

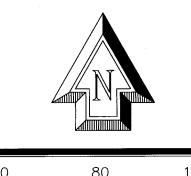
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER NOVEMBER 2, 2018

BRIAN GERTH AUDITOR

RECEIVED FOR RECORD DATE 11/2/2018 2:50 PM PLAT BOOK ______ INSTR# 2018 R000 24743 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

CREEKSIDE MEADOWS SECTION 5 PHASE 1

218.12



LINEAR SCALE 1"= 80'

31°38′40″

90°00′00″

LEGEND

Flood Protection Grade

Base Flood Elevation Building Setback Line Ingress & Egress Easement

Boundary	Curve	Table
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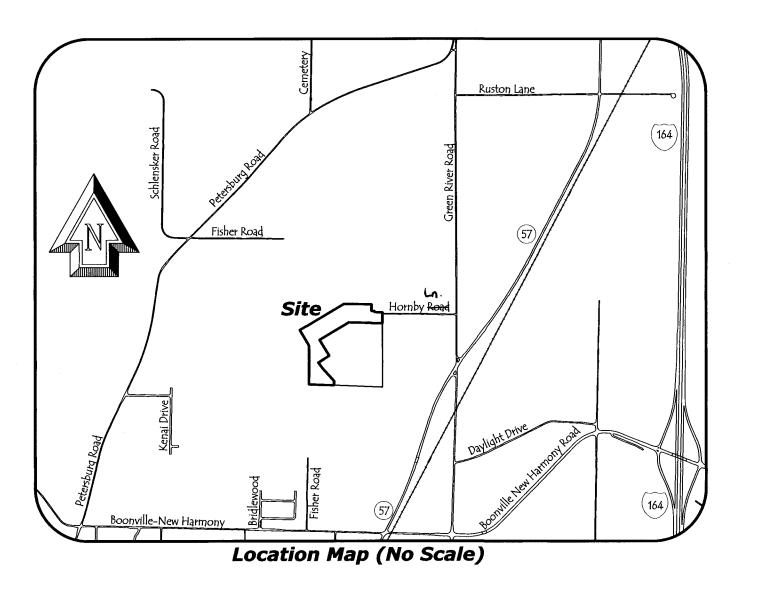
C-1	90°20′40″	S 44°12′44″ E	20.12	20.00	31.54	28.37
		Cente	rline Curve	Table		
NUMBE	R DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH

NUMBER DELTA ANGLE CHORD DIRECTION TANGENT RADIUS ARC LENGTH CHORD LENGTH

S 74°47′36" W 113.36 400.00 | 220.92 N 76°01′44″ W 60.00 60.00

Easement Line Table				
NUMBER	DIRECTION	DISTANCE		
11	S 33°30′50″ W	72 69'		

N 33°30′50″ E



SHEET 1 OF 2



414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561

> 332 THIRD AVENUE SUITE 13 JASPER, IN 47546 PH: 812.634.5015

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 5 Phase 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 "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. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions within the Drainage Easement.

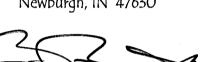
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

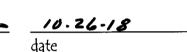
Strips or areas of land, of the dimensions shown on this plat and marked "EWSUE" (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer utilities for the installation, maintenance, operation enlargement and repair of utility facilities, whether 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, 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), gas facilities (except crossings and service connections), 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 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.

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: All of Lots 500 through 514 and Part of Lot 515 and All of Lots 516 through 517 All of Lots 539 through 551

Land Visions, LLC 3638 Citadel Circle Newburgh, IN 47630

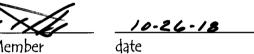




Owner: Part of Lot 515 and Offsite Public Utility Easement #1 and Offsite Public Utility Easement #2 and Offsite Drainage Easement #3 and Offsite Public Utility Easement #4

MOB, LLC 3638 Citadel Circle Newburgh, IN 47630





NOTARY CERTIFICATE

State of Inpiana County of VANDERBYZE 1

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce Biggerstaff (Land Visions, 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.

9-26-2023

Witness my hand and seal this 26th

My Commission expires:

Y ANDERBURGH

Notary Resides in County, Indiana

AFFIRMATION STATEMENT

THAT I HAVE TAKEN REASONABLE CARE TO

PRINTED NAME: SCOTT BUEDEL

REDACT EACH SOCIAL SECURITY NUMBER IN

THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I AFFIRM, UNDER THE PENALTIES OF PERJURY,

Notary Public

CASH WAGGNER

SCOTT D BUEDEL Notary Public - State of Indiana Vanderburgh County My Commission Expires Sep 26, 2023

NOTARY CERTIFICATE

County of VANOERBREH) SS:

personally appeared the said Owner and Subdivider Bruce Biggerstaff (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.

