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 18163C0140D, 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 occuring to any part of the storm water system and easement which lies on his or her property.

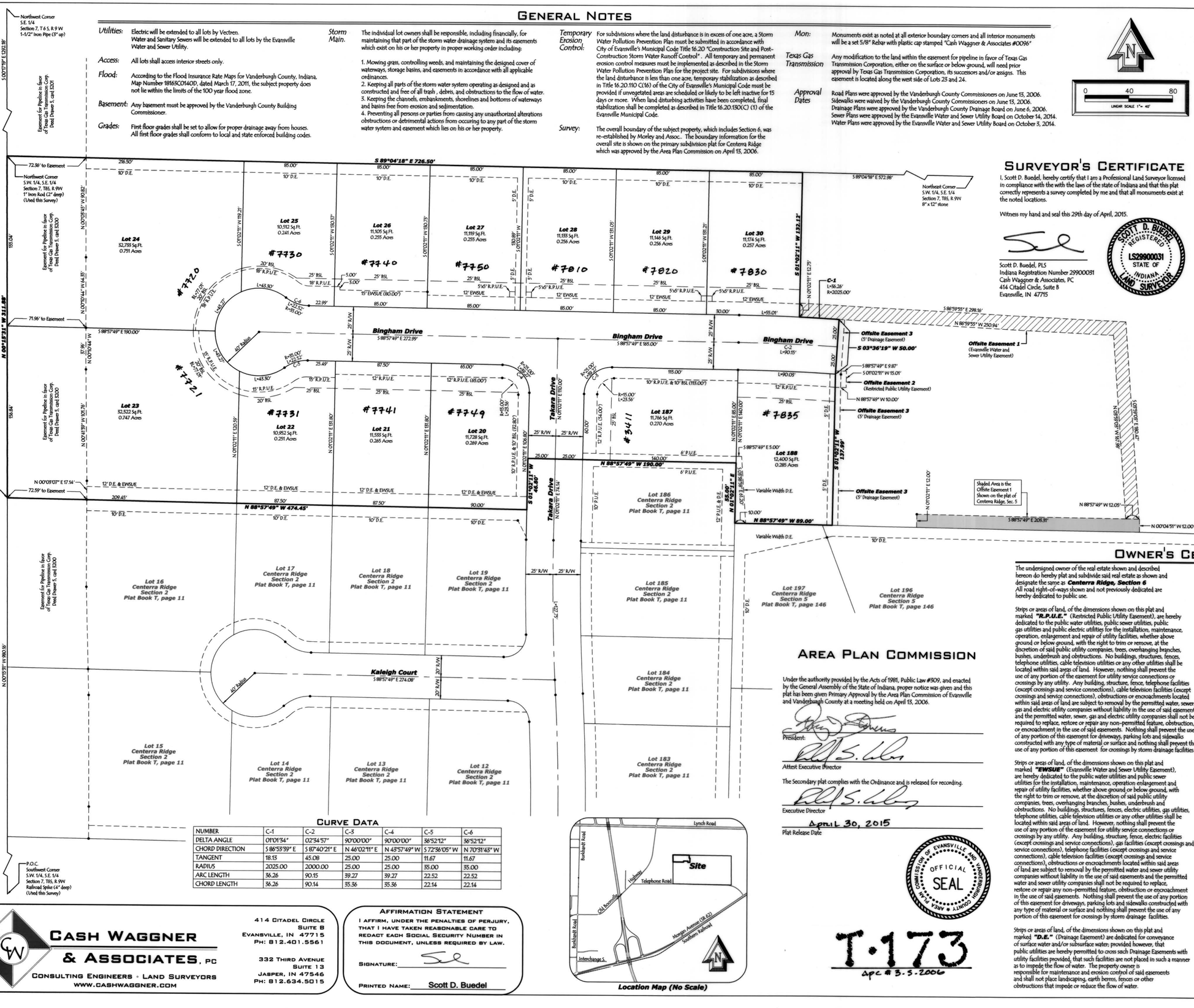
Temporary Erosion Control: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control" . All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary 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. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.150(C) (1) of the Evansville Municipal Code.

Survey: The overall boundary of the subject property, which includes Section 6, 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.

