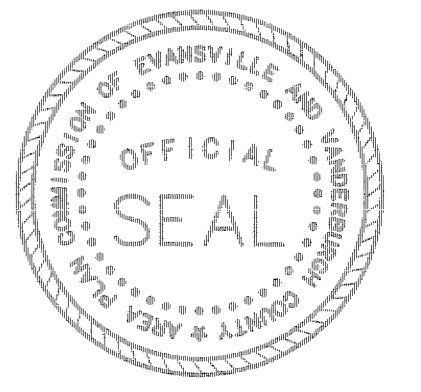
Location Map (No Scale)

CAYMAN RIDGE SECTION 4 PHASE 1

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 February 12, 2015.

President:
Attest Executive Director:
The Secondary plat complies with the Ordinance and is released for recording.
Executive Director:
Aug. 25, 2015
Plat Expires: None



T-189
apc #14-5-2014

SHEET 2 OF 2

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:
PRINTED NAME: SCOTT D. BUEDEL

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS
WWW.CASHWAGGNER.COM
414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561
332 THIRD AVENUE SUITE 13 JASPER, IN 47546 PH: 812.634.5015