

# THE STABLES PUD SECTION ONE

## OWNER'S CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, do hereby plat and subdivide said real estate as shown and designates the same as THE STABLES PUD SECTION ONE. All additional road rights-of-way 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 "Public Utility (PUE) Easement", are hereby dedicated 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 structures other than such utility facilities shall be erected within said areas of land and 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 hereby 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 a 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.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer 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 the sanitary sewer utility without liability in the use of said easements by said utility.

*Chris A. Comba*  
 2400 Green River Investments LLC  
 Chris A. Comba, Member  
 5733 Shadow Creek Ln.  
 Newburgh, IN 47630

## 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 above signed Owners of the real estate shown on described hereon and acknowledged the execution of this plat to be their voluntary act and deed.



Witness my hand and seal this 17th day of January, 2013.

My Commission Expires: 11-26-16

*Keshia M. Pisher*  
 Notary Public  
*Debra M. Pisher*  
 (typed or printed name)

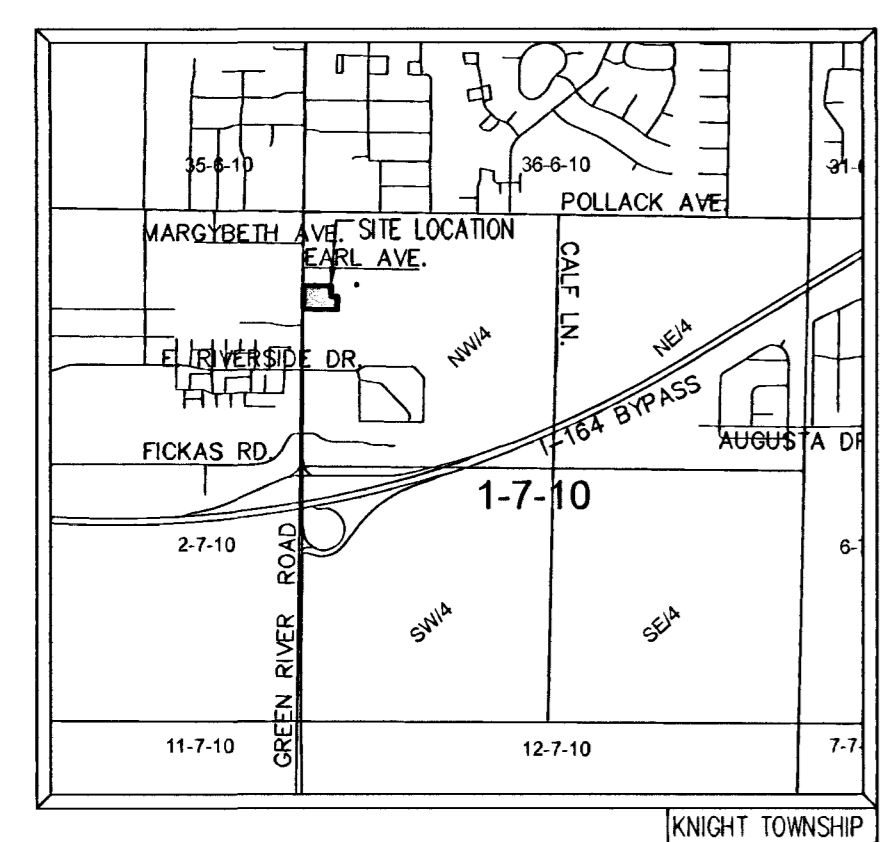
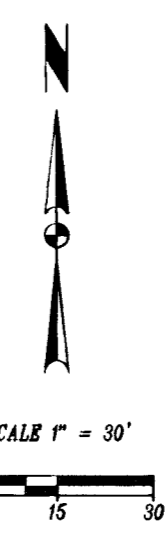
Notary Resides in Vanderburgh County, Indiana

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD  
 ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS

SEPTEMBER 18, 2012 DATE  
 NOVEMBER 13, 2012 DATE

**T-68**  
 AP# 65-2012

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:  
 OCTOBER 9, 2012 DATE  
 S-1305 S-NUMBER



LOCATION MAP  
 SCALE: 1"=2000'