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 Waggner & Associates #0096"

Texas Gas Transmission Any modification to the land within the easement for pipeline in favor of Texas Gas Transmission Corporation, either on the surface or below ground, will need prior approval by Texas Gas Transmission Corporation, its successors and/or assigns. This easement is located along the west side of Lots 25 and 24.

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 October 14, 2014. Water Plans were approved by the Evansville Water and Sewer Utility Board on October 3, 2014.



Curve Data

NUMBER	C-1	C-2	C-3	C-4	C-5	C-6
DELTA ANGLE	01°01'34"	02°34'57"	90°00'00"	90°00'00"	36°52'12"	36°52'12"
CHORD DIRECTION	S 86°53'39" E	S 87°40'21" E	N 46°02'11" E	N 43°57'49" W	S 72°36'05" W	N 70°31'43" W
TANGENT	18.15	45.08	25.00	25.00	11.67	11.67
RADIUS	2025.00	2000.00	25.00	25.00	35.00	35.00
ARC LENGTH	36.26	90.15	39.27	39.27	22.52	22.52
CHORD LENGTH	36.26	90.14	35.36	35.36	22.14	22.14

Location Map (No Scale)

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

0 40 80
Linear Scale 1"= 40'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Apr. 30, 2015 (DATE)
JOE GRIES AUDITOR
1968 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04-30-15 3:25 P
PLAT BOOK T
PAGE 173
INSTR# 2015R0000 9584
Z TULEY RECORDER
VANDERBURGH COUNTY

Centerra Ridge Section 6

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 29th day of April, 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

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 Southwest Quarter 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 980.16 feet to the northwest corner of Centerra Ridge Section 2, as per plat thereof, recorded in Plat Book T, page 11 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue along the west line of said Quarter Quarter Section, North 00 degrees 15 minutes 31 seconds West 311.88 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence along the north line of said Quarter Quarter Section, South 89 degrees 04 minutes 18 seconds East 726.50 feet; thence South 01 degree 02 minutes 11 seconds West 152.12 feet to the beginning of a curve to the right having a central angle of 01 degree 01 minute 34 seconds, a radius of 2025.00 feet and a chord dimension of South 86 degrees 53 minutes 39 seconds East 36.26 feet; thence along the arc of said curve 36.26 feet; thence South 05 degrees 36 minutes 19 seconds West 50.00 feet; thence South 01 degree 02 minutes 11 seconds West 137.99 feet to a point on the north line of Centerra Ridge, Section 5, as per plat thereof, recorded in Plat Book T, page 146 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Section 5, North 88 degrees 57 minutes 49 seconds West 89.00 feet to a point on the east line of said Centerra Ridge, Section 2; thence along the boundary of said Section 2 the following four (4) calls:
North 01 degree 02 minutes 11 seconds East 55.00 feet; thence
North 88 degrees 57 minutes 49 seconds West 190.00 feet; thence
South 01 degree 02 minutes 11 seconds West 46.80 feet; thence
North 88 degrees 57 minutes 49 seconds West 474.45 feet to the point of beginning and containing a gross area of 5.141 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 variable width Evansville Water and Sewer Utility Easement lying east of the southeast corner of Lot 30. The limits of this easement are defined by the dimensions shown on this plat.
2. A Restricted Public Utility Easement lying east of the northeast corner of Lot 188. The limits of this easement are defined by the dimensions shown on this plat.
3. A 5-foot Drainage Easement lying east of and adjacent to the east line of Lot 188 and east of and adjacent to the 50-foot boundary line segment which extends north of the northeast corner of Lot 188. The limits of this easement are defined by the dimensions shown on this plat.

Subject to an Easement in favor of Texas Gas Transmission Corporation in Deed Drawer 5, card 3200 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements and rights-of-ways of record.

Area Plan Commission

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 13, 2006.

President: _____

Attest Executive Director _____

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

Executive Director _____

April 30, 2015
Plat Release Date

Area Plan Commission of Evansville and Vanderburgh County Official Seal

T·173
APC # 3-5-2006

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 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 ***"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. 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 ***"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.

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
3638 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member — 4-29-15 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. (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 29th day of April, 2015.

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