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 PLAT BOOK R-184
 PAGE 184
 INSTR # 2005Rccc37302
 BETTY KNIGHT-SMITH RECORDER
 VANDERBURGH COUNTY

Creekside Meadows Section 1

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Creekside Meadows, Section 1. 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, 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, can 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 "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.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

Developer:
 Petersburg Development, LLC
 3614 Clotted Circle
 Newburgh, IN 47360

By: *John J. Elpers Jr.* Member Date: Nov 23, 2005

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, John Elpers
 who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

My hand and seal this 23rd day of NOVEMBER, 2005.

My Commission Expires: MAY 21, 2010
Gerald M. Withrow
 Notary Public

Notary Resides in
 VANDERBURGH
 County, Indiana
GERALD M. WITHROW
 (typed or printed name)



Boundary Description

Part of the South Half of the Northwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of said Half Quarter Section; thence along the east line thereof, North 00 degrees 40 minutes 38 seconds West 152.33 feet to the point of beginning; thence North 83 degrees 29 minutes 31 seconds West 152.33 feet to the beginning of a curve to the right, having a central angle of 00 degrees 18 minutes 25 seconds and a radius of 1525.00 feet, from which the chord bears South 08 degrees 39 minutes 42 seconds West 8.17 feet; thence along the arc of said curve 8.17 feet; thence North 83 degrees 11 minutes 08 seconds West 228.33 feet; thence South 22 degrees 18 minutes 21 seconds West 164.54 feet to a point on the south line of said Half Quarter Section; thence along said south line, North 89 degrees 15 minutes 35 seconds West 219.83 feet; thence parallel with the east line of said Half Quarter Section, North 00 degrees 40 minutes 38 seconds East 548.93 feet; thence west and parallel with the north line of said Half Quarter Section, North 89 degrees 02 minutes 24 seconds West 808.30 feet; thence North 39 degrees 04 minutes 54 seconds West 25.95 feet to a point in the center of Petersburg Road; thence along the center of said road the following five (5) calls:
 North 44 degrees 57 minutes 12 seconds East 368.88 feet; thence North 44 degrees 10 minutes 47 seconds East 188.50 feet; thence North 42 degrees 03 minutes 48 seconds East 113.77 feet; thence North 41 degrees 28 minutes 33 seconds East 83.00 feet; thence North 40 degrees 49 minutes 18 seconds East 217.00 feet to a point on the North line of the South Half of the Northwest Quarter of said Section; thence along said north line, South 89 degrees 02 minutes 24 seconds East 89.69 feet to the Northeast corner of the South Half of the Northwest Quarter of said Section; thence along the east line of said Half Quarter Section, South 00 degrees 40 minutes 38 seconds West 400.00 feet; thence North 89 degrees 02 minutes 24 seconds West 140.59 feet; thence South 00 degrees 57 minutes 38 seconds West 238.44 feet; thence South 89 degrees 02 minutes 24 seconds East 141.77 feet to a point on the east line of said Half Quarter Section; thence along the east line of said Half Quarter Section, South 00 degrees 40 minutes 38 seconds West 547.00 feet to the point of beginning and containing a gross area of 27.721 Acres.

Also, the following offsite easements which are to remain in full force and effect for so long as and until such a time that the next subdivision of this subdivision, affecting all or a portion of these easements, is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

1. A 15-foot Public Utility Easement lying south of Lot 11, north of Lot 14 and east of and adjacent to the east right-of-way of Prairie Drive. This easement being more particularly defined by the dimensions shown on this plat.
2. A 25-foot Drainage Easement lying south of Lot 11, north of Lot 14 and west of and adjacent to the east line of the South Half of the Northwest Quarter of Section 11, Township 5 South, Range 10 West. This easement being more particularly defined by the dimensions shown on this plat.
3. A 5-foot Drainage Easement lying north of and adjacent to the north line of Lot 14. This easement being more particularly defined by the dimensions shown on this plat.
4. A 5-foot Drainage Easement lying south of and adjacent to the south line of Lot 19. This easement being more particularly defined by the dimensions shown on this plat.
5. A 12-foot Public Utility Easement which extends southwest of the southwest corner of Lot 19. This easement would be east of and adjacent to the east right-of-way of Prairie Drive, if extended south. This easement being more particularly defined by the dimensions shown on this plat.
6. A 23-foot Public Utility Easement which extends southwest of the southeast corner of Lot 121. This easement would be 8 feet east of and 17 feet west of and adjacent to the west right-of-way of Prairie Drive, if extended south. The southern limits of this easement being along the north 15-foot right-of-way of Fisher Road. This easement being more particularly defined by the dimensions shown on this plat.
7. A Variable Width Lake Maintenance and Storm Drainage Easement which lies south of Lot 121, east of Lot 134 and north of the north 15-foot right-of-way of Fisher Road. This easement being more particularly defined by the dimensions shown on this plat.

