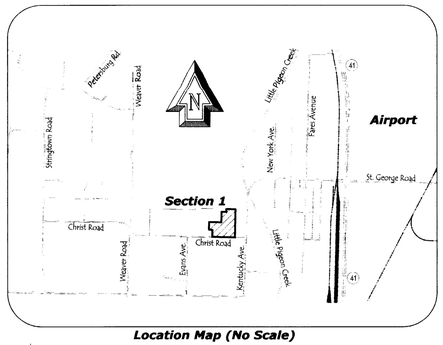
THE ORCHARD SECTION 1



Location Map (No Scale)

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 **The Orchard, Section 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 **"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.

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 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.

Areas of land, of the dimensions shown on this plat and marked **"S.E."** (Sign Easement) are hereby reserved by Old Orchard Development, LLC for the purpose of installation, maintenance, operation and repair of signs, walls, fences and landscape features whether above or below ground.

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
Old Orchard Development, LLC
610 W. Washington Street
Chandler, IN 47610

Dan Buck, Member — 6/20/11 date

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 Dan Buck (Old Orchard Development, 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 20th day of June, 2011.

Oct. 25, 2014 — My Commission expires:

Donna M. Holderfield — Notary Public

Vanderburgh — Notary Resides in County, Indiana

Donna M. Holderfield — Typed or printed name

NOTARY PUBLIC SEAL INDIANA

Boundary Description

Part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 degrees 46 minutes 31 seconds West 251.57 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 88 degrees 46 minutes 31 seconds West 505.85 feet; thence North 01 degree 15 minutes 29 seconds East 155.00 feet; thence North 88 degrees 46 minutes 31 seconds West 79.15 feet; thence North 01 degree 15 minutes 29 seconds East 175.00 feet; thence South 88 degrees 46 minutes 31 seconds East 275.00 feet; thence North 01 degree 15 minutes 29 seconds East 235.25 feet; thence South 88 degrees 46 minutes 31 seconds East 106.93 feet; thence North 01 degree 15 minutes 29 seconds East 64.74 feet; thence parallel with the south line of the Northeast Quarter of the Southeast Quarter of said Section, South 88 degrees 46 minutes 31 seconds East 203.07 feet; thence perpendicular to the south line of the Northeast Quarter of the Southeast Quarter of said Section, South 01 degree 15 minutes 29 seconds West 629.98 feet to the point of beginning and containing a gross area of 6.126 Acres.

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 recorded in the Vanderburgh County Recorder's Office.

1. A 15-foot Public Utility Easement that lies west of Lot 105 and south of Criterion Way. The limits of this easement are defined by the dimensions shown on this plat.
2. A 12-foot Public Utility Easement that lies west of Lot 20 and north of Criterion Way. The limits of this easement are defined by the dimensions shown on this plat.
3. A 10-foot Drainage Easement which lies north of and adjacent to Lot 20. The limits of this easement are defined by the dimensions shown on this plat.
4. A Public Utility Easement which lies north of and adjacent to Lot 20 and Lot 19. The limits of this easement are defined by the dimensions shown on this plat.
5. A Variable Width Drainage Easement which lies north of and adjacent to Lot 19 and Lot 18. The limits of this easement are defined by the dimensions shown on this plat.
6. A Lake Maintenance and Storm Drainage Easement which lies north of and adjacent to Lot 18, Lot 17, Lot 16, Lot 12 and Lot 11 and also west of and adjacent to Lot 15, Lot 12 and Lot 10. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the existing right-of-way for Christ Road.

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 17th day of June, 2011.

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

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

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 October 14, 2010.

