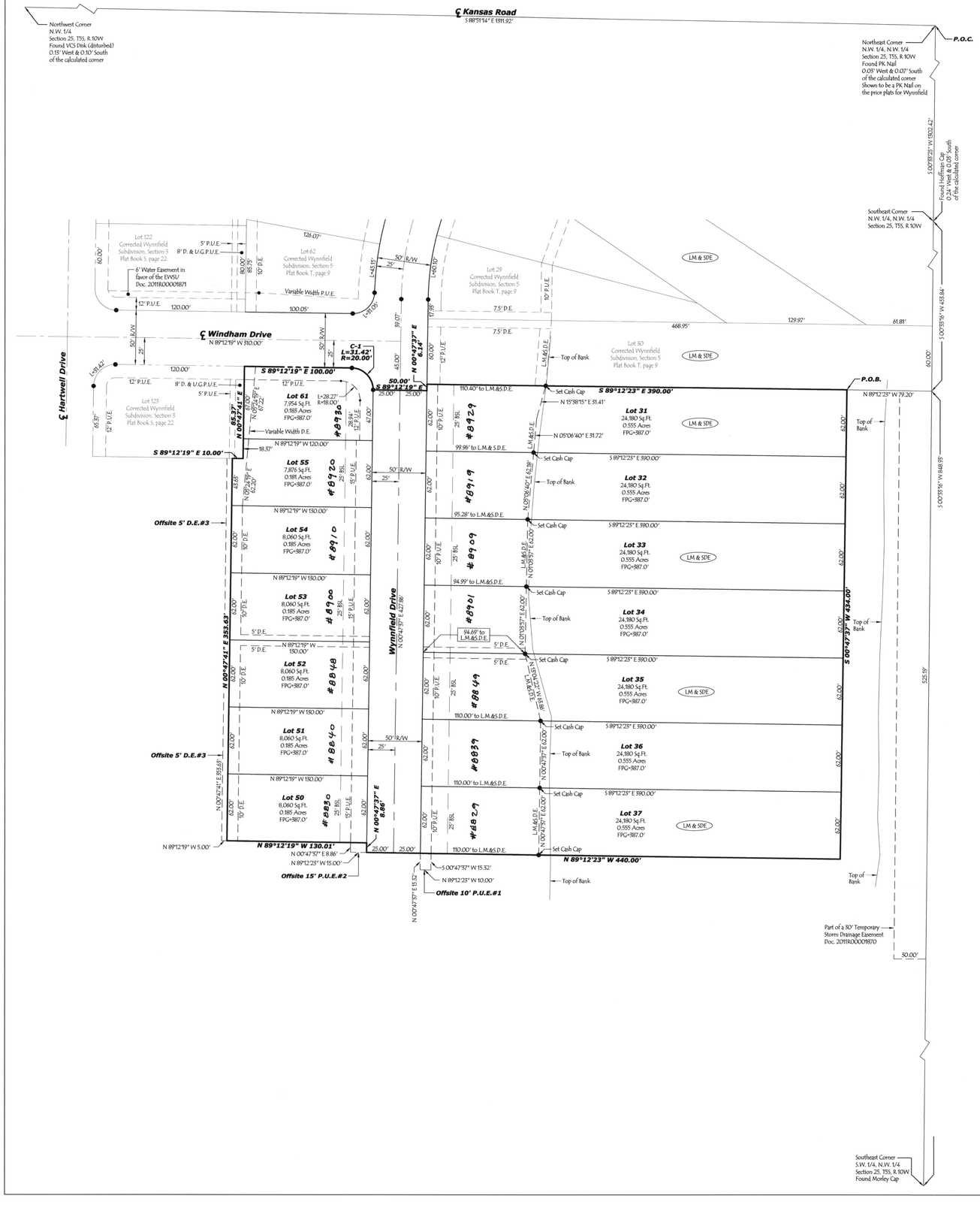

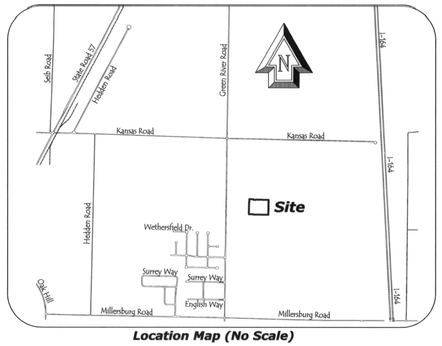

Location Map (No Scale)

General Notes

Utilities: Electric, Water and Sanitary Sewer utilities will be extended to the site.

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, all of the subject property 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.

