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

CURVE DATA

NUMBER	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12
DELTA ANGLE	45°42'47"	45°42'47"	04°03'08"	00°05'16"	89°59'30"	90°00'30"	90°00'00"	90°00'00"	00°05'16"	00°55'32"	00°17'06"	00°10'09"
CHORD DIRECTION	N 23°53'34" E	N 23°53'55" E	N 00°59'23" W	N 02°58'19" W	N 46°01'56" E	N 43°58'04" W	N 46°02'11" E	S 43°57'49" E	S 02°58'19" E	S 02°34'11" E	S 02°14'51" E	S 02°49'12" E
TANGENT	94.84	84.30	70.75	1.53	26.50	39.51	20.00	20.00	1.51	15.77	5.07	3.01'
RADIUS	225.00	200.00	2000.00	2000.00	26.50	39.50	20.00	20.00	1975.00	2025.00	2037.00	2037.00
ARC LENGTH	179.51	159.57	141.45	3.07	41.62	62.05	31.42	31.42	3.05	31.53	10.14	6.01
CHORD LENGTH	174.79	155.37	141.42	3.07	37.47	55.87	28.28	28.28	3.05	31.53	10.14	6.01

AFFIRMATION STATEMENT

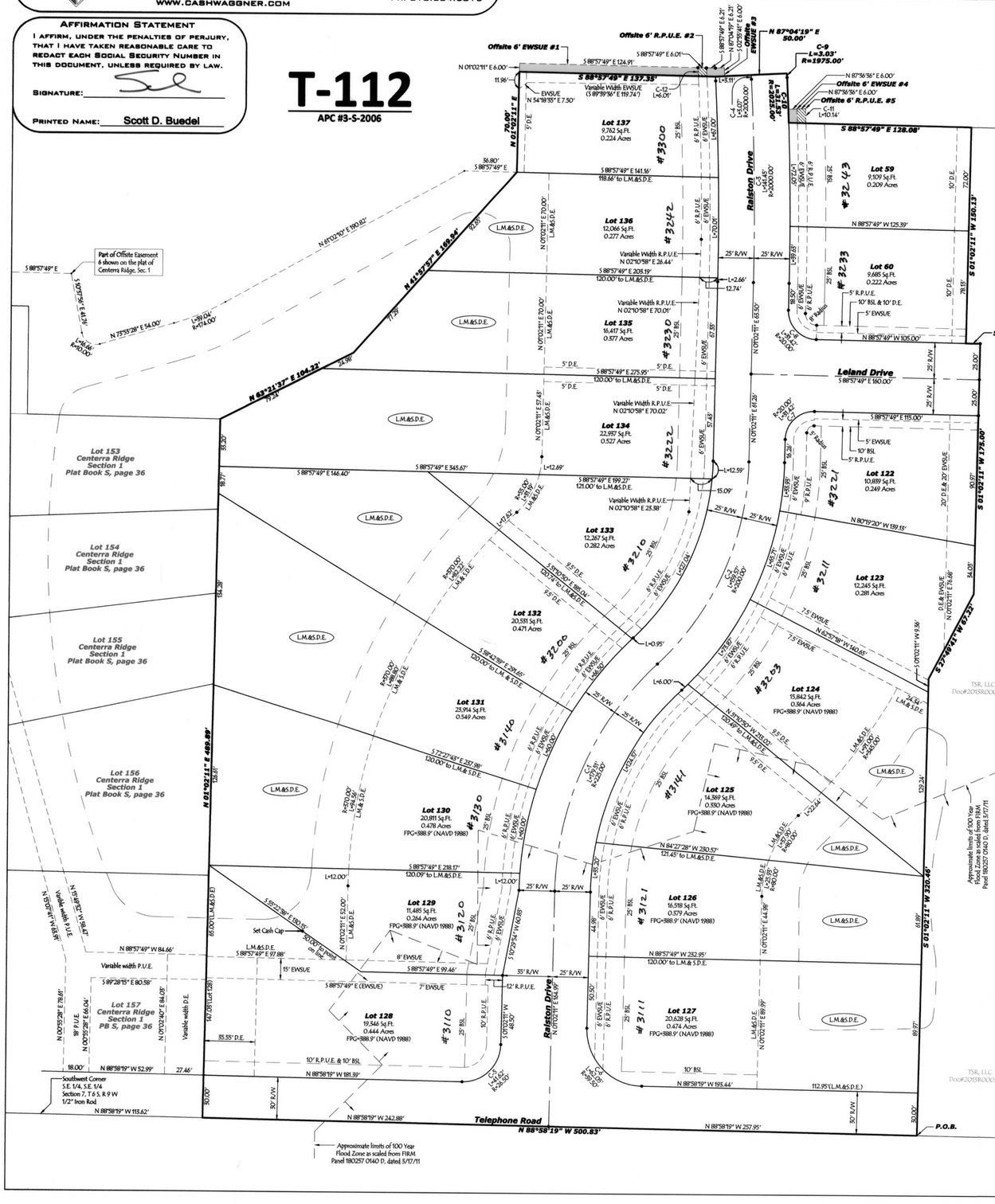
I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