President

Attest Executive Director

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

Executive Director

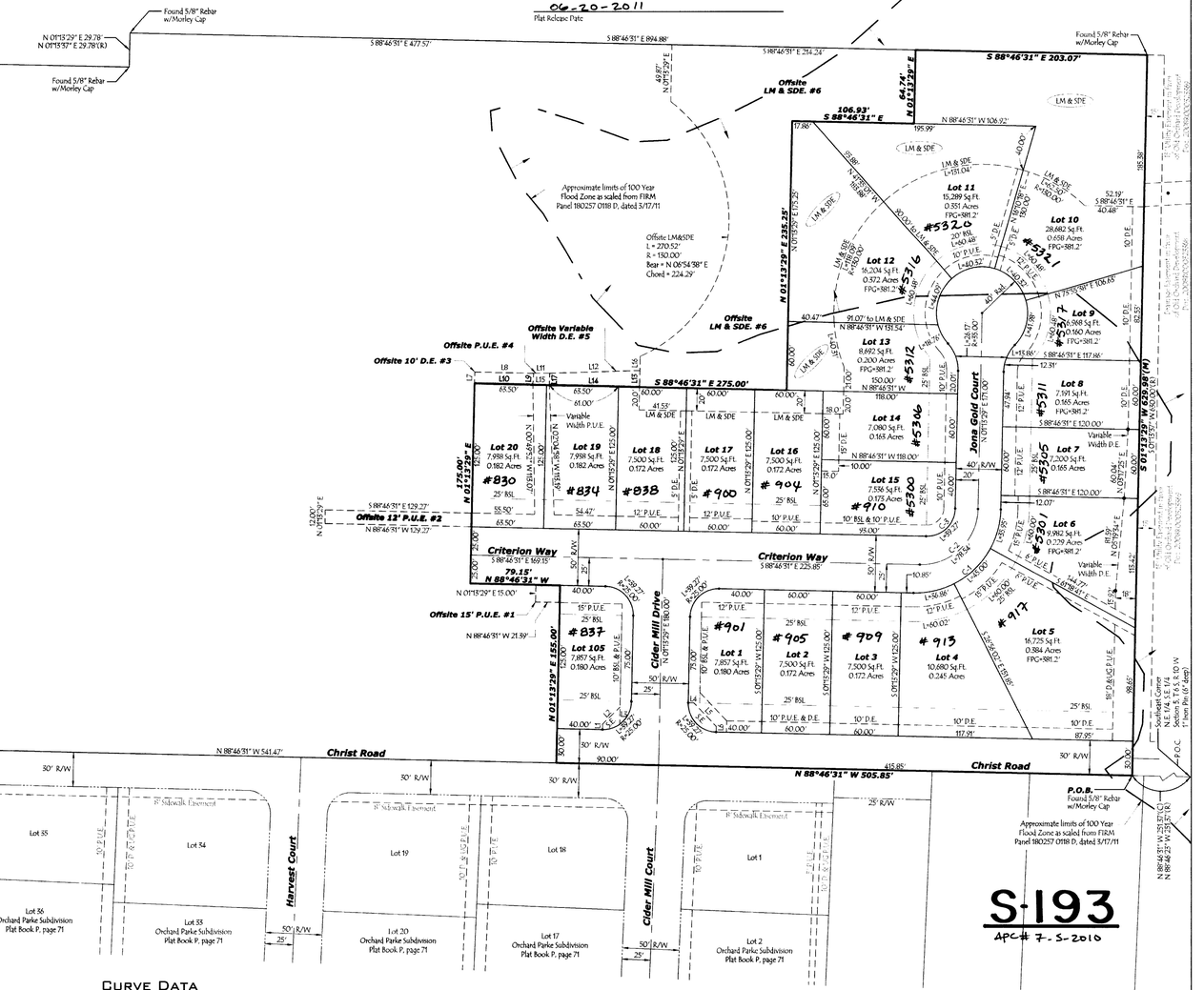
06-20-2011
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-20-11 (DATE)
JOE GRIES AUDITOR
2974 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-20-11 10:04 A
PLAT BOOK S
PAGE 193
INSTR# 2011R00013680
Z TULEY RECORDER
VANDERBURGH COUNTY

0 60 120
LINEAR SCALE 1"=60'



S-193
APC# 7-S-2010

Sign Easement

NUMBER	DIRECTION	DISTANCE
L1	N 01°13'29" E	5.00'
L2	N 46°13'29" E	21.21'
L3	S 01°13'29" W	15.00'
L4	S 88°46'31" E	5.00'
L5	S 43°46'31" E	28.28'
L6	S 01°13'29" W	5.00'

Offsite Easement

NUMBER	DIRECTION	DISTANCE
L7	N 01°13'29" E	10.00'
L8	S 88°46'31" E	51.96'
L9	S 04°08'51" W	10.01'
L10	N 88°46'31" W	51.45'
L11	N 89°57'05" E	14.05'
L12	N 88°14'48" E	79.58'
L13	S 01°13'29" W	14.45'
L14	N 88°46'31" W	79.47'
L15	N 88°46'31" W	14.55'
L16	N 01°13'29" E	12.49'
L17	N 01°13'29" E	10.51'

Curve Data

NUMBER	C-1	C-2	C-3
DELTA ANGLE	90°00'00"	90°00'00"	90°00'00"
CHORD DIRECTION	N 46°13'29" E	N 46°13'29" E	N 46°13'29" E
TANGENT	75.00	50.00	25.00
RADIUS	75.00	50.00	25.00
ARC LENGTH	117.81	78.54	39.27
CHORD LENGTH	106.07	70.71	35.36

General Notes

Noise Sensitive: It is understood by the owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

Utilities: Electric will be extended to all lots by Vectren.
Water and Sanitary Sewers will be available to all lots by the Evansville Water and Sewer Utility.

Access: All lots shall access interior streets only. Driveway access for Lots 1 and 105 shall be to Criterion Way only.

Flood: According to the Flood Insurance Rate Maps for the City of Evansville, Indiana, Community Panel Number 180257 0118 D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone "A").

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: 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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
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. 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.

General Notes

Erosion: The developer, development contractor, builders, and all lot owners or anyone working with disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District and with all Federal, State and Local erosion control laws.

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

Survey: The overall boundary of the subject property was established on a Parcelization Plat prepared by Morley and Assoc. on March 30, 2009 which is recorded in Document 2009R00008509 in the office of the Recorder of Vanderburgh County, Indiana.

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 Waggner & Associates #0096"

Double Frontage Lots 1 through 5 and Lot 105 are not considered double frontage lots for the purpose of placing fences, only.

Approval Dates Road Plans were approved by the Evansville Board of Public Works on March 3, 2011.
Drainage Plans were approved by the Evansville Board of Public Works on December 9, 2010.
Sewer Plans were approved by the Evansville Water and Sewer Utility on November 9, 2010.
Water Plans were approved by the Evansville Water and Sewer Utility on November 23, 2010.

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: _____

Printed Name: Scott D. Buedel

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