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

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-113

APC #3-S-2006

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

RECEIVED FOR RECORD
DATE 01.16.14 11:16A
PLAT BOOK T
PAGE 113
INSTR# 2014R00001252
Z TULEY RECORDER
VANDERBURGH COUNTY

CENTERRA RIDGE SECTION 4

CURVE DATA

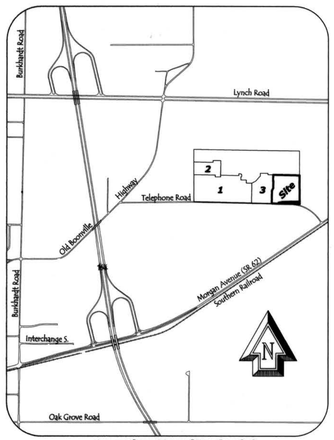
NUMBER	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8
DELTA ANGLE	04°03'08"	04°03'08"	90°00'00"	95°05'00"	87°34'36"	36°52'12"	36°52'12"	36°52'12"
CHORD DIRECTION	N 89°00'57" E	N 89°00'57" E	S 45°57'49" E	S 45°30'19" E	N 44°49'29" E	S 19°28'17" W	S 17°23'55" E	S 19°28'17" W
TANGENT	70.75	70.75	60.00	21.11	19.17	11.67	11.67	11.67
RADIUS	2000.00	2000.00	60.00	20.00	20.00	35.00	35.00	35.00
ARC LENGTH	141.45	141.45	94.25	32.49	30.57	22.52	22.52	22.52
CHORD LENGTH	141.42	141.42	84.85	29.04	27.68	22.14	22.14	22.14

C-9	C-10	C-11	C-12	C-13	C-14	C-15	C-16	C-17
36°52'12"	86°49'59"	03°26'29"	05°25'14"	92°19'00"	05°08'50"	92°19'00"	86°48'14"	86°46'28"
S 17°23'55" E	N 44°27'11" E	N 00°41'04" W	N 00°40'26" W	N 45°07'19" W	N 00°32'14" W	N 45°07'19" W	N 44°26'18" E	N 44°25'25" E
11.67	9.46	58.97	58.97	20.83	55.96	8.33	14.19	18.90
35.00	10.00	1965.00	1975.00	20.00'	2057.00	8.00	15.00	20.00
22.52	15.16	117.91	117.91	32.22	111.89	12.89	22.73	30.29
22.14	13.75	117.89	117.89	28.85	111.88	11.54	20.61	27.48

LEGEND

D.E.	Drainage Easement
R.P.U.E.	Restricted Public Utility Easement
EWSU/E	Evansville Water & Sewer Utility Easement
BSL	Building Setback Line
PP ⊘	Power Pole

0 40 80
LINEAR SCALE: 1"= 40'



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 5, 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 15, 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 #00096"

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

Southwest Corner
S.E. 1/4, S.E. 1/4
Section 7, T 6 S, R 9 W
1/2" Iron Rod

Telephone Road N 88°58'19" W 614.45'

OWNER'S CERTIFICATE

The undersigned owners 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 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 ***"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 a 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 utilities 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
TSR, LLC
5638 Citadel Circle
Newburgh, IN 47630

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

Owner of Offsite R.P.U.E. #1
Porterfield Development, LLC
5638 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member _____ 1-3-14 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. (TSR, 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.

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

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.

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

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:

Beginning 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; thence North 01 degree 02 minutes 11 seconds East 320.46 feet; thence North 27 degrees 49 minutes 41 seconds East 67.22 feet; thence North 01 degree 02 minutes 11 seconds East 175.00 feet; thence North 88 degrees 57 minutes 49 seconds West 10.00 feet; thence North 01 degree 02 minutes 11 seconds East 150.00 feet; thence South 88 degrees 57 minutes 49 seconds East 648.75 feet to a point on the east line of the Southeast Quarter of the Southeast Quarter of said Section; thence along the east line of said Quarter Quarter Section, South 00 degrees 16 minutes 25 seconds East 658.80 feet to the corner of a tract of land conveyed to the state of Indiana in Deed Drawer 12, card 7670 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said state tract the following six calls:
North 77 degrees 39 minutes 11 seconds West 58.57 feet; thence
South 88 degrees 42 minutes 25 seconds West 359.90 feet; thence
South 80 degrees 28 minutes 14 seconds West 101.74 feet; thence
South 89 degrees 43 minutes 11 seconds East 200.03 feet; thence
South 88 degrees 05 minutes 43 seconds East 200.02 feet; thence
South 88 degrees 43 minutes 55 seconds East 117.57 feet to a point on the east line of the Southeast Quarter of the Southeast Quarter of said Section; thence along said east line, South 00 degrees 16 minutes 25 seconds East 24.06 feet to the point of beginning and containing a gross area of 10.490 acres.

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 these easements, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A Variable Width Restricted Public Utility Easement that lies north of and adjacent to the north line of OutLot A, Lot 93, Lot 94, Lot 95 and Lot 96. 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 a 50-foot Right-of-Way Easement, along the east side of the described property, in Deed Book 680, page 236-239 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an easement in favor of Southern Indiana Gas and Electric Company, along the east side of the described property, in Deed Book 351, page 205-207 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 25-foot easement in favor of Southern Indiana Gas and Electric Company described in Deed Document 2005R00036508 in the office of the Recorder of Vanderburgh County, Indiana.

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 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 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

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

Telephone Road N 88°58'19" W 1299.68'

