

Northwest Corner  
S.W. 1/4, S.E. 1/4  
Section 7, T.6S, R.9W  
1" Iron Rod (2" deep)

### 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 5**. 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." (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), 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), 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. 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.

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  
3658 Citadel Circle  
Newburgh, IN 47650

*Bruce A. Biggers*  
Bruce A. Biggers, Sr., Member date 9-3-14

### 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. Biggers, 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 SEPTEMBER, 2014.

9-26-2015 *Scott D. Buedel*  
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 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 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 5, page 16 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of said Centerra Ridge, Section 1 the following four (4) calls: South 88 degrees 57 minutes 49 seconds East 527.44 feet; thence South 01 degree 02 minutes 11 seconds West 45.00 feet; thence South 88 degrees 57 minutes 49 seconds East 150.00 feet; thence North 01 degree 02 minutes 11 seconds East 48.20 feet to the northeast corner of Lot 209 in said Centerra Ridge, Section 1 and being the point of beginning, thence along the east boundary of Centerra Ridge, Section 2, as per plat thereof, recorded in Plat Book T, page 11 in the office of said Recorder, North 01 degree 02 minutes 11 seconds East 301.80 feet; thence South 88 degrees 57 minutes 49 seconds East 449.57 feet; thence North 01 degree 02 minutes 11 seconds East 48.20 feet; thence South 88 degrees 57 minutes 49 seconds East 183.11 feet; thence South 00 degrees 27 minutes 07 seconds West 520.22 feet; thence South 00 degrees 16 minutes 22 seconds West 51.85 feet; thence South 00 degree 16 minutes 05 seconds West 82.98 feet to the northeast corner of Lot 152 in said Centerra Ridge, Section 1; thence along boundary of said Centerra Ridge, Section 1 the following eight (8) calls: North 88 degrees 57 minutes 49 seconds West 156.18 feet; thence

North 01 degree 02 minutes 11 seconds East 60.00 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet and a chord dimension of North 46 degrees 02 minutes 11 seconds East 28.28 feet; thence

along the arc of said curve 31.42 feet; thence

North 01 degree 02 minutes 11 seconds East 50.00 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 20.00 feet and a chord dimension of North 43 degrees 57 minutes 49 seconds West 28.28 feet; thence

along the arc of said curve 31.42 feet; thence

North 88 degrees 57 minutes 49 seconds West 50.00 feet; thence

South 01 degree 02 minutes 11 seconds West 45.00 feet; thence

North 88 degrees 57 minutes 49 seconds West 449.67 feet to the point of beginning and containing a gross area of 4.853 acres, more or less.

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 Evansville Water and Sewer Utility Easement lying north of and adjacent to Lots 195, 194, 195 and 196. The limits of this easement are defined by the dimensions shown on this plat.
- 2. A 10-foot Drainage and Restricted Public Utility Easement lying north of Lot 195 and adjacent to the west right-of-way of Pomona Drive. The limits of this easement are defined by the dimensions shown on this plat.
- 3. A Drainage Easement and an Evansville Water and Sewer Utility Easement lying north of the northwest corner of Lot 38. The limits of this easement are defined by the dimensions shown on this plat.
- 4. A 6-foot Drainage Easement lying north of and adjacent to the north line of Lot 38. The limits of this easement are defined by the dimensions shown on this plat.
- 5. A 12-foot Evansville Water and Sewer Utility Easement which extends north of the north line of Lot 38. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all easements, rights-of-ways, covenants 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 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 September, 2014

*Scott D. Buedel*  
Scott D. Buedel, PLS  
Indiana Registration Number 29900031  
Cash Waggoner & Associates, PC  
414 Citadel Circle, Suite B  
Evansville, IN 47715



### 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 18165C0140D, 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 Main:** 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 occurring to any part of the storm water system and easement which lies on his or her property.

### GENERAL NOTES

- Temporary Erosion Control:** A Storm Water Pollution Prevention Plan must be submitted according to City of Evansville's Municipal Code Title 16.20 "Construction Site and Post Construction Storm Water Runoff Control". Temporary erosion control measures must be implemented as described in the storm water pollution prevention plan for the project site. At a minimum, temporary or permanent stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more.
- 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.
- Mon:** 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 Waggoner & Associates #0096".
- Approval Dates:** Road Plans were approved by the Vanderburgh County Commissioners on June 15, 2006. Sidewalks were waived by the Vanderburgh County Commissioners on June 15, 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 January 21, 2014. Water Plans were approved by the Evansville Water and Sewer Utility Board on May 5, 2014.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
SEP 17 2014  
JOE GRIES AUDITOR  
5047  
RECEIVED FOR RECORD  
DATE 09-17-14 3:21 p  
PLAT BOOK T  
PAGE 146  
INSTR# 2014R00020823  
Z TULEY RECORDER  
VANDERBURGH COUNTY