Subject to the right-of-way for Petersburg Road off the west side thereof.
 Subject to the right-of-way for Fisher Road off the south side thereof.

Also, subject to all other easements and rights-of-way of record.

Surveyor's Certificate

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

Date: 11-22-05

Scott D. Buedel
 Scott D. Buedel, PLS
 Indiana Registration No. 29900031



General Notes

Utilities: Water, sanitary sewers, gas and electric will be extended to the site.
 Outlot A is a non-buildable lot and it shall be maintained by its owner.
 Lots 1, 148, 149, 150 and 169 are not considered double frontage lots for the purpose of placing fences along Petersburg Road.
 Access: All Lots shall access interior streets only.

Flood Plain Data: No part of the Section 1 lies within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0015 C, dated August 5, 1991.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: Par Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists 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 applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision; and which are in drainage easements and outside of the county accepted road right-of-way as shown on the plat of this subdivision.
7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

Storm drainage plans were approved by the Vanderburgh County Drainage Board on: April 26, 2005

Road construction plans were approved by the Vanderburgh County Commissioners on: May 24, 2005

Sanitary Sewer plans were approved by the Evansville Water and Sewer Utility Board on: May 31, 2005

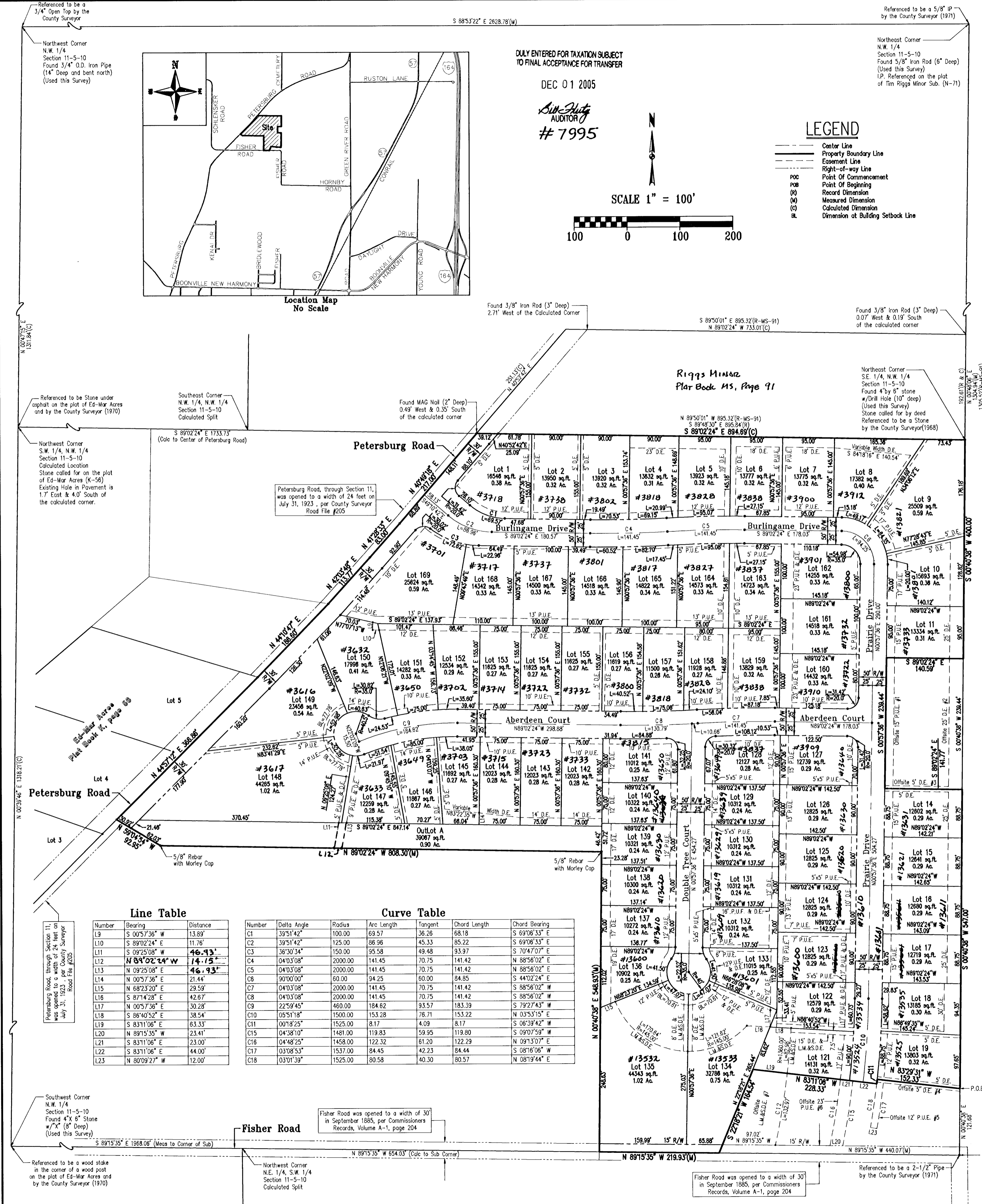
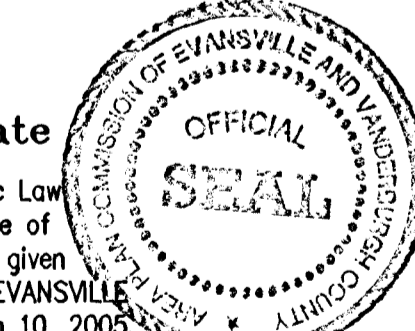
Area Plan Commission Certificate

