General Notes

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

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C0140D, 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: 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.

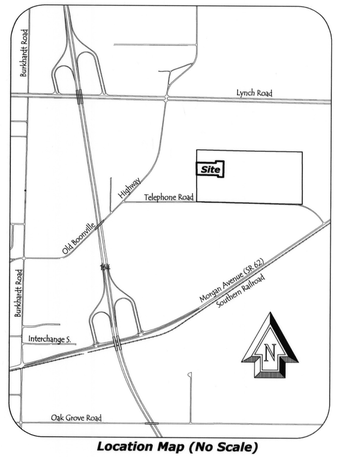
Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.
Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other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

Survey: The overall boundary of the subject property, which includes Section 2, was re-established by Morley and Assoc.. The boundary information for the overall site is shown on the primary subdivision plat for Centerra Ridge which was approved by the Area Plan Commission on April 13, 2006.

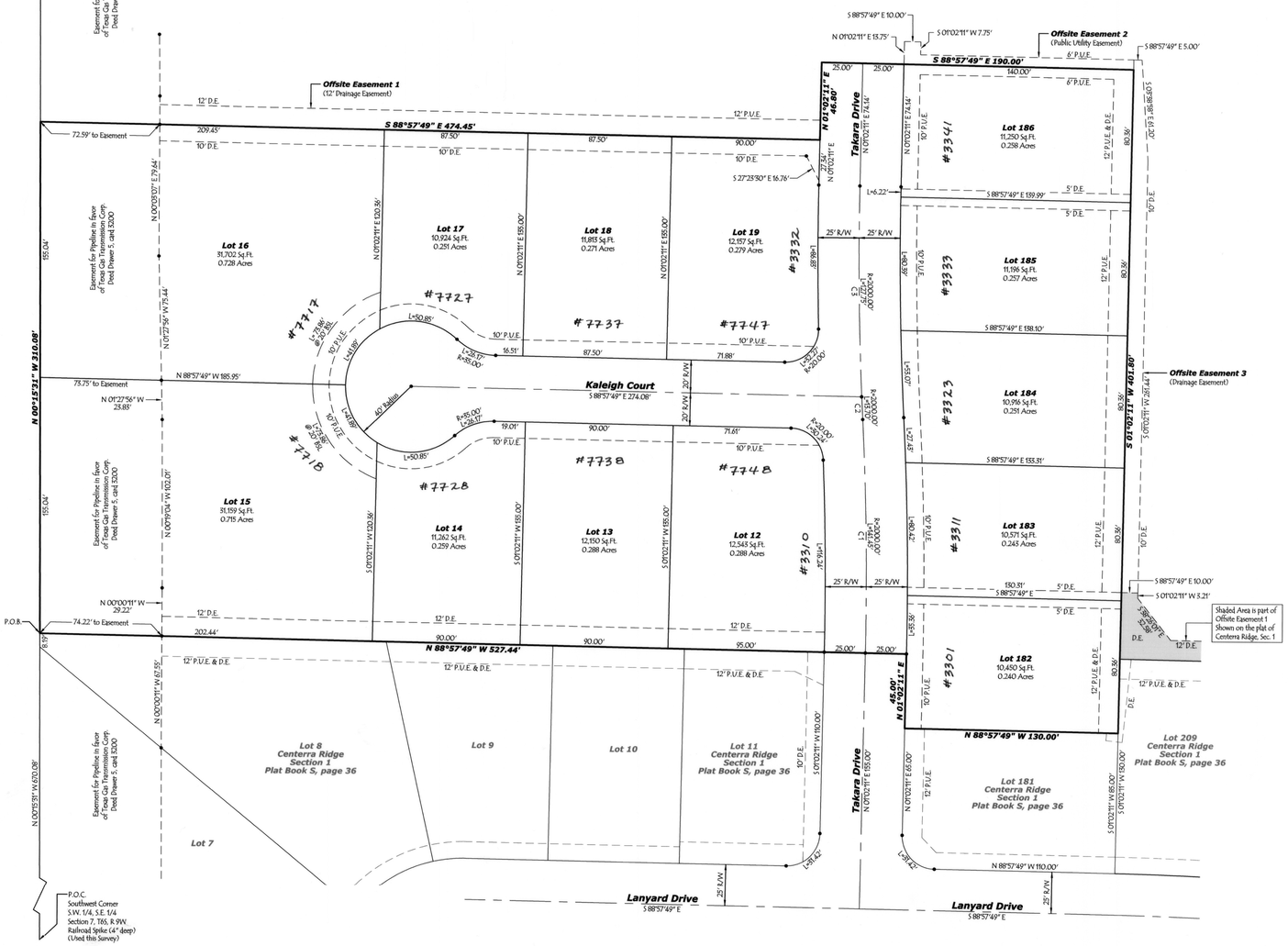
Monuments: Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Texas Gas Transmission Any modification to the land within the easement for pipeline in favor of Texas Gas Transmission Corporation, either on the surface or below ground, will need prior approval by Texas Gas Transmission Corporation, its successors and/or assigns. This easement is located along the west side of Lots 15 and 16.

