

# WATERSTONE AT GREEN RIVER

T-192 SH. 2 OF 2  
APC # 4-5-2015

## Easement Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 89°25'51" W	59.00'
L2	N 00°36'09" E	30.00'
L3	N 00°36'09" E	30.00'
L4	S 89°25'51" E	60.00'
L5	N 20°45'05" E	121.47'
L6	N 77°07'29" E	39.44'
L7	Not Used	
L8	N 00°36'09" E	44.00'
L9	N 89°25'51" W	32.59'
L10	N 89°25'51" W	20.89'
L11	N 89°25'51" W	57.23'
L12	N 89°25'51" W	3.75'
L13	N 64°25'51" W	56.79'
L14	N 89°25'51" W	45.48'
L15	N 47°28'30" W	18.82'
L16	S 00°36'09" W	45.38'
L17	N 62°00'12" E	85.45'
L18	N 62°00'12" E	62.80'
L19	N 88°04'11" E	207.75'
L20	N 88°04'11" E	205.12'
L21	S 88°20'16" E	51.86'
L22	S 88°20'16" E	51.43'
L23	Not Used	
L24	Not Used	
L25	Not Used	
L26	Not Used	
L27	Not Used	
L28	Not Used	
L29	Not Used	
L30	Not Used	
L31	Not Used	
L32	Not Used	
L33	Not Used	
L34	Not Used	
L35	N 59°53'41" E	190.20'
L36	N 59°53'41" E	190.12'
L37	Not Used	
L38	Not Used	
L39	Not Used	
L40	Not Used	
L41	Not Used	
L42	Not Used	
L43	Not Used	
L44	Not Used	
L45	Not Used	
L46	Not Used	
L47	Not Used	
L48	Not Used	
L49	Not Used	
L50	Not Used	
L51	Not Used	
L52	Not Used	
L53	Not Used	
L54	S 00°36'09" W	38.00'
L55	N 89°32'55" W	10.00'
L56	S 84°27'10" E	96.95'
L57	S 53°39'25" E	46.49'
L58	N 53°39'25" W	49.25'
L59	N 84°27'10" W	128.90'
L60	N 15°00'00" E	12.97'
L61	S 89°32'55" E	31.45'
L62	Not Used	
L63	Not Used	
L64	Not Used	
L65	Not Used	
L66	S 89°32'55" E	68.81'
L67	S 00°27'07" W	9.45'
L68	N 05°28'03" E	62.21'
L69	N 09°31'53" E	43.58'
L70	N 22°54'21" E	54.38'
L71	N 36°20'35" E	9.26'
L72	N 36°20'35" E	10.00'
L73	N 36°20'35" E	28.89'
L74	N 54°44'51" E	32.46'
L75	N 62°48'27" E	27.76'
L76	N 78°55'40" E	27.76'
L77	N 86°59'17" E	119.57'
L78	S 89°23'46" E	294.79'
L79	S 86°32'50" E	63.17'
L80	S 82°08'33" E	64.93'
L81	S 75°18'55" E	55.85'
L82	S 48°13'14" E	39.95'
L83	S 06°29'44" E	76.31'
L84	S 15°18'03" W	68.76'
L85	S 06°26'43" E	95.30'
L86	S 04°06'27" W	47.96'
L87	S 12°47'49" W	27.08'
L88	S 52°57'54" W	34.20'
L89	S 58°55'03" W	35.08'
L90	S 77°49'27" W	30.94'
L91	S 88°06'40" W	47.54'
L92	N 88°35'48" W	25.71'
L93	N 85°00'10" W	70.08'
L94	N 88°58'00" W	14.52'
L95	S 87°04'10" W	122.95'
L96	S 89°16'27" W	157.78'
L97	S 84°46'20" W	15.86'
L98	S 80°16'13" W	38.85'
L99	S 85°16'43" W	17.29'
L100	N 84°42'17" W	17.29'
L101	N 79°41'47" W	23.76'
L102	N 68°34'18" W	52.76'
L103	N 65°00'15" W	61.45'
L104	N 30°11'35" W	22.41'
L105	N 30°11'35" W	10.00'
L106	N 30°11'35" W	43.48'
L107	N 10°15'47" W	43.31'
L108	N 00°33'11" E	26.78'
L109	N 02°23'06" E	10.00'
L110	N 74°15'48" E	150.25'
L111	N 74°15'48" E	120.17'
L112	S 00°45'52" W	78.56'

## 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 designate the same as **Waterstone at Green River**. 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 "R.P.U.E." (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, 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), 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, parking lots 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 "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 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.

