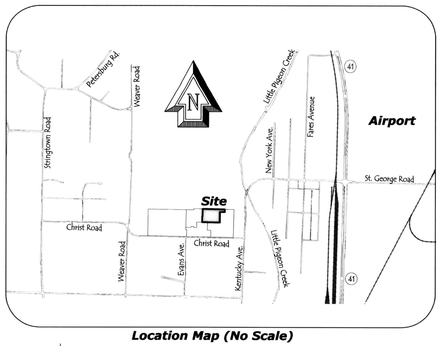
THE ORCHARD SECTION 4



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 4**
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.

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.

12' Private Utility Easement
The 12-foot wide Private Utility Easement located along the common line between Lot 35 and 36 is hereby reserved by Old Orchard Development, LLC. Old Orchard Development, LLC, and its successors and assigns, retains the right to convey this easement to another party, convey rights to a specific utility company or dedicate it as a Public Utility Easement. Any rights transfered to another party, conveyed to a specific utility company or dedicated as a Public Utility Easement will be by a separate document and recorded in the office of the Recorder of Vanderburgh County, Indiana. Easement rights to be conveyed may be for facilities above ground or below ground and the utility company or companies that are granted a right to use this easement shall have the right to construct maintain, enlarge and repair utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the utility company, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said area of land. Any fence or other obstruction located within said area of land is subject to removal by Old Orchard Development, LLC, their successors or assigns, or a public utility company that has been granted rights to use said easement without liability in the use of said easement. Repair to the obstruction will be the responsibility of the underlying owner of the property.

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 — 8-12-13 (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 12th day of August 2013.

9-26-2015 — My Commission expires:

Notary Public

VANDERBURGH — Notary Resides in County, Indiana

SCOTT D. BUEDEL — Typed or printed name

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

Boundary Description

Part of the Northeast Quarter of the Southeast Quarter and part of the Northwest 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 51 seconds West 251.37 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book 5, page 195 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Section 1, North 01 degree 13 minutes 29 seconds East 629.98 feet to the northeast corner thereof; thence along the north line of said Section 1, North 88 degrees 46 minutes 51 seconds West 205.07 feet to the point of beginning; thence along the boundary of said Section 1, South 01 degree 13 minutes 29 seconds West 64.74 feet; thence continue along the boundary of said Section 1, North 88 degrees 46 minutes 51 seconds West 106.93 feet; thence continue along the boundary of said Section 1, South 01 degree 13 minutes 29 seconds West 235.25 feet; thence continue along the boundary of said Section 1 and also along the north line of The Orchard, Section 2, as per plat thereof, recorded in Plat Book T, page 29 in the office of said Recorder, North 88 degrees 46 minutes 51 seconds West 595.00 feet to the southeast corner of Lot 28 in The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of said Recorder; thence along the east boundary of said Section 5 the following three (3) calls:
North 01 degree 13 minutes 29 seconds East 125.00 feet; thence
South 88 degrees 46 minutes 31 seconds East 7.07 feet; thence
North 01 degree 15 minutes 29 seconds East 174.98 feet; thence South 88 degrees 46 minutes 31 seconds East 494.86 feet to the point of beginning and containing a gross area of 2.851 Acres, more or less.

Also, the following offsite easement which is 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 this easement, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A variable width Public Utility Easement that lies west of The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of the Recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all 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 12th day of August, 2015.

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.

