

GENERAL NOTES

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

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 181650300D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone "A".

Noise 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.

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 enforced building codes.

Survey: Bearings shown on this plat are based on the primary plat of Creekside Meadows, which was approved in March 2005.

Ownership: All of the property within the limits of Creekside Meadows, Section 3, Phase 4 was conveyed to Land Visions LLC, an Indiana Limited Liability Company, in Document 20160002145 in the Office of the Recorder of Vanderburgh County, Indiana.

Monuments: Monuments either 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 #000".

Storm Maintenance: Per Plan 8 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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and appurtenances 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 Surveyor'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 obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.
- The Regan Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, shop boxes, aprons, inlets, manholes, junction boxes and the piped or paved outlet 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 accepted road right-of-way shown on this subdivision plat.
- 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.

Temporary Erosion Control (During Construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted to and approved by the 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 disturbance is less than one acre, temporary stabilization as described in section 15.05.TC.16 of the Vanderburgh County Code must be provided. Unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbance activities have been completed, final stabilization shall be completed as described in section 15.05.FI.C.20 of the Vanderburgh County Code.

Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners 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 March 8, 2016.

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 **Creekside Meadows Section 3 Phase 4**. 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 "EWSUE" (Evanville Water and Sewer Utility Easement), are hereby dedicated to the public water and sewer utility 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 said public utility, any obstructions, trees, overhanging branches, bushes, underbrush and other obstructions. No buildings, structures, fences, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, electric facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water and sewer utility companies without liability in the use of said easements and the permitted water and sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

Strips or areas of land, of the dimensions shown on this plat and marked "TR.P.U.E." (Redevelopment Public Utility Easement), are hereby dedicated to the public water and sewer utility, public sewer utilities, public gas utilities and public electric 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer, gas and electric utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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.

Notary Public: Bruce Biggart, Member, date 6-6-16

RECEIVED FOR RECORD

DATE: 07-06-16 11:54A
 PLAT BOOK: 4
 PAGE: 30
 INSTR#: 2016R00013318

BRIAN GERTH AUDITOR
 3680
 (AUDITOR NUMBER)

Z TULLEY RECORDER
 VANDERBURGH COUNTY

CREEKSIDE MEADOWS SECTION 3 PHASE 4

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 06 minutes 47 seconds East 157.22 feet to the Northwest Corner thereof; thence along the east line of said Quarter Quarter Section, South 00 degrees 04 minutes 48 seconds East 125.71 feet; thence North 89 degrees 23 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 20.00 feet and a chord dimension of North 64 degrees 12 minutes 44 seconds West 28.37 feet; thence along the arc of said curve 31.54 feet; thence North 89 degrees 39 minutes 37 seconds West 50.00 feet; thence North 00 degrees 57 minutes 50 seconds East 120.12 feet; thence North 89 degrees 02 minutes 24 seconds West 140.00 feet to the southwest corner of Lot 35 in Creekside Meadows, Section 3, Phase 2, as per plat thereof, recorded in Plat Book U, page 1 in the office of the recorder of Vanderburgh County, Indiana and being the point of beginning. Hence continue North 89 degrees 02 minutes 24 seconds West 330.49 feet to a corner of Lot 422 in Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book U, page 11 in the office of said Recorder; thence along the east line of said Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book U, page 11 in the office of said Recorder; North 00 degrees 01 minutes 39 seconds West 59.88 feet; thence continue along the east side of said Section 2, North 40 degrees 14 minutes 18 seconds West 287.06 feet; thence continue along the east side of said Section 2 and along the east side of Creekside Meadows, Section 3, Phase 1, as per plat thereof, recorded in Plat Book U, page 38 in the office of said Recorder; North 30 degrees 17 minutes 36 seconds East 152.08 feet to the southwest corner of Lot 74 in said Creekside Meadows, Section 3, Phase 1; thence along the boundary of said Creekside Meadows, Section 3, Phase 1 and along the boundary of Creekside Meadows, Section 3, Phase 2, as per plat thereof, recorded in Plat Book U, page 105 in the office of said Recorder; South 89 degrees 02 minutes 24 seconds East 453.52 feet to the northwest corner of Lot 65 in said Creekside Meadows, Section 3, Phase 2; thence along the boundary of said Creekside Meadows, Section 3, Phase 2 and along the boundary of Creekside Meadows, Section 3, Phase 5, as per plat thereof, recorded in Plat Book U, page 1 in the office of said Recorder; North 00 degrees 04 minutes 54 seconds West 69.75 feet to the southwest corner of Lot 57 in said Creekside Meadows, Section 3, Phase 5; thence along the west boundary of said Creekside Meadows, Section 3, Phase 5, South 00 degrees 57 minutes 50 seconds West 50.00 feet; thence continue along the west boundary of said Creekside Meadows, Section 3, Phase 5, South 89 degrees 02 minutes 24 seconds East 5.88 feet to the northwest corner of Lot 35 in said Creekside Meadows, Section 3, Phase 5; thence along the west boundary of said Creekside Meadows, Section 3, Phase 5, South 00 degrees 56 minutes 56 seconds West 140.00 feet to the point of beginning and containing a gross area of 7,139.65 acres, more or less.