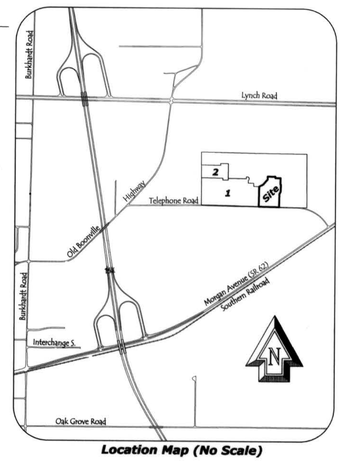
SIGNATURE: _____

PRINTED NAME: Scott D. Buedel

T-112

APC #3-S-2006





Location Map (No Scale)

GENERAL NOTES

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

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, part 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: 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.

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 3, 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"

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 July 9, 2015
Water Plans were approved by the Evansville Water and Sewer Utility Board on July 9, 2015

0 40 80
LINEAR SCALE 1"= 40'

LEGEND

D.E. Drainage Easement
R.P.U.E. Restricted Public Utility Easement
BSL Building Setback Line

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 3***
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 ***"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), cable television 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 ***"EWSUE"*** (Evansville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer 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, electric utilities, gas utilities, 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, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water and sewer utility companies without liability in the use of said easements and the permitted water and sewer 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 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 of the land within these easements must have the approval of the Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

Owner & Developer
Porterfield Development, LLC
3638 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member — date 1-3-14

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 3RD day of JANUARY 2014.

My Commission expires: 9-20-2015

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 20, 2015

OFFICIAL SEAL
COMMISSION OF EVANSVILLE AREA PLAN
VANDERBURGH COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-16-2014 (DATE)
JOE GRIES AUDITOR
217 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.16.14 11:16A
PLAT BOOK T
PAGE 112
INSTR# 2014R00001251
Z TULEY RECORDER
VANDERBURGH COUNTY

CENTERRA RIDGE SECTION 3

BOUNDARY DESCRIPTION

Part of the Southeast 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 Southeast Corner of the Southeast Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 degrees 58 minutes 19 seconds West 685.18 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 88 degrees 58 minutes 19 seconds West 500.83 feet to the southeast corner of Centerra Ridge, Section 1, recorded in Plat Book S, page 36 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east side of said subdivision, North 01 degree 02 minutes 11 seconds East 489.89 feet; thence North 65 degrees 21 minutes 37 seconds East 104.22 feet; thence North 41 degrees 57 minutes 57 seconds East 169.94 feet; thence North 01 degree 02 minutes 11 seconds East 70.00 feet; thence South 88 degrees 57 minutes 49 seconds East 157.35 feet; thence North 87 degrees 04 minutes 19 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 00 degrees 05 minutes 16 seconds, a radius of 1975.00 feet and a chord dimension of South 02 degrees 58 minutes 19 seconds East 3.03 feet; thence along the arc of said curve 3.03 feet to the beginning of a curve to the right having a central angle of 00 degrees 55 minutes 32 seconds, a radius of 2025.00 feet and a chord dimension of South 02 degrees 34 minutes 11 seconds East 31.53 feet; thence along the arc of said curve 31.53 feet; thence South 88 degrees 57 minutes 49 seconds East 128.08 feet; thence South 01 degree 02 minutes 11 seconds West 150.13 feet; thence South 88 degrees 57 minutes 49 seconds East 10.00 feet; thence South 01 degree 02 minutes 11 seconds West 175.00 feet; thence South 27 degrees 49 minutes 41 seconds West 67.22 feet; thence South 01 degree 02 minutes 11 seconds West 320.46 feet to the point of beginning and containing a gross area of 7.792 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 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 157. The limits of this easement are defined by the dimensions shown on this plat.
2. A 6-foot Restricted Public Utility Easement that lies north of and adjacent to the north line of Lot 157. The limits of this easement are defined by the dimensions shown on this plat.
3. A 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 137 and north of the end of the right-of-way of Ralston Drive. The limits of this easement are defined by the dimensions shown on this plat.
4. A 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent north line of Lot 59 and east of and adjacent to the east right-of-way of Ralston Drive. The limits of this easement are defined by the dimensions shown on this plat.
5. A 6-foot Restricted Public Utility Easement that lies north of and adjacent to the north line of Lot 59 and east of and adjacent to the east line of the Offsite EWSUE #4. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the right-of-way for Telephone Road.

Also, subject to all other easements, rights-of-ways, leases and restrictions 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 3rd day of January, 2014.

Scott D. Buedel, PLS
Indiana Registration Number 29900051
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 15, 2006.

President:

Attest Executive Director

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

Executive Director

Plat Release Date Jan. 16, 2014