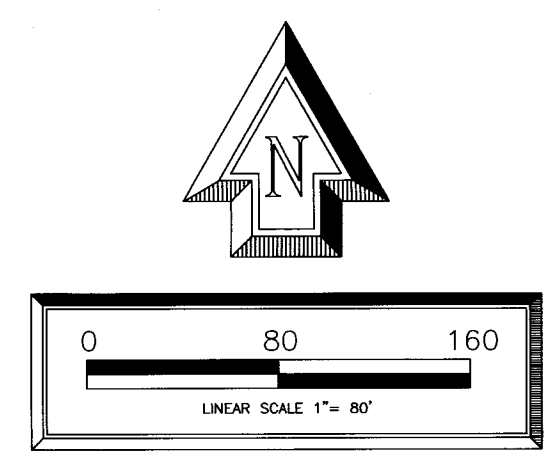
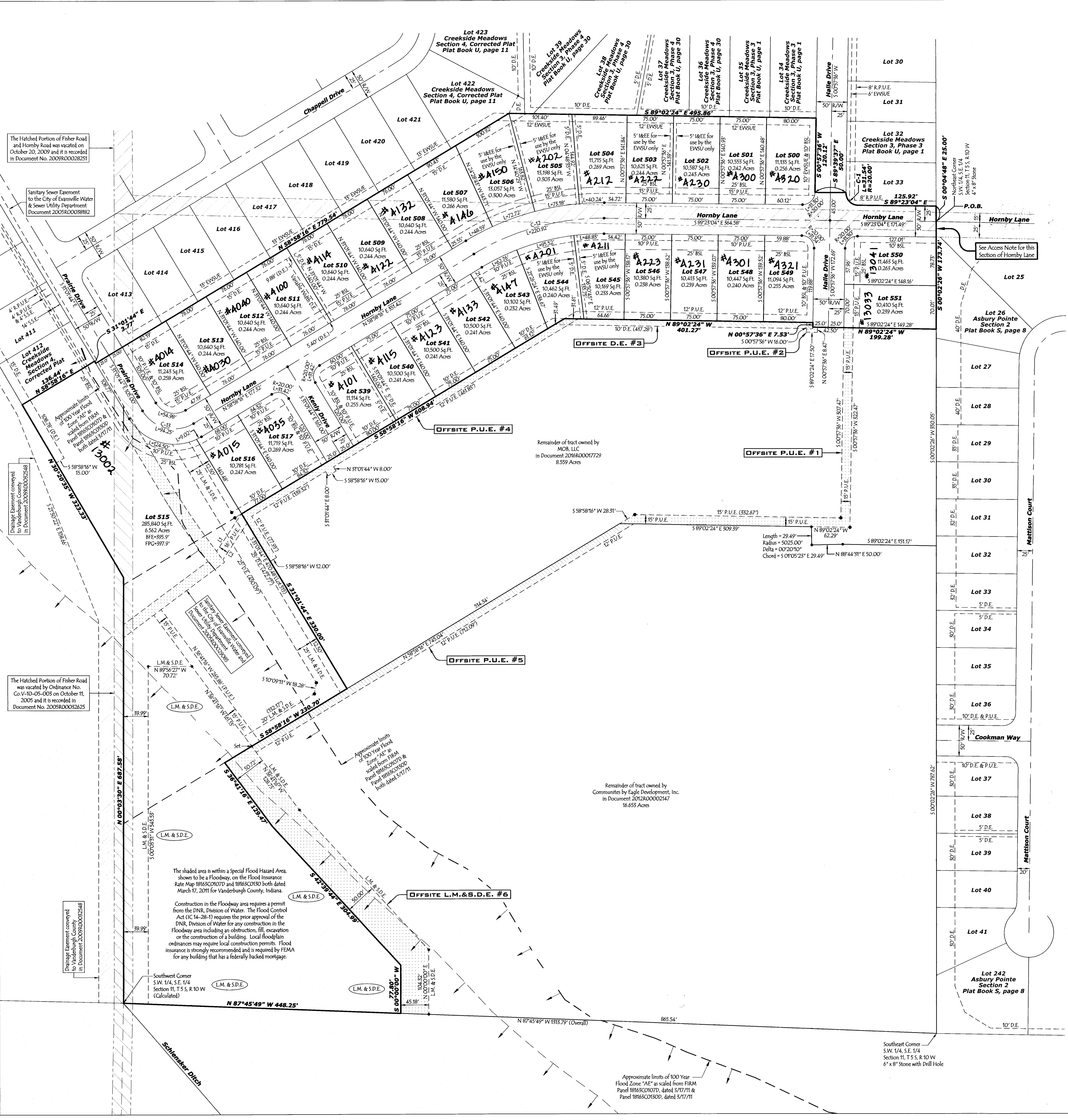


