



OWNER'S CERTIFICATE

State of INDIANA)
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivisor Bruce Riggertoff (Land Vision, LLC) who acknowledged 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.

Witness my hand and seal this 17th day of NOVEMBER, 2015.

My Commission expires: 9-26-2023

Notary Public
VANDERBURGH
County, Indiana

Notary Public
SCOTT D. BUEDER
Typed or printed name

NOTARY CERTIFICATE

State of INDIANA)
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivisor Bruce Riggertoff (Petersburg Development, LLC) who acknowledged 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.

Witness my hand and seal this 17th day of NOVEMBER, 2015.

My Commission expires: 9-26-2023

Notary Public
VANDERBURGH
County, Indiana

Notary Public
SCOTT D. BUEDER
Typed or printed name

NOTARY CERTIFICATE

State of INDIANA)
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivisor Bruce Riggertoff (CRESTONE DEVELOPMENT, LLC) who acknowledged 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.

Witness my hand and seal this 17th day of NOVEMBER, 2015.

My Commission expires: 9-26-2023

Notary Public
VANDERBURGH
County, Indiana

Notary Public
SCOTT D. BUEDER
Typed or printed name

NOTARY CERTIFICATE

State of INDIANA)
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivisor Bruce Riggertoff (MOB, LLC) who acknowledged 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.

Witness my hand and seal this 17th day of NOVEMBER, 2015.

My Commission expires: 9-26-2023

Notary Public
VANDERBURGH
County, Indiana

Notary Public
SCOTT D. BUEDER
Typed or printed name

GENERAL NOTES

Utilities: Gas, Electric, Water and Sanitary Sewer utilities will be extended to the site.

Vacation: All that part of Homby Lane that lies south of this subdivision was vacated by the Board of Commissioners on October 20, 2009 and the Ordinance is recorded in Instrument No. 2009R0002825 in the office of the Recorder.

Access: All lots shall access interior streets only.

Monuments: Monuments either cast or set or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #009".

Storm Maintenance: The owner 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 appurtenances which exist on his or her property in proper working order including, but not limited to, the following:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
- Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
- Maintaining that part of the storm water 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 Engineer's Office and/or in the County Engineer's Office and in compliance with the County Drainage Ordinance.
- Preventing all persons or parties from causing any unauthorized alterations or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
- The Repair Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes and other appurtenances and structures of the storm water control basins, all of which are part of the approved and constructed storm water system shown on the as-built plans for this subdivision and which are in drainage easements and outside of the county adopted right-of-way shown on this subdivision plat.
- Any pipe, fence, wall, building, pool, patio, platting, 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.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 81662C0180D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone "A".

Note Sensitive: The owner and subdivisor of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

Easement: Any easement 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 enforced building codes.

