

GENERAL NOTES

- Utilities:** Gas & Electric will be extended to both lots by Vectren.
Water is provided by the Evansville Water and Sewer Utility and is available to both lots.
Sewer is provided by the Evansville Water and Sewer Utility and will be extended to both lots.
- Access:** Lot 1 will access E. Baseline Road through the Ingress & Egress Easement known as Husky Way and the ingress and egress easement across Lot 2.
Lot 2 shall access E. Baseline Road Directly and through the ingress and egress easement across Lot 1.
- Mailbox:** No brick or other non-breakaway mailbox structures can be placed in the County right-of-way.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0106D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.
- 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.
- Storm Maintenance:** 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 lot in proper working order including:
 - 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 drainage plan on file in the County Surveyor's Office.
 - Alteration of the land within a stormwater drainage easement in this subdivision requires the approval of the County Drainage Board.
- Temporary Erosion Control:** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Vanderburgh County Code Title 13.05 "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 13.05.11.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 disturbance activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Approval Dates:** Drainage Plans were approved by the Vanderburgh County Drainage Board on May 26, 2015.
Sewer Plans were approved by the Evansville Water and Sewer Utility Board on September 29, 2015.
Water Plans were approved by the Evansville Water and Sewer Utility Board on October 8, 2015.

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 23, 2015.

[Signature]
President:

[Signature]
Attest Executive Director

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

[Signature]
Executive Director

MARCH 22, 2017
Plat Release Date



BOUNDARY DESCRIPTION

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

Commencing at the northeast corner of said Quarter Section; thence along the east line thereof, South 01 degree 05 minutes 59 seconds West 660.00 feet to the southeast corner of a tract of land conveyed to Douglas A. and Theresa G. Wilson recorded in Inst. #2000R00026851 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Wilson tract and the south line of a tract of land conveyed to Robert Owen Ashworth and Genevieve Louise Ashworth recorded in Deed Book 425, Page 208 in said office of the Recorder North 88 degrees 50 minutes 48 seconds West 530.00 feet to the southwest corner of said Ashworth tract, said point being the point of beginning; thence North 88 degrees 50 minutes 48 seconds West 974.85 feet to a point on the west line of the Northeast Quarter of the Northeast Quarter of said Section; thence along the west line of said Quarter Quarter Section, North 01 degree 05 minutes 12 seconds East 660.00 feet, to the Northwest corner of said Quarter Quarter Section; thence along the north line of said Quarter Quarter Section, South 88 degrees 50 minutes 48 seconds East 974.62 feet to the northwest corner of said Ashworth tract, said point being North 88 degrees 50 minutes 48 seconds West 350.00 feet from the Northeast corner of said Quarter section; thence along the west line of said Ashworth tract, South 01 degree 05 minutes 59 seconds West 660.00 feet to the southwest corner of said Ashworth tract, and to the point of beginning, containing 645,526 square feet (14.77 acres), more or less.

Also, an offsite Drainage Easement being part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the northeast corner of said Quarter Section; thence along the east line thereof, South 01 degree 05 minutes 59 seconds West 660.00 feet to the southeast corner of a tract of land conveyed to Douglas A. and Theresa G. Wilson recorded in Inst. #2000R00026851 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Wilson tract and the south line of a tract of land conveyed to Robert Owen Ashworth and Genevieve Louise Ashworth recorded in Deed Book 425, Page 208 in said office of the Recorder North 88 degrees 50 minutes 48 seconds West 530.00 feet to the southwest corner of said Ashworth tract; thence continue North 88 degrees 50 minutes 48 seconds West 34.59 feet to the point of beginning; thence South 01 degree 09 minutes 12 seconds West 5.00 feet; thence North 88 degrees 50 minutes 48 seconds West 880.26 feet to a point on the east side of an existing access easement for Ingress and Egress described in Document 2009R00020881 in the Office of said Recorder; thence along said east line, North 01 degree 05 minutes 12 seconds East 5.00 feet; thence South 88 degrees 50 minutes 48 seconds East 880.27 feet to the point of beginning.

