

Curve Table - Boundary

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	03°16'10"	S 88°57'08" W	57.79	2025.00	115.55	115.54
C-2	04°03'08"	S 89°00'57" W	69.87	1975.00	139.68	139.65
C-3	07°45'51"	N 20°44'10" E	22.05	325.00	44.04	44.01

Curve Table - Centerline & Easement

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-4	04°03'17"	N 00°59'27" W	70.80	2000.00	141.54	141.51
C-5	04°03'17"	N 00°59'27" W	70.80	2000.00	141.54	141.51
C-6	25°45'29"	N 15°55'56" E	68.50	300.00	134.89	133.77
C-7	90°00'00"	N 46°02'11" E	60.00	60.00	94.25	84.85
C-8	90°24'29"	N 44°10'04" W	60.45	60.00	94.68	85.15

Line Table - Easement

NUMBER	DIRECTION	DISTANCE
L1	N 00°16'25" W	12.09'
L2	N 89°43'35" E	12.00'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 14, 2015 (DATE)
JOE GRIES AUDITOR
5569 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10-14-15 3:07p
PLAT BOOK T
PAGE 196
INSTR# 2015R00024519
Z TULEY RECORDER
VANDERBURGH COUNTY

Centerra Ridge Section 8 Phase 1

Boundary Description

All of OutLot A in Centerra Ridge, Section 4, as per plat thereof, recorded in Plat Book T, page 113 in the Office of the Recorder of Vanderburgh County, Indiana and part of the Southeast Quarter of Section 7, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana, 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 east line of said Quarter Quarter Section, North 00 degrees 16 minutes 25 seconds West 705.54 feet to the northeast corner of said Centerra Ridge, Section 4 and being the point of beginning; thence along the north line of said Centerra Ridge, Section 4, North 88 degrees 57 minutes 49 seconds West 385.75 feet to the northeast corner of said OutLot A; thence along the east boundary of said OutLot A, South 01 degree 02 minutes 11 seconds West 140.19 feet to the southeast corner thereof and being the beginning of a curve to the left having a central angle of 05 degrees 16 minutes 10 seconds, a radius of 2025.00 feet and a chord dimension of South 88 degrees 57 minutes 08 seconds West 115.54 feet; thence along the south boundary of said OutLot A and along the arc of said curve 115.55 feet to the beginning of a curve to the right having a central angle of 04 degrees 03 minutes 08 seconds, a radius of 1975.00 feet and a chord dimension of South 89 degrees 00 minutes 57 seconds West 139.65 feet; thence continue along the south boundary of said OutLot A and along the arc of said curve 139.68 feet; thence continue along the south boundary of said OutLot A, North 88 degrees 57 minutes 49 seconds West 10.00 feet; thence along the west boundary and the extended west boundary of said OutLot A, North 01 degree 02 minutes 11 seconds East 743.35 feet to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 7; thence South 73 degrees 08 minutes 46 seconds East 147.89 feet to the beginning of a curve to the right having a central angle of 07 degrees 45 minutes 51 seconds, a radius of 325.00 feet and a chord dimension of North 20 degrees 44 minutes 10 seconds East 44.01 feet; thence along the arc of said curve 44.04 feet to a point on the north line of the Southeast Quarter of the Southeast Quarter of said Section 7; thence along the north line of said Quarter Quarter Section, South 89 degrees 22 minutes 18 seconds East 477.96 feet to the northeast corner thereof; thence along the east line of said Quarter Quarter Section, South 00 degrees 16 minutes 25 seconds East 598.04 feet to the point of beginning and containing a gross area of 9.590 acres, more or less.

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 the City of Evansville 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 812 and 813. The limits of this easement are defined by the dimensions shown on this plat.
2. A 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 829 and west of and adjacent to the west right-of-way of Braewick Drive. The limits of this easement are defined by the dimensions shown on this plat.
3. An 8-foot Restricted Pubic Utility Easement that lies north of and adjacent to the the north line of Lot 829 and west of and adjacent to the west the 6' EWSUE described in #2 above. The limits of this easement are defined by the dimensions shown on this plat.
4. A 10-foot Drainage Easement which lies west of and adjacent to the west line of Lots 822, 823, 824, 825, 826, 827, 828 and 829. The limits of this easement are defined by the dimensions shown on this plat.

Subject to a 50-foot Right-of-Way Easement, along the east side of the described property, in Deed Book 630, 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 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 21st day of September, 2015.

Scott D. Buedel, PLS
Indiana Registration Number 29900051
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900051 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 9, 2015.

President:

Attest Executive Director

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

Executive Director

OCT. 14, 2015
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 8 Phase 1***
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 ***"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 ***"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 ***"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
TSR, LLC
3638 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member — 9-22-15 date

Notary Certificate

State of INDIANA)
County of VANDERBURGH) SS:

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

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 22ND day of SEPTEMBER, 2015.