Notary Resides in

V AND ENBIZEH County, Indiana

State of Indiana

Before me, the undersigned, a Notary Public in and for the said County and State,

Witness my hand and seal this 26th day of 6 moser , 2018.

9-26-2023 My Commission expires

SCOTT D BUEDEL Notary Public - State of Indiana Vanderburgh County My Commission Expires Sep 26, 2023

Commission Expires Sep 26, 2023 Vanderburgh County Notary Public - State of Indiana SCOTT D BUEDEL

Owner: Part of Lot 515 and

5900 Vogel Road, Suite C

Evansville, IN 47715

State of THOIRLA

purposes therein set forth.

My Commission expires:

Notary Resides in

County, Indiana

9-26-2023

VANDERBURGH

County of VANOERBURGH)

Offsite Public Utility Easement #5

Communities by Eagle Development, Inc., an Indiana Corporation

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for the said County and State,

who acknowledged the execution of the foregoing plat with the dedications and

Witness my hand and seal this 26th day of October . 2018.

restrictions thereon, express to be his voluntary act and deed for the uses and

personally appeared the said Owner and Subdivider Shane A. Clements

(Communites by Eagle Development, Inc., an Indiana Corporation)

and Offsite Lake Maintenance

Storm Drainage Easement #6

AREA PLAN COMMISSION CERTIFICATE

Typed or printed name

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 9, 2017.

President: STACEY STEVEN:

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: 1-S-2017 The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON

NOVEMBER 1, 2018

Plat Release Date

OFFICIA1 SEAL

GENERAL NOTES

Public Utilities: **PUBLIC UTILITIES - WATER:**

Water is available and is provided by the Evansville Water & Sewer Utility

PUBLIC UTILITIES - SEWER:

Sewer is available and is provided by the Evansville Water & Sewer Utility

Access: All Lots shall acces internal roads, only.

adjoining lots.

That portion of Hornby Lane which lies between Lot 33 in Creekside Meadows, Section 3, Phase 3, as per plat thereof, recorded in Plat Book U, page 1 (north) and Lot 550 (south) is dedicated per this plat for access to the property to the east. Improvements within this right-of-way, east of Halle Drive and west of the east property line of this subdivision, will not be constructed as a part of Creekside Meadows, Section 5. Until the time that road improvements are constructed within this right-of-way, the adjoining Lot 33 will be responsible for maintenance of the north 25 feet of the right-of-way and the adjoining Lot 550 will be responsible for maintenance of the south 25 feet of the right-of-way.

Vacation:

Part of Fisher Road, previously within the limits of this subdivision, was vacated by the Board of Commissioners on October 11, 2005 and the Ordinance is recorded in Instrument No. 2005R00032625 in the office of the Recorder.

Part of Fisher Road and Hornby Lane, previously within the limits of this subdivision, were vacated by the Board of Commissioners on October 20, 2009 and the Ordinance is recorded in Instrument No. 2009R00028251 in the office of the Recorder.

Flood:

According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0107D and 18163C0130D, dated March 17, 2011 part of the subject property does lie within the limits of the 100 year flood zone "AE".

Side yard fences shall be placed so as to not obstruct natural sheet flow drainage from

Side Yard Fences

Pool Drains Any pool drains installed on Lot 550 and Lot 551 shall drain to the front of the lot and not to the existing drainage easement located in Asbury Pointe.

Per Plan B 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

2. 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. 3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation. 4. 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

5. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occuring to any part of the storm water 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 failure 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 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. 7. 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.

Right-of-Entry for Drainage Easements

The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any corrections to the stormwater drainage system in order that the stormwater drainage system is completed to the specifications of the approved drainage plan. Such right of entry shall include but not be limited to, mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is complete and the letter of credit has been released for the purpose of ensuring that the stormwater drainage system is functioning as originally designed.

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

Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Approval Dates

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC docket Number 5-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was APPROVED by the County Commissioners on November 7, 2017.

Road Plans were approved by the Vanderburgh County Commissioners on November 7, 2017.

Drainage Plans were approved by the Vanderburgh County Drainage Board on October 3, 2017.

Sewer Plans were approved by the Evansville Water and Sewer Utility on August 15, 2017.

Water Plans were approved by the Evansville Water and Sewer Utility on October 4, 2017.