# CENTERRA RIDGE SECTION 5 T-146

N 02°57'14.00" W 432.87'

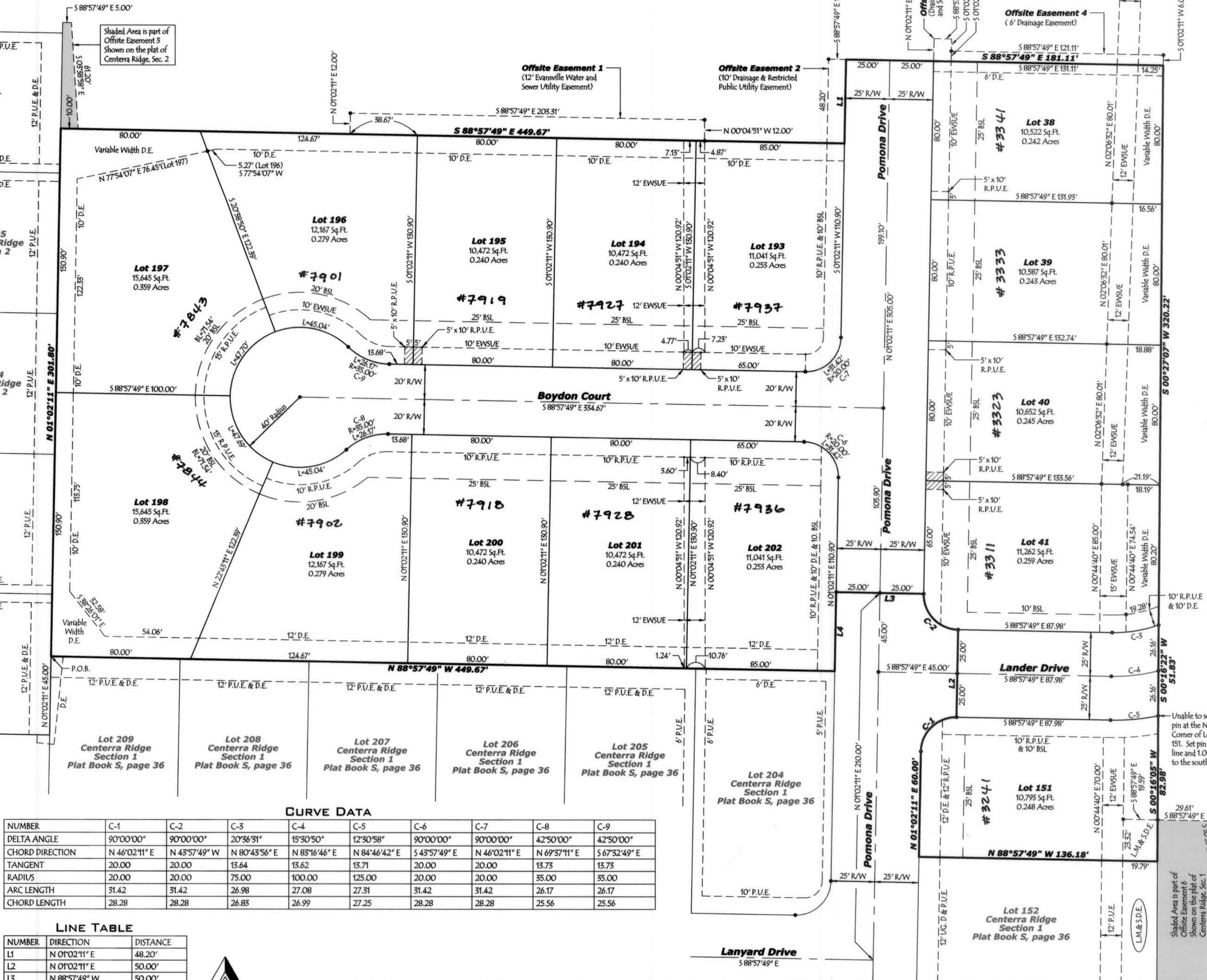
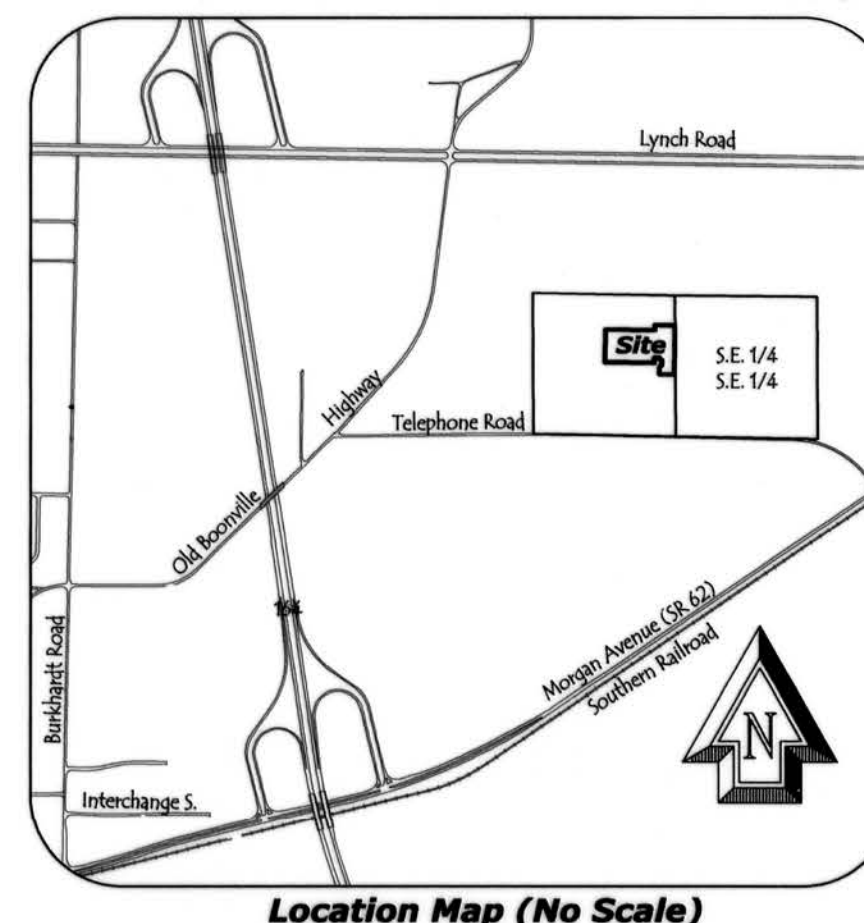
N 02°57'14.00" W 432.87'