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

SURVEYOR'S CERTIFICATE

I, Scott D. Bueidel, 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 6th day of June, 2016.

Scott D. Bueidel, PLS
 Indiana Registration Number 299000031
 Cash Waggoner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715

NOTARY CERTIFICATE

State of INDIANA ss.
 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 Biggart (Land Visions, LLC) who acknowledged the execution of the foregoing plat with the declarations and restrictions thereon, express to be his voluntary act and deed for the use and purposes therein set forth.

Witness my hand and seal this 6th day of JUNE, 2016.

9-26-2013
 My Commission expires: Notary Public

Notary Resides in VANDERBURGH County, Indiana
 Notary Public - State of Indiana
 Vanderburgh County
 My Commission Expires Sep 26, 2023

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #909, 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.

Blaine Oliver
 Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
 Executive Director

July 6, 2016
 Plat Release Date

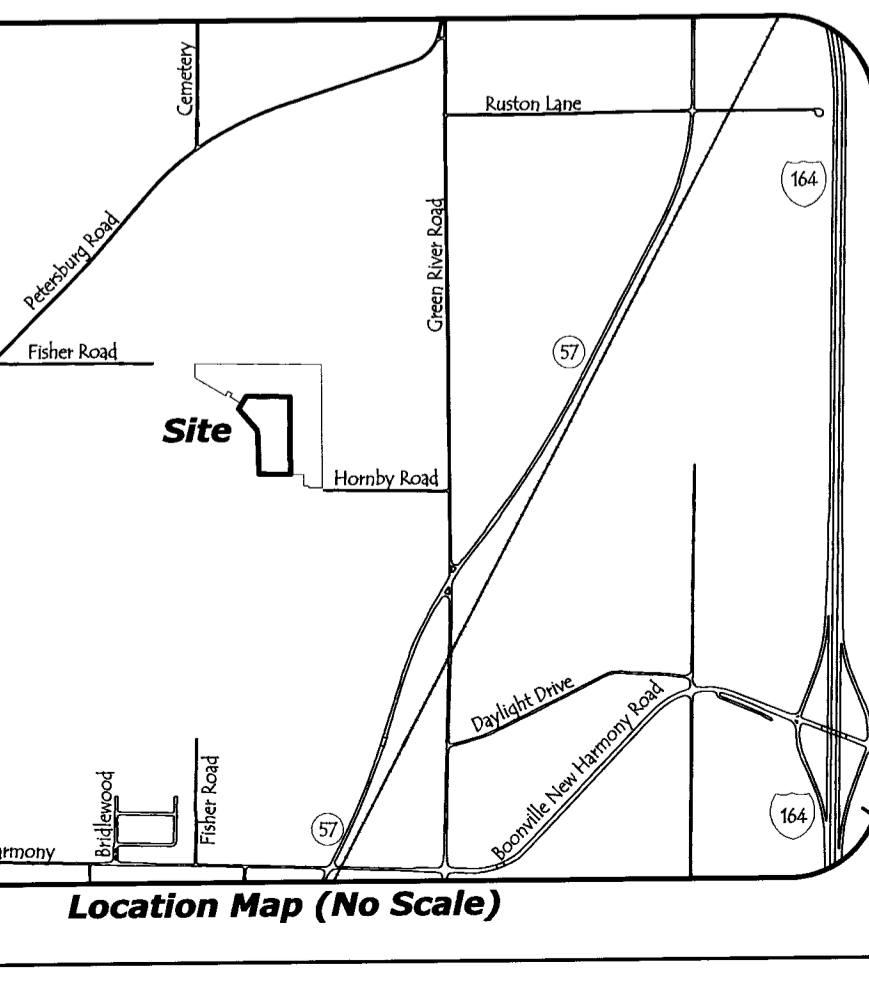
AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SYMBOL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: Scott D. Bueidel

PRINTED NAME: Scott D. Bueidel

414 CITADEL CIRCLE
CASH WAGGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS
 WWW.CASHWAGGNER.COM



Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	90°20'40"	N 44°12'44" W	20.12	20.00	31.54	28.57
C-2	89°04'48"	N 45°00'00" W	58.02	60.00	92.24	85.42
C-3	58°04'48"	N 30°00'00" W	55.52	100.00	101.57	97.08