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOVEMBER 2, 2018
BRIAN GERTH AUDITOR
5506

RECEIVED FOR RECORD
DATE 11/2/2018 2:50 PM
PLAT BOOK U
PAGE 172
INSTR# 2018R0002A1763
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

CREEKSIDE MEADOWS SECTION 5 PHASE 1



LEGEND

- P.O.B. Point of Beginning
- F.P.G. Flood Protection Grade
- B.F.E. Base Flood Elevation
- B.S.L. Building Setback Line
- I.&E. Ingress & Egress Easement

Boundary Curve Table

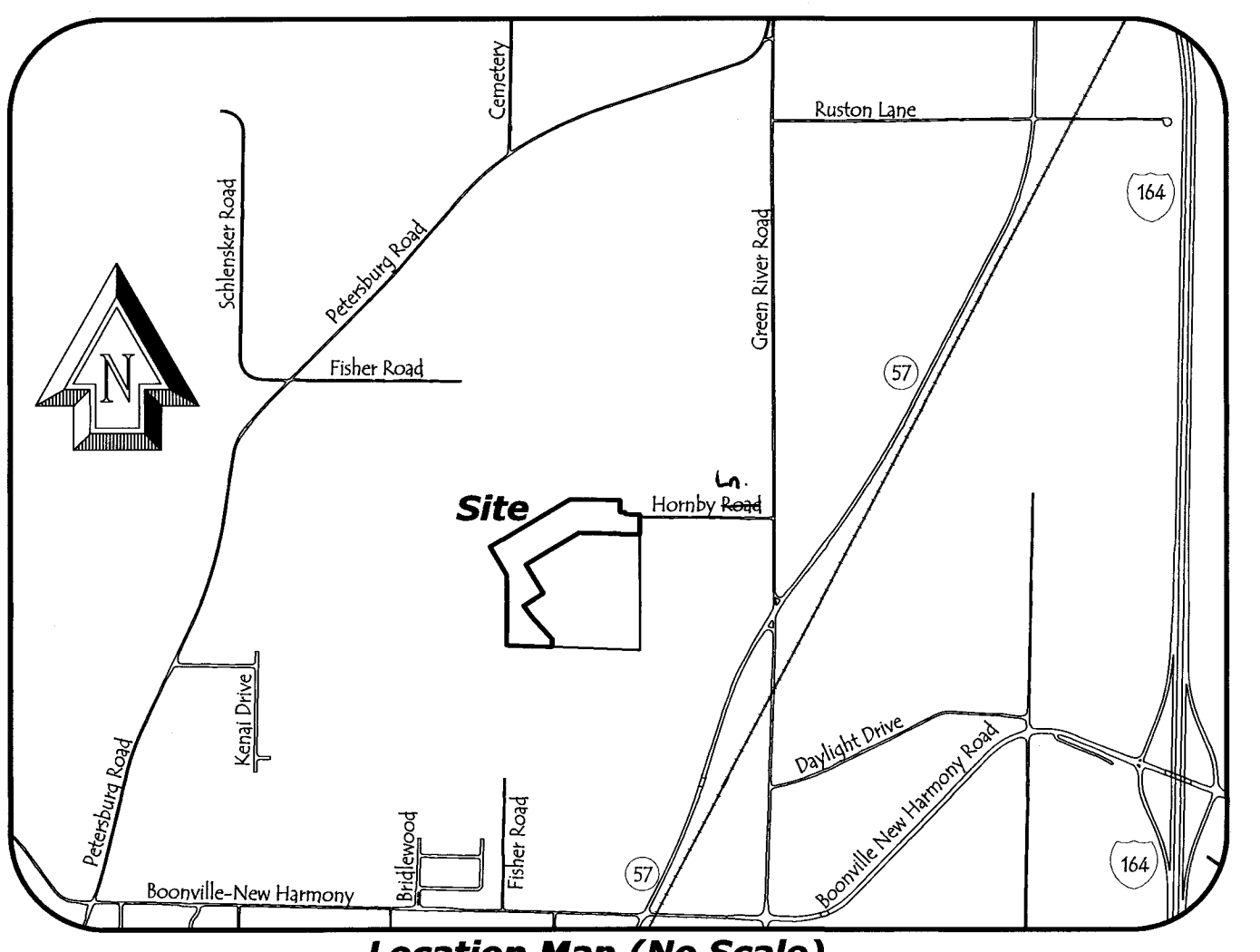
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	90°20'40"	S 44°12'44" E	20.12	20.00	31.54	28.57

Centerline Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-12	31°38'40"	S 74°47'36" W	113.36	400.00	220.92	218.12
C-13	90°00'00"	N 76°01'44" W	60.00	60.00	94.25	84.85

Easement Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 33°50'50" W	72.69'
L2	N 33°50'50" E	70.85'



SHEET 1 OF 2

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



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereinafter do hereby plat and subdivide said real estate as shown and designate the same as Creekside Meadows Section 5 Phase 1

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.