CREEKSIDE MEADOWS SECTION 3 PHASE 3

BOUNDARY DESCRIPTION

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

Commencing at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 11, thence along the north line of said Quarter Quarter Section, South 89 degrees 04 minutes 42 seconds East 157.22 feet to the Northeast Corner thereof, thence along the east line of said Quarter Quarter Section, South 00 degrees 04 minutes 48 seconds East 499.94 feet to the southeast corner of Lot 21 in Creekside Meadows, Section 3, Phase 2, as per plat thereof, recorded in Plat Book T, page 105 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning, thence continue along the east line of said Quarter Quarter Section, South 00 degrees 04 minutes 48 seconds East 788.77 feet, thence North 89 degrees 25 minutes 04 seconds West 125.92 feet to the beginning of a curve to the right having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 200.00 feet and a chord dimension of North 44 degrees 12 minutes 44 seconds West 283.57 feet, thence along the arc of said curve 315.44 feet, thence North 89 degrees 25 minutes 04 seconds West 50.00 feet, thence North 00 degrees 57 minutes 36 seconds East 102.12 feet, thence North 89 degrees 02 minutes 24 seconds West 140.00 feet, thence North 00 degrees 36 minutes 56 seconds East 140.00 feet, thence North 89 degrees 02 minutes 24 seconds West 5.85 feet, thence North 00 degrees 57 minutes 36 seconds East 50.00 feet, thence North 00 degrees 04 minutes 54 seconds East 415.47 feet to the southeast corner of Lot 16 in said Creekside Meadows, Section 3, Phase 2, thence along the south line of said Lot 16, South 89 degrees 02 minutes 24 seconds East 138.28 feet to the southeast corner thereof, thence continue along the boundary of said Creekside Meadows, Section 3, Phase 2, North 89 degrees 25 minutes 04 seconds East 50.00 feet to the beginning of a curve to the right having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 500.00 feet and a chord dimension of North 00 degrees 10 minutes 27 seconds West 38.22 feet, thence continue along the boundary of said Creekside Meadows, Section 3, Phase 2, and along the arc of said curve 38.22 feet to the southeast corner of said Lot 21 in Creekside Meadows, Section 3, Phase 2, thence along the south line of said Lot 21, South 89 degrees 02 minutes 24 seconds East 147.35 feet to the point of beginning and containing a gross area of 5.394 Acres, more or less.

Also, the following offsite easements which are in, remain in 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:

- A 10-foot Drainage Easement that lies west of and adjacent to the west line of Lots 57, 58, 59, 60, 61 and 62. The limits of this easement are defined by the dimensions shown on this plat.
- An Easement Water and Sewer Utility Easement that lies south of and adjacent to the south line of Lots 54 and 55 and which extends west and southwest to the northeast line of an existing Sanitary Sewer Easement conveyed to the City of Evansville Water and Sewer Utility Department in Document 2009R0002812 in the Office of the Recorder of Vanderburgh County, Indiana. This easement also extends south from the southeast corner of Lot 54 and is adjacent to the west right-of-way of Helle Drive. The limits of this easement are defined by the dimensions shown on this plat.
- A 6-foot Restricted Public Utility Easement that lies west of and adjacent to the west line of Lot 35 and south of and adjacent to the south right-of-way of Helle Drive. The limits of this easement are defined by the dimensions shown on this plat.
- A 7-foot Easement Water and Sewer Utility Easement that lies west of and adjacent to the west line of Lot 25 and south of and adjacent to the south line of Offsite Easement #5. The limits of this easement are defined by the dimensions shown on this plat.
- A 12-foot Easement Water and Sewer Utility Easement that lies west of Creekside Meadows Section 3, Phase 3 and east of Creekside Meadows Section 2, as per plat thereof, recorded in Plat Book S, page 150 in the Office of the Recorder of Vanderburgh County, Indiana. The westernmost portion of this easement lies north and adjacent to the north line of said Creekside Meadows, Section 2. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Bueder, 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 15th day of November, 2015.

Scott D. Bueder, PLS
Indiana Registration Number 290000081
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #209, 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 November 10, 2011.

Attest Executive Director
Scott D. Bueder
Executive Director
DEC. 2, 2015
Plat Release Date

GENERAL NOTES

For subdivisions where the land distance 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". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land distance is less than one acre, temporary stabilization as described in section 15.05.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land distance activities have been completed, final stabilization shall be completed as described in section 15.05.C.16.C.20 of the Vanderburgh County Code.

Road Plans were approved by the Vanderburgh County Drainage Board on May 24, 2005.
Drainage Plans were approved by the Vanderburgh County Drainage Board on April 26, 2005 and October 25, 2011.
Sewer Plans were approved by the Evansville Water and Sewer Utility on May 6, 2015.
Water Plans were approved by the Evansville Water and Sewer Utility on June 30, 2015.

CASH WAGGNER & ASSOCIATES, PC

CONSULTING ENGINEERS - LAND SURVEYORS
WWW.CASHWAGGNER.COM