9-26-2023 — My Commission expires:
Notary Public

Notary Resides in VANDERBURGH County, Indiana

Typed or printed name

Owner of Offsite Easements
Porterfield Development, LLC
3638 Citadel Circle
Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member — 9-22-15 date

Notary Certificate

State of INDIANA)
County of VANDERBURGH) SS:

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

Before me, 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 22ND day of SEPTEMBER, 2015.

9-26-2023 — My Commission expires:
Notary Public

Notary Resides in VANDERBURGH County, Indiana

Typed or printed name

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 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.

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)(6) 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 16.20.130(C) (1) of the Evansville Municipal Code.

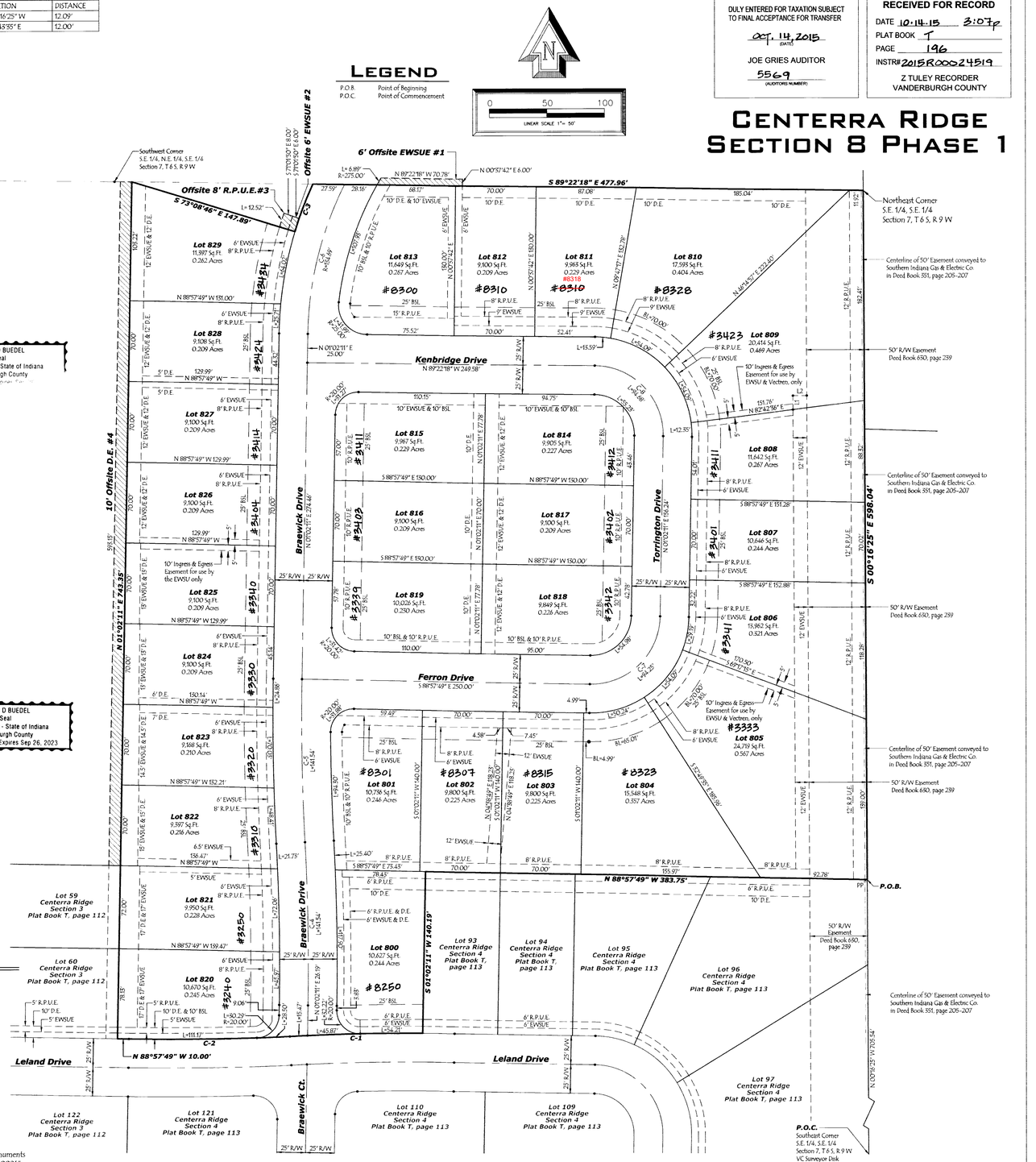
Survey: The overall boundary of the subject property, which includes Section 8, was re-established by Morley and Assoc.. The boundary information for the overall site is shown on the primary subdivision plat for Centerra Ridge which was approved by the Area Plan Commission on April 15, 2006.

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 #0096"

Approval Dates Road Plans approved by the Evansville Board of Public Works on May 21, 2015.
Drainage Plans approved by the Evansville Board of Public Works on May 21, 2015.
Sewer Plans approved by the Evansville Water and Sewer Utility on April 28, 2015.
Water Plans approved by the Evansville Water and Sewer Utility on April 14, 2015.

CROSS REF: 2015-22151 WD
2015-22287 WD

T-196
APC# 2-5-2015



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