Subject to the 30-foot right-of-way for E. Baseline Road as dedicated to Vanderburgh County, Indiana in Document 2010R00022447 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Access Easement for Ingress and Egress off the entire west side, as described in Document 2009R00020881 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the variable width easement conveyed to Vectren as described in Document 2008R00014581 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Use and Development Commitment in the Ordinance to Rezone the property to M-2 which is recorded in Miscellaneous Drawer 6, card 3048 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to the Restrictive Covenants recorded in Miscellaneous Drawer 6, card 3049 in the Office of the Recorder of Vanderburgh County, Indiana.

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

CROSS REF:
15-13534 CORPORATE WARRANTY DEED
17-05439 " " "

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designate the same as **Trilogy North**

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 "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.

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 that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "LMSDE" (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

Also, no trees or shrubs shall be planted within the designated storage area of the detention pond.

Also, any repairs to the water or sewer lines located within the LMSDE shall not interfere with the overall operation of the detention basin. No excess excavation spoil due to maintenance and/or repair of water or sewer lines shall be allowed within the area of the LMSDE once the repair and maintenance work is complete. Any disturbed areas within the LMSDE shall be promptly graded and seeded, mulched and protected with erosion control blankets or netting within 15 days of completion of any repair work.

Strips or areas of land, of the dimensions shown on this plat and marked "I/E" (Ingress & Egress Easement) are dedicated for the free and unobstructed movement of pedestrian and vehicular traffic. Public utilities and drainage structures are hereby permitted to cross or lie within the Ingress & Egress Easements, provided that such facilities are not placed in such a manner as to impede the flow of pedestrian or vehicular traffic. The Ingress & Egress Easement may be used as a temporary staging area for work by public utility companies or other contractors so long as the surface of any drive or road is repaired to its original condition and elevation with the same or equal material and also disturbed ground next to the drives or roads, within the easement, shall be repaired to its original elevation and seeded and stowed. The portion of the paved drive or road located in the Ingress & Egress Easement on each Lot shall be maintained by the underlying owner of the road or drive. The portion of the Ingress & Egress Easement on each Lot, outside of the paved drive or road, shall be maintained by the underlying property owner.

Strips or areas of land, of the dimensions shown on this plat and marked "L.E." (Landscape Easement) are dedicated for the protection of earthen berms and trees used as a buffer between the subject property and the east adjoiner. Trees within this strip may be replaced and/or relocated to maintain a buffer with the adjoining property. The area within the landscape easement shall be maintained by the owner of Lot 2.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

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 & Developer of Subdivision
TGY Evansville, LLC
1515 Ormsby Station Court
Louisville, KY 40223

[Signature] *[Date]*
Stephen Satterfield
Managing Member

NOTARY CERTIFICATE

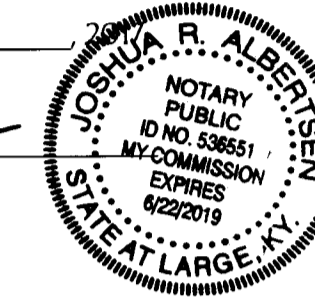
State of Kentucky)
) ss:
County of Jefferson)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Stephen Satterfield (TGY Evansville, 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 7th day of March

06-22-2019
My Commission expires:

[Signature]
Notary Public



Notary Resides in

Jefferson
County, Indiana Kentucky

Joshua R. Albertson
Typed or printed name

Owner of Offsite Easement
Baseline Properties, Inc.
14649 Highway 41 North
Evansville, IN 47725

[Signature] 3-8-17
Donald J. Seibert
President

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 of the offsite easement Donald J. Seibert (Baseline Properties, Inc.) who acknowledged the execution of the foregoing plat with the dedications and restrictions therein set forth, express to be his voluntary act and deed for the uses and purposes therein set forth.