Storm Maintenance: Per Plan B of the County Drainage Ordinance, the 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 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. Maintaining that part of the storm water system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or in the County Engineer's Office and in compliance with the County Drainage Ordinance.
5. 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.
6. The Repair Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes and the piped or paved outlet structures of the storm water control basins, all of which are part of the approved and constructed storm water system shown on the as-built plans for this subdivision and which are in drainage easements and outside of the county accepted road right-of-way shown on this subdivision plat.
7. Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

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.

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"

Approval Dates Road Plans were approved by the Vanderburgh County Commissioners on July 24, 2012.
Drainage Plans were approved by the Vanderburgh County Drainage Board on July 24, 2012.
Sewer Plans were approved by the Evansville Water and Sewer Utility on July 24, 2012.
Water Plans were approved by the Evansville Water and Sewer Utility on July 24, 2012.

Curve Table

NUMBER	C1
DELTA ANGLE	89°59'56"
CHORD DIRECTION	S 44°12'21" E
TANGENT	20.00
RADIUS	20.00
ARC LENGTH	31.42
CHORD LENGTH	28.28

0 50 100
LINEAR SCALE 1"= 50'

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 ***Wynnfield Subdivision, Section 6*** 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.

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
Sterchi Development, LLC
8820 Big Hill Drive
Evansville, IN 47711

Bradley D. Sterchi 10-4-2012
Bradley D. Sterchi — date
Managing Partner

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 Bradley D. Sterchi (Sterchi 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 OCTOBER, 2012.

9-26-2015
My Commission expires:

Notary Public

Notary Resides in
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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-11-2012 (DATE)
JOE GRIES AUDITOR
5583 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.11.12 10:15A
PLAT BOOK T
PAGE 52
INSTR# 2012R00026235
Z TULEY RECORDER
VANDERBURGH COUNTY

WYNNFIELD SUBDIVISION SECTION 6

Boundary Description

Part of the Northwest Quarter of Section 25, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section; thence along the east line of said Quarter Quarter Section, South 00 degrees 38 minutes 25 seconds West 1502.42 feet to the Southeast Corner thereof; thence along the east line of the Southwest Quarter of the Northwest Quarter of said Section, South 00 degrees 38 minutes 16 seconds West 455.84 feet to the southeast corner of Wynnfield Subdivision, Section 5, as per plat thereof, recorded in Plat Book T, page 9 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Subdivision, North 89 degrees 12 minutes 25 seconds West 79.20 feet to the point of beginning; thence South 00 degrees 47 minutes 57 seconds West 434.00 feet; thence North 89 degrees 12 minutes 25 seconds West 440.00 feet; thence North 00 degrees 47 minutes 57 seconds East 8.86 feet; thence North 89 degrees 12 minutes 19 seconds West 130.01 feet; thence North 00 degrees 47 minutes 41 seconds East 353.63 feet to a point on the south line of Lot 123 in the Corrected Plat of Wynnfield Section 5, as per plat thereof, recorded in Plat Book 5, page 22 in the office of said recorder; thence along the south line of said Lot 123, South 89 degrees 12 minutes 19 seconds East 10.00 feet to the southeast corner thereof; thence along the east line of said Lot 123, North 00 degrees 47 minutes 41 seconds East 85.37 feet to the northeast corner thereof and being the southwest corner of said Wynnfield Section 5; thence along the south line of said Wynnfield Section 5, South 89 degrees 12 minutes 19 seconds East 100.00 feet to the beginning of a curve to the right having a central angle of 89 degrees 59 minutes 56 seconds, a radius of 20.00 feet and a chord dimension of South 44 degrees 12 minutes 21 seconds East 28.28 feet; thence continue along the south side of said Wynnfield Section 5 and along the arc of said curve 31.42 feet; thence continue along the south side of said Wynnfield Section 5, South 89 degrees 12 minutes 19 seconds East 50.00 feet; thence continue along the south side of said Wynnfield Section 5, North 00 degrees 47 minutes 57 seconds East 6.14 feet; thence continue along the south side of said Wynnfield Section 5, South 89 degrees 12 minutes 25 seconds East 390.00 feet to the point of beginning and containing a gross area of 5.665 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 approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A 10-foot Public Utility Easement which extends south from the southwest corner of Lot 37. The limits of this easement are defined by the dimensions shown on this plat.

2. A 15-foot Public Utility Easement which extends south from the southeast corner of Lot 50. The limits of this easement are defined by the dimensions shown on this plat.

3. A 5-foot Drainage Easement which lies west of and adjacent to the west line of Lots 50 through 55. The limits of this easement are defined by the dimensions shown on this plat.

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 4th day of October, 2012.

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 November 1, 2000.

President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

OCT. 11, 2012
Plat Release Date

APC OFFICIAL SEAL

T-52
APC #31-5-2000

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