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

Oak Hill Investments, LLC  
728 N. Cross Pointe Blvd.  
Evansville, IN 47715

*Marlin Goebel* 9-11-15  
date  
Marlin Goebel, Member

## NOTARY CERTIFICATE

State of INDIANA )  
County of VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Marlin Goebel (Oak Hill Investments, 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 uses and purposes therein set forth.

Witness my hand and seal this 11th day of SEPTEMBER, 2015.

9-26-2023  
My Commission expires:

Notary Resides in VANDERBURGH  
County, Indiana  
Type or printed name

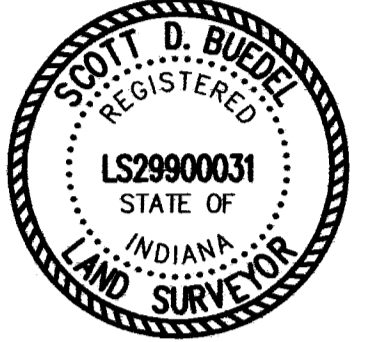
SCOTT D. BUEDEL  
Notary Public - State of Indiana  
Vanderburgh County  
My Commission Expires Sep 26, 2023

## 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 11th day of September, 2015.

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



## AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #509, 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 May 14, 2015.

*Scott D. Buedel*  
President

*Scott D. Buedel*  
Attest Executive Director

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

*Scott D. Buedel*  
Executive Director

Sept. 25, 2015  
Plat Release Date



## BOUNDARY DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 12, thence along the west line of the South Half of the Northwest Quarter of said Section, North 00 degrees 27 minutes 03 seconds East 657.65 feet to the Northwest Corner of the South Half of the South Half of the Northwest Quarter of said Section; thence along the north line of said Half Half Quarter Section, South 89 degrees 32 minutes 53 seconds East 952.50 feet to the northwest corner of a tract of land conveyed to Cynthia DiPrimo (Cynthia Folz) in Deed Drawer 1, card 2442 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning, thence continue along the north line of said Half Half Quarter Section, South 89 degrees 32 minutes 53 seconds East 655.84 feet, thence North 00 degrees 40 minutes 56 seconds East 165.56 feet, thence South 89 degrees 35 minutes 52 seconds East 1082.71 feet to a point on the east line of the South Half of the Northwest Quarter of said Section 12, thence along said east line, South 00 degrees 45 minutes 52 seconds West 166.51 feet to the Northeast Corner of the South Half of the South Half of the Northwest Quarter of said Section; thence continue along the east line of the South Half of the Northwest Quarter of said Section, South 00 degrees 45 minutes 52 seconds West 166.51 feet, thence West 522.46 feet to a corner of a tract of land conveyed to Vanderburgh County in Deed Drawer 7, card 8955 in the Office of said Recorder, thence along the boundary of said tract conveyed to Vanderburgh County the following four (4) calls:

South 87 degrees 04 minutes 10 seconds West 598.65 feet to the beginning of a curve to the left having a central angle of 02 degrees 35 minutes 03 seconds, a radius of 8694.36 feet and a chord dimension of South 85 degrees 39 minutes 53 seconds West 392.09 feet;

thence along the arc of said curve 392.12 feet;

thence South 84 degrees 22 minutes 22 seconds West 492.07 feet to the beginning of a curve to the right having a central angle of 01 degree 19 minutes 25 seconds, a radius of 8494.56 feet and a chord dimension of South 85 degrees 02 minutes 05 seconds West 196.25 feet;

thence along the arc of said curve 196.25 feet to a point on the south line of the Northwest Quarter of said Section 12;

thence along the south line of said Quarter Section, North 89 degrees 20 minutes 49 seconds West 61.39 feet to the southwest corner of a tract of land conveyed to Cynthia Folz DiPrimo in Deed Drawer 8, card 1959 in the office of said Recorder, thence along the west line of said DiPrimo tract, North 00 degrees 57 minutes 07 seconds East 660.92 feet to the point of beginning and containing a gross area of 27.473 acres, more or less.