Approval Dates Road Plans were approved by the Vanderburgh County Commissioners on June 13, 2006.
Sidewalks were waived by the Vanderburgh County Commissioners on June 13, 2006.
Drainage Plans were approved by the Vanderburgh County Drainage Board on June 6, 2006
Sewer Plans were approved by the Evansville Water and Sewer Utility Board on June 7, 2011



Location Map (No Scale)





Curve Data

NUMBER	C1	C2	C3
DELTA ANGLE	04°05'08"	00°25'55"	05°59'55"
CHORD DIRECTION	N 00°59'25" W	N 02°49'11" W	N 00°47'57" W
TANGENT	70.75	6.85	65.90
RADIUS	2000.00	2000.00	2000.00
ARC LENGTH	141.45	15.70	127.75
CHORD LENGTH	141.42	15.70	127.73

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 10, 2011 (DATE)
JOE GRIES AUDITOR
5468 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.10.11 3:57p
PLAT BOOK T
PAGE 11
INSTR# 2011R000 25909
Z TULEY RECORDER
VANDERBURGH COUNTY

Centerra Ridge Section 2

Boundary Description

Part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence along the west line of said Quarter Quarter Section, North 00 degrees 15 minutes 31 seconds West 670.08 feet to the northwest corner of Centerra Ridge Section 1, as per plat thereof, recorded in Plat Book S, page 36 in the office of the Recorder of Vanderburgh County, Indiana; thence continue along the west line of said Quarter Quarter Section, North 00 degrees 15 minutes 31 seconds West 310.08 feet; thence South 88 degrees 57 minutes 49 seconds East 474.45 feet; thence North 01 degree 02 minutes 11 seconds East 46.80 feet; thence South 88 degrees 57 minutes 49 seconds East 190.00 feet; thence South 01 degree 02 minutes 11 seconds West 401.80 feet to the northeast corner of Lot 181 in said Centerra Ridge Section 1; thence along the north line of said subdivision the following three (3) calls:
North 88 degrees 57 minutes 49 seconds West 130.00 feet; thence
North 01 degree 02 minutes 11 seconds East 45.00 feet; thence
North 88 degrees 57 minutes 49 seconds West 527.44 feet to the point of beginning and containing a gross area of 5.042 Acres.

Also the following offsite easements which will remain in full force and effect until the next section of this subdivision or a new subdivision, affecting all or a portion these easements is recorded in the Vanderburgh County Recorder's Office.

1. A 12-foot Drainage Easement lying north of and adjacent to Lots 16, 17, 18 and 19.
2. A Public Utility Easement lying north of and adjacent to Lot 186.
3. A Drainage Easement lying east of and adjacent to Lots 182, 183, 184, 185 and 186.

Subject to an Easement in favor of Texas Gas Transmission Corporation in Deed Drawer 5, card 3200 in the office of the Recorder of Vanderburgh County, Indiana.

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

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 ***Centerra Ridge, Section 2***
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 ***"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.

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
Porterfield Development, LLC
5638 Citadel Circle
Newburgh, IN 47630

11-4-11
Bruce A. Biggerstaff, Sr., Member 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 Bruce A. Biggerstaff, Sr. (Porterfield 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 4th day of November, 2011.

9-26-2015
My Commission expires:

Notary Public

Vanderburgh
County, Indiana

Scott D. Buedel
Typed or printed name

SCOTT D. BUEDEL
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES September 26, 2015

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 4th day of November, 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 April 13, 2006.

President:

Attest Executive Director

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

Executive Director

Nov. 10, 2011
Plat Release Date

T-11
APC# 3-5-2006

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

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Evansville, IN 47715
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