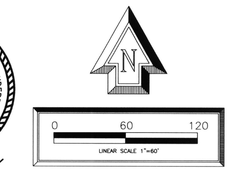
Executive Director

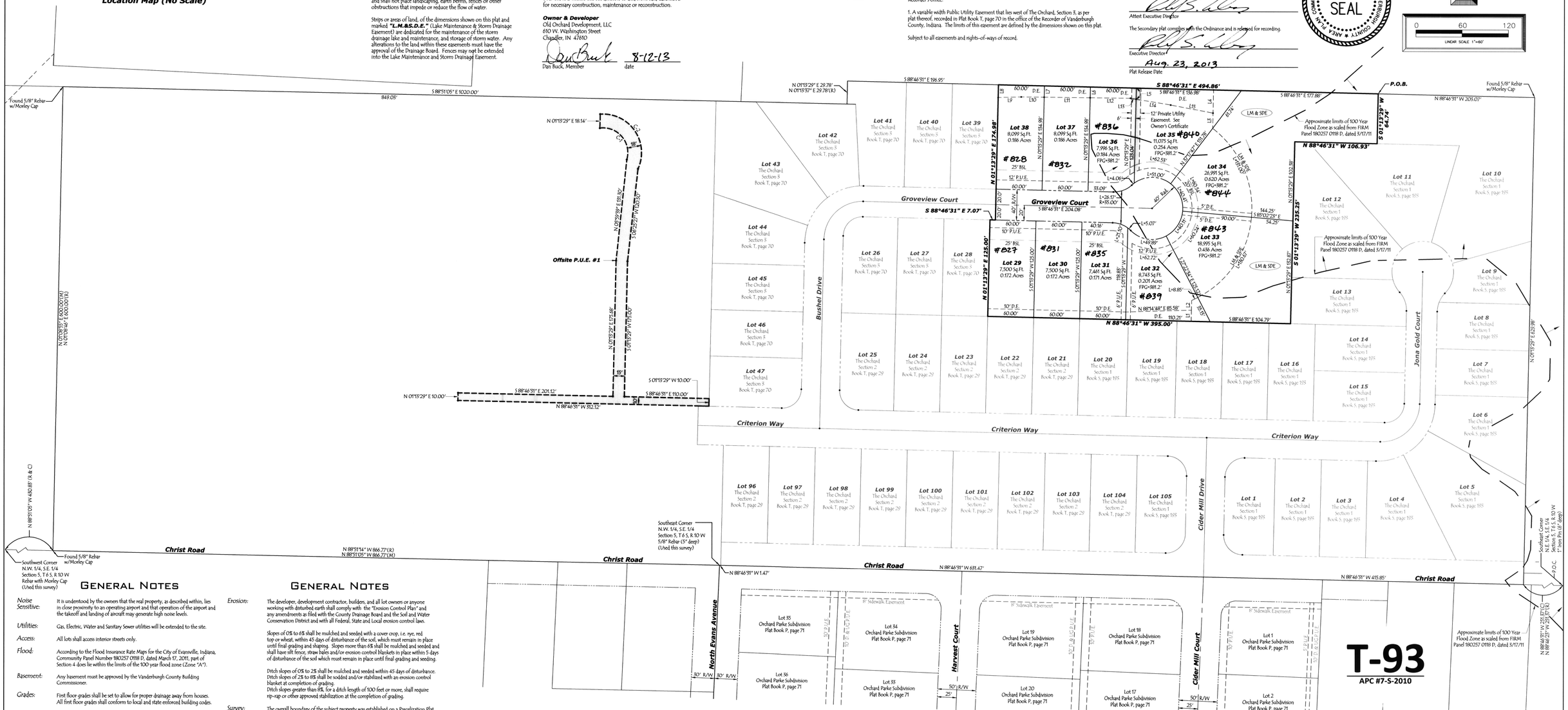
Aug. 23, 2013
Plat Release Date

APC OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
08-23-2013 (DATE)
JOE GRIES AUDITOR
5177 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.23.13 2:24 PM
PLAT BOOK T
PAGE 93
INSTR# 2013 R00023151
Z TULEY RECORDER
VANDERBURGH COUNTY




Found 5/8" Rebar w/Morley Cap
S 88°51'05" E 1020.00'
849.05'
N 01°13'29" E 29.78'
N 01°13'57" E 29.78'(R)
S 88°46'31" E 196.95'
N 01°13'29" E 18.14'
C2
C1
18'
N 05°39'39" E 85.80'
S 05°39'39" W 85.80'
Offsite P.U.E. #1
N 01°13'29" E 57.86'
S 01°13'29" W 179.00'
15'
S 01°13'29" W 10.00'
N 01°13'29" E 10.00'
S 88°46'31" E 201.12'
N 88°46'31" W 312.12'
S 88°46'31" E 10.00'
20'
N 01°08'35" E 600.00'(M)
N 01°08'49" E 600.00'(R)
N 88°51'05" W 430.85' (A & C)
Southwest Corner N.W. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W Rebar with Morley Cap (Used this survey)
Found 5/8" Rebar w/Morley Cap
N 88°51'14" W 866.77'(R)
N 88°51'05" W 866.77'(M)
Christ Road
Southeast Corner N.W. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W 5/8" Rebar (5" deep) (Used this survey)
N 88°46'31" W 1.47'
N 88°46'31" W 651.47'
N 88°46'31" W 415.85'
Found 5/8" Rebar w/Morley Cap
N 88°46'31" W 205.07'
P.O.B.
S 88°46'31" E 494.86'
S 88°46'31" E 177.88'
S 01°13'29" W 64.74'
N 88°46'31" W 106.93'
S 01°13'29" W 235.25'
S 88°46'31" E 104.79'
N 01°13'29" E 102.58'
S 01°13'29" W 125.00'
N 01°13'29" E 125.00'
N 01°13'29" E 174.98'
S 01°13'29" W 179.00'
N 01°13'29" E 629.98'
S 01°13'29" W 125.00'
N 01°13'29" E 125.00'
N 01°13'29" E 174.98'
S 01°13'29" W 125.00'
N 01°13'29" E 125.00