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.

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.

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.

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 47650

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 47650

Owner: Part of Lot 515 and Offsite Public Utility Easement #5 and Offsite Lake Maintenance Storm Drainage Easement #6

Communities by Eagle Development, Inc., an Indiana Corporation
5900 Vogel Road, Suite C
Evansville, IN 47715

Bruce Biggerstaff, Member
10-26-18
date

Bruce Biggerstaff, Member
10-26-18
date

Shane A. Clements, President
10/26/2018
date

GENERAL NOTES

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 access internal roads, only.

That portion of Hornby Lane which lies between Lot 33 in Creekside Meadows, Section 3, Phase 5, 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.

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

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.

Storm Maintenance: 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 ordinances.

CREEKSIDE MEADOWS SECTION 5 PHASE 1

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:

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 00 degrees 02 minutes 26 seconds West 175.74 feet; thence North 89 degrees 02 minutes 24 seconds West 199.28 feet; thence North 00 degrees 57 minutes 36 seconds East 7.53 feet; thence North 89 degrees 02 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 Recorder 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 00 degrees 00 minutes 00 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 00 degrees 05 minutes 30 seconds East 687.58 feet; thence North 30 degrees 20 minutes 35 seconds West 323.53 feet to the southwest corner of Lot 412 in Creekside Meadows, Section 4, Corrected Plat, as per plat thereof, recorded in Plat Book U, 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 01 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 02 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 00 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 57 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 00 degrees 04 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 County, Indiana.

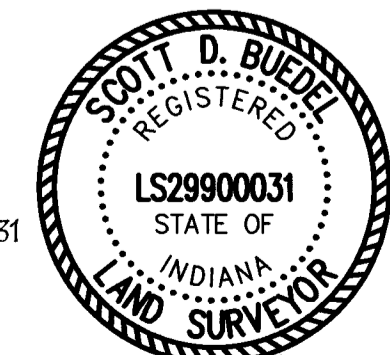
Also, subject to all other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the 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.

Signature of Scott D. Buedel
Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Wagner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



NOTARY CERTIFICATE

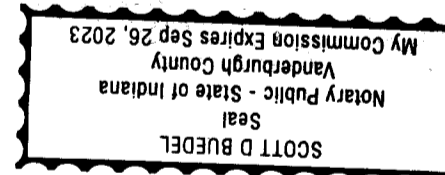
State of Indiana)
) ss:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Shane A. Clements (Communities by Eagle Development, Inc., an Indiana Corporation) 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 26th day of October, 2018.

Signature of Scott D. Buedel
9-26-2023
Notary Public

Notary Resides in Vanderburgh County, Indiana
Typed or printed name



NOTARY CERTIFICATE

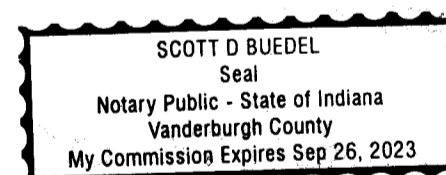
State of Indiana)
) ss:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and 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.

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

Signature of Scott D. Buedel
9-26-2023
Notary Public

Notary Resides in Vanderburgh County, Indiana
Typed or printed name



NOTARY CERTIFICATE

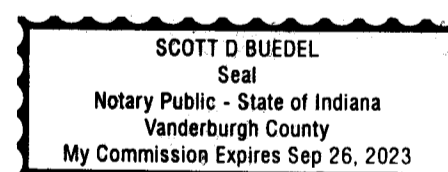
State of Indiana)
) ss:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and 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.

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

Signature of Scott D. Buedel
9-26-2023
Notary Public

Notary Resides in Vanderburgh County, Indiana
Typed or printed name



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 9, 2017.

Signature of Stacey Stevens
President: STACEY STEVENS

Signature of Ronald S. London
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: 1-5-2017
The Secondary plat complies with the Ordinance and is released for recording.

Signature of Ronald S. London
Executive Director: RONALD S. LONDON
November 1, 2018
Plat Release Date



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

Monuments: 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 Wagner & Associates #0096"

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

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.

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.

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 of Scott D. Buedel
PRINTED NAME: SCOTT BUEDEL



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

402 E. 13TH STREET
JASPER, IN 47546
PH: 812.634.5015

SHEET 2 OF 2

Handwritten number 0.172