P.O.C. Southwest Corner  
S.W. 1/4, S.E. 1/4  
Section 7, T.6S, R.9W  
Railroad Spike 1/4" (deep)  
(Used this Survey)

### AREA PLAN COMMISSION CERTIFICATE

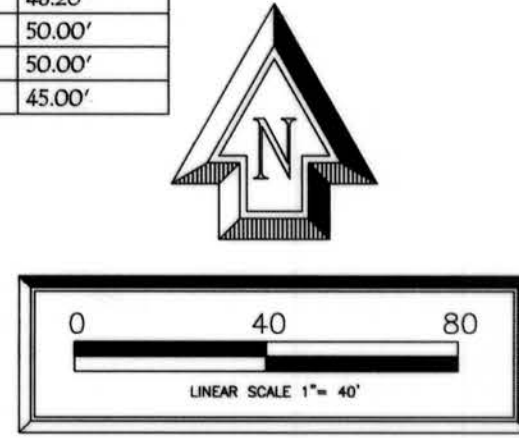
Under the authority provided by the Acts of 1981, Public Law #509, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 15, 2006.

*Robert S. Allen*  
President  
*Robert S. Allen*  
Attest Executive Director  
The Secondary plat complies with the Ordinance and is released for recording.  
*Robert S. Allen*  
Executive Director  
Plat Release Date SEPT. 17, 2014



NUMBER	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9
DELTA ANGLE	90°00'00"	90°00'00"	20°36'31"	15°30'50"	12°30'58"	90°00'00"	90°00'00"	42°50'00"	42°50'00"
CHORD DIRECTION	N 46°02'11" E	N 45°57'49" W	N 80°43'56" E	N 85°16'46" E	N 84°46'42" E	N 45°57'49" E	N 46°02'11" E	N 69°57'11" E	N 67°32'49" E
TANGENT	20.00	20.00	15.64	15.62	15.71	20.00	20.00	15.75	15.75
RADIUS	20.00	20.00	75.00	100.00	125.00	20.00	20.00	35.00	35.00
ARC LENGTH	31.42	31.42	26.98	27.08	27.31	31.42	31.42	26.17	26.17
CHORD LENGTH	28.28	28.28	26.85	26.99	27.25	28.28	28.28	25.56	25.56

NUMBER	DIRECTION	DISTANCE
L1	N 0°02'11" E	48.20'
L2	N 0°02'11" E	50.00'
L3	N 88°57'49" W	50.00'
L4	S 0°02'11" W	45.00'



**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: *Scott D. Buedel*  
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