## GENERAL NOTES

- Utilities:** Sanitary sewer, water, gas, electric, and telephone are available by extension.
- Flood Plain Data:** The Subject Parcel lies within the Shaded Zone X, areas protected by a levee, as said parcel plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0205D, dated March 17, 2011.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Road Grades:** Maximum road grades will not exceed 5.00%.
- Temporary Erosion Control:** (during construction)
  - Slopes of 0%-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 seeding.
  - Slopes of more than 6% shall be mulched and shall have straw bales and/or erosion blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.
- Erosion Control for Ditches:**
  - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
  - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
  - Slopes over 8% 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 currently marked will be marked with a 5/8" rebar with pink cap stamped "KIESEL LS 20800145".
- Storm Drainage Maintenance:** Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

## SITE NOTES

- These typical building setbacks govern, except where additional or greater setbacks or easements are shown on the plat.
- Floor plans may be expanded as long as they do not encroach on the platted setbacks, easements, or cause the unit footprint to exceed 78% lot coverage.
- Maximum building height is 35'.
- Accessory buildings must be in conformity with applicable zoning regulations and cannot exceed (a) one hundred (100) square feet in floor area, or (b) eight (8) feet in height. Accessory buildings shall not encroach into utility Easements or Drainage Easements.
- Lot dimensions shown on this sheet are typical lot dimensions and do not represent the size and shape of all lots in the subdivision.
- Fence locations may vary in location on each lot. Fences shall not encroach into utility easements or Drainage easements.
- Patios vary in location, size, and shape on each lot. Patios shall not encroach utility easements or Drainage easements.
- House models, along with all other improvements shown on each lot, may be reversed.

UNIT/LOT TYPE	MAXIMUM HEIGHT (FEET)	MINIMUM WIDTH (FEET)	MINIMUM FRONT YARD (FEET)	MINIMUM SIDE YARD INTERNAL (FT)	MINIMUM SIDE YARD END (FT)	MINIMUM REAR YARD (FEET)	MAXIMUM LOT COVERAGE
INTERNAL UNIT	35	38	15	0	N/A	5	78%
END UNIT	35	43	15	0	5	5	70%

## RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RWC9	17.00'	26.70'	24.04'	S 45°54'59" W	90°00'00"
RWC10	57.00'	26.93'	26.68'	S 77°22'55" W	27°04'09"
RWC11	57.00'	22.34'	22.20'	S 52°37'11" W	22°27'19"
RWC12	57.00'	40.27'	39.43'	S 21°09'15" W	40°28'32"

## CENTERLINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC3	37.00'	58.12'	52.33'	S 45°54'59" W	90°00'00"

## BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West of the Second Principal Meridian in Knight Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter-Quarter Section; thence along the south line thereof, South 89 degrees 05 minutes 01 seconds East a distance of 42.00 feet to the East right-of-way of Green River Road, thence along said right-of-way, North 00 degrees 15 minutes 11 seconds East a distance of 312.90 feet to the Point of Beginning; thence continuing along said right-of-way, North 00 degrees 15 minutes 11 seconds East a distance of 246.43 feet; thence South 89 degrees 14 minutes 40 seconds East a distance of 288.65 feet; thence South 00 degrees 54 minutes 59 seconds West a distance of 114.23 feet; thence parallel with said Quarter-Quarter line, South 89 degrees 05 minutes 01 seconds East a distance of 69.74 feet; thence South 00 degrees 54 minutes 59 seconds West a distance of 133.00 feet; thence parallel with said Quarter-Quarter line, North 89 degrees 05 minutes 01 seconds West a distance of 355.54 feet to said right-of-way, being the Point of Beginning, containing 1.840 acres, more or less.

Subject to all easements and right-of-ways of record.

## SURVEYOR'S CERTIFICATE

I, Joseph R. Kiesel, 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 on March 1, 2012 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of January, 2013.

*Joseph R. Kiesel*

Joseph R. Kiesel, LS #20800145



## 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on August 9, 2012.

*Blaine Oliver*  
 President  
*Blaine Oliver*  
 Attest Executive Director

A.P.C. DOCKET #5-S-2012

SECONDARY PLAT complies with the Ordinance and is released for recording.

*Blaine Oliver*  
 Executive Director

PLAT RELEASE DATE: JAN. 18, 2013

**AFFIRMATION STATEMENT**  
 I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless it is required by law.  
 Joseph R. Kiesel