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, March 10, 2005.

Blaine Oliver
 Blaine Oliver
 Attest Executive Director

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

Blaine Oliver
 Executive Director
 PLAT RELEASE DATE: Dec. 1, 2005



Line Table

Number	Bearing	Distance
L9	S 00°57'36" W	13.89'
L10	S 89°02'24" E	11.76'
L11	S 09°35'04" W	46.93'
L12	N 89°02'24" W	14.75'
L13	N 09°25'08" E	46.93'
L14	N 00°57'36" E	21.44'
L15	N 68°23'20" E	29.59'
L16	S 87°14'28" E	42.67'
L17	N 00°57'36" E	30.28'
L18	S 89°40'52" E	36.54'
L19	S 83°11'06" E	61.33'
L20	N 89°15'35" W	23.41'
L21	S 83°11'06" E	23.00'
L22	S 83°11'06" E	44.00'
L23	N 80°09'27" W	12.00'

Curve Table

Number	Data Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	39°51'42"	100.00	69.57	36.26	68.18	S 69°08'33" E
C2	39°51'42"	125.00	86.96	45.33	85.22	S 69°08'33" E
C3	36°30'34"	150.00	95.58	49.48	93.97	S 70°47'07" E
C4	04°03'08"	2000.00	141.45	70.75	141.42	N 88°58'02" E
C5	04°03'08"	2000.00	141.45	70.75	141.42	N 88°58'02" E
C6	90°00'00"	60.00	94.25	60.00	84.85	S 44°02'24" E
C7	04°03'08"	2000.00	141.45	70.75	141.42	S 88°58'02" W
C8	04°03'08"	2000.00	141.45	70.75	141.42	S 88°58'02" W
C9	22°59'45"	460.00	184.62	93.57	183.39	S 79°27'45" W
C10	05°51'18"	1500.00	153.28	76.71	153.22	N 08°31'59" E
C11	08°18'25"	1525.00	81.7	4.09	81.7	N 08°39'42" W
C15	04°38'10"	1481.00	119.83	59.95	119.80	S 09°07'59" W
C16	04°48'25"	1458.00	122.32	61.20	122.29	N 09°13'07" E
C17	03°08'53"	1537.00	84.45	42.23	84.44	S 08°16'06" W
C18	03°01'39"	1525.00	80.58	40.30	80.57	N 08°19'44" E

Secondary Plat Prepared by Morley and Associates 4800 Roselind Lane Newburgh, IN 47360 (812) 464-9585

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