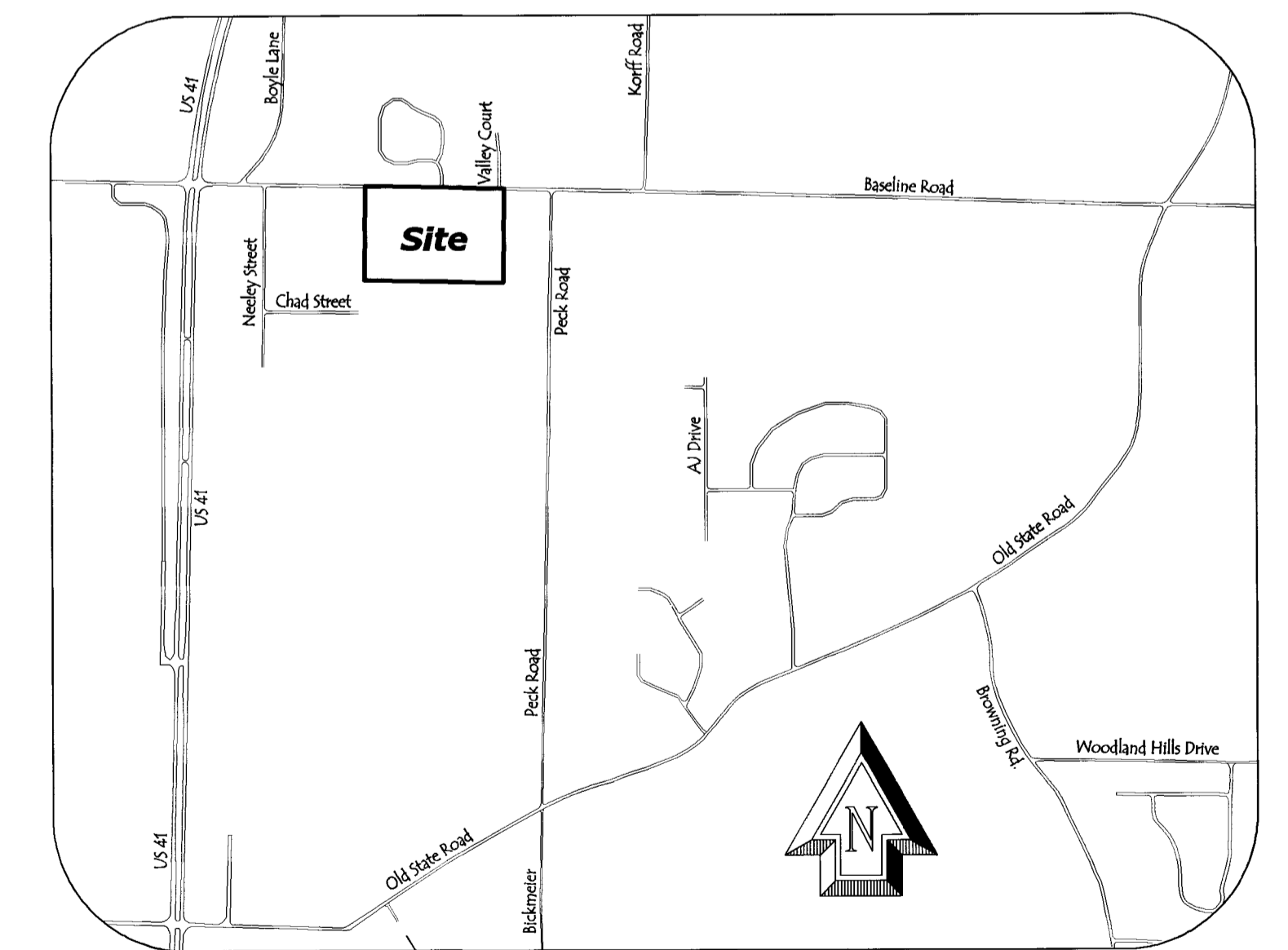
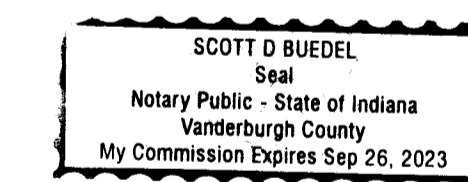
Witness my hand and seal this 8th day of MARCH, 2017.

9-26-2023
My Commission expires:

[Signature]
Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

Scott D. Buechel
Typed or printed name



Location Map (No Scale)

U-32
APC # 11-113-2015

SHEET
2 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

SURVEYOR'S CERTIFICATE

I, Scott D. Buechel, 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 1st day of March, 2017

[Signature]
Scott D. Buechel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