SECTION 5 PHASE BOUNDARY DESCRIPTION Part of the Southeast Quarter and part of the Southwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows: Part of the Southeast Quarter and part of the Southwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

CREEKSIDE MEADOWS

Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 11; thence along the east line of the Southwest Quarter of the Southeast Quarter of said Section, South OO degrees O2 minutes 26 seconds West 173.74 feet; thence North 89 degrees O2 minutes 24 seconds West 199.28 feet; thence North OO degrees 57 minutes 36 seconds East 7.53 feet; thence North 89 degrees O2 minutes 24 seconds West 401.27 feet; thence South 58 degrees 58 minutes 16 seconds West 608.94 feet; thence South 31 degrees 01 minute 44 seconds East 330.00 feet to a point on the northwest line of a tract of land conveyed to Communities by Eagle Development, Inc. in Document 2012R00002147 in the Office of the Recorded of Vanderburgh County, Indiana; thence along said northwest line, South 58 degrees 58 minutes 16 seconds West 230.70 feet; thence South 36 degrees 41 minutes 16 seconds East 129.47 feet; thence South 42 degrees 39 minutes 44 seconds East 304.99 feet; thence South OO degrees OO minutes OO seconds West 77.80 feet to a point on the south line of the Southwest Quarter of the Southeast Quarter of said Section 11; thence along said south line, North 87 degrees 45 minutes 49 seconds West 448.25 feet to the southwest corner thereof; thence along the west line of the Southwest Quarter of the Southeast Quarter of said Section, North OO degrees O3 minutes 30 seconds East 687.58 feet; thence North 30 degrees 20 minutes 35 seconds West 323.33 feet to the southwest corner of Lot 412 in Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book V, page 11 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Section 4, North 58 degrees 58 minutes 16 seconds East 136.44 feet; thence continue along the south line of said Section 4, South 31 degrees O1 minute 44 seconds East 3.77 feet; thence continue along the south line of said Section 4, North 58 degrees 58 minutes 16 seconds East 779.54 feet; thence along the south line and the extended south line of said Section 4, South 89 degrees O2 minutes 24 seconds East 495.86 feet to the southeast corner of Lot 34 in said Creekside Meadows, Section 3, Phase 3, as per plat thereof, recorded in Plat Book U, page 1 in the office of said Recorder; thence along the boundary of said Creekside Meadows, Section 3, Phase 3, South OO degrees 57 minutes 36 seconds West 120.12 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3, South 89 degrees 39 minutes 37 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 20 minutes 40 seconds, a radius of 20.00 feet and a chord dimension of South 44 degrees 12 minutes 44 seconds East 28.37 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3 and along the arc of said curve 31.54 feet; thence continue along the boundary of said Creekside Meadows, Section 3, Phase 3, South 89 degrees 23 minutes 04 seconds East 125.92 feet to a point on the east line of the Northwest Quarter of the Southeast Quarter of said Section 11; thence along the east line of the Northwest Quarter of the Southeast Quarter of said Section, South OO degrees O4 minutes 48 seconds East 25.00 feet to the point of beginning and containing a gross area of 16.152 acres, more or less

Also, the following offsite 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 15-foot Public Utility Easement that extends south from the southwest corner of Lot 551 and then runs west along the south line of a tract of land conveyed to MOB, LLC in Document 2016R00017729 in the Office of the recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

2. A Public Utility Easement that lies south of and adjacent to the southeast corner of Lot 549. The limits of this easement are defined by the dimensions shown on this plat.

3. A 10-foot Drainage Easement that lies south of and adjacent to the south line of Lots 544 through 549. The limits of this easement are defined by the dimensions shown on this plat.

4. A Public Utility Easement that lies southeast of and adjacent to the southeast line of Lots 516 and 517, southeast of and adjacent to the southeast line of Lots 539 through 544, southeast of and adjacent to the end of Kenly Drive and northeast of and adjacent to the northeast line of Lot 515 near the southwest corner of Lot 516. The limits of this easement are defined by the dimensions shown on this plat.

5. A 12-foot Public Utility Easement that lies southeast of and adjacent to the northwest line of a tract of land conveyed to Communities by Eagle Development, Inc. in Document 2012R00002147 in the Office of the recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

6. A Variable Width Lake Maintenance and Storm Drainage Easement that lies northeast of and east of the eastern boundary of Lot 515 and on a tract of land conveyed to Communities by Eagle Development, Inc. in Document 2012R00002147 in the Office of the recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

Also, Subject to and rights to a Drainage Easement conveyed to Vanderburgh County, Indiana in Document 2009R00032548 in the Office of the Recorder of Vanderburgh County, Indiana

Also, Subject to a Sanitary Sewer Easement conveyed to the City of Evansville Water and Sewer Utility Department in Document 2005R00029085 in the Office of the Recorder of Vanderburgh County, Indiana.

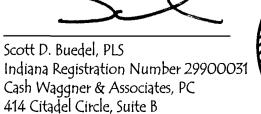
Also, subject to a Sanitary Sewer Easement conveyed to the City of Evansville Water and Sewer Utility Department in Document 2005R00038182 in the Office of the Recorder of Vanderburgh

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

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the 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 26th day of October, 2018.



Evansville, IN 47715



& ASSOCIATES, PC 402 E. 13TH STREET JASPER, IN 47546 CONSULTING ENGINEERS . LAND SURVEYORS PH: 812.634.5015 WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401-5561

SHEET 2 of 2