Subject to the limited access right of way for Lynch Road along the 598.64-foot line segment, the 392.12-foot curve segment, the 492.07-foot line segment and the 196.25-foot curve segment as described in Deed Drawer 7, card 8955 in the Office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 100-foot wide easement in favor of Southern Indiana Gas and Electric Company (Vectren) as acquired by Judgment dated November 17, 1961 and a Supplement to said easement as described in Deed Drawer 7, card 3559 in the Office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 8-foot wide easement in favor of Southern Indiana Gas and Electric Company (Vectren) as described in Deed Drawer 14, card 1052 in the Office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 8-foot wide easement in favor of Southern Indiana Gas and Electric Company (Vectren) as described in Deed Book 681, page 282 in the Office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 20-foot by 20-foot Ingress and Egress Easement in the Southeast corner of a tract of land conveyed to Word of His Grace Fellowship, Inc. in Deed Drawer 11, card 454 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 25-foot by 25-foot Ingress and Egress Easement in the Southwest corner of a tract of land conveyed to Word of His Grace Fellowship, Inc. in Deed Drawer 11, card 454 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 25-foot right-of-way off the north side of a tract of land conveyed to Cynthia DiPrimo in Deed Drawer 1, card 2442 and Jennifer Cannon in Deed Book 681, page 77 both in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a Sanitary Sewer Easement conveyed to Evansville Water and Sewer Utility in Deed Document 2008R00013624 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to the limited access rights of ingress and egress to from Lynch Road as described in Deed Drawer 7, card 8955 in the office of the Recorder of Vanderburgh County, Indiana.

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

## GENERAL NOTES

**Utilities:** Water is provided by the Evansville Water and Sewer Utility and it will be extended to all of the proposed lots.

Sewer is provided by the Evansville Water and Sewer Utility and it will be extended to all of the proposed lots.

Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.

**Access:** All lots shall access North Cullen Avenue, only.

Lot 3 and Lot 4 shall have an interconnection between the lots. The location of this interconnection will be determined by the first of these two lots that has an approved site plan. The pavement, for the interconnection, will be required to extend to the common line between Lot 3 and Lot 4 when construction is complete and a Certificate of Occupancy is requested.

Lot 1 and Lot 2 shall have an interconnection between the lots. The location of this interconnection will be determined by the first of these two lots that has an approved site plan. The pavement, for the interconnection, will be required to extend to the common line between Lot 1 and Lot 2 when construction is complete and a Certificate of Occupancy is requested.

The two shared, full access locations shall align directly across N. Cullen Avenue from one another.

The 25' Right-of-Way on the north side of Lot 4 is being dedicated per this plat for access to the property to the north and east. Improvements within this right-of-way, west of North Cullen Avenue and east of the west property line of this subdivision, will not be constructed as a part of Waterstone at Green River. The Owner of Lot 4 is responsible for the maintenance of the unimproved area within this right-of-way.

**Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165C0140 D, dated March 17, 2011, part of the proposed subdivision does lie within the limits of the 100 year flood zone ("Zone "AE").

**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:** The overall boundary of the subject property was completed by Cash Waggoner & Associates, PC on June 19, 2015 and it is recorded in Document Number 2015R0001495.

**Monuments:** Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"

## GENERAL NOTES

**Noise Sensitive:** The owner and subdivider 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.

**Storm Maintenance:** The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements 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 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.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.

**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 City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction 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 Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130C(1) of the Evansville Municipal Code.

**Approval Dates:** Road Plans were approved by the Evansville Board of Public Works on September 10, 2015. Drainage Plans were approved by the Evansville Board of Public Works on September 10, 2015. Water Plans were approved by the Evansville Water and Sewer Utility on September 4, 2015. Sewer Plans were approved by the Evansville Water and Sewer Utility on September 15, 2015.

**CROSS REFERENCE:** ND 2015R00014806  
WD 2015R00014807  
CORP. WD 2015R00014809



Location Map (No Scale)

**AFFIRMATION STATEMENT**  
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.  
SIGNATURE: *Scott D. Buedel*  
PRINTED NAME: Scott D. Buedel

**CASH WAGGNER & ASSOCIATES, PC**  
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