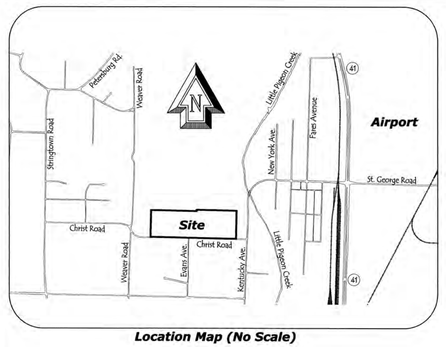


Location Map (No Scale)

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 **The Orchard, 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 **"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.

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 to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

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.

Areas of land, of the dimensions shown on this plat and marked **"S.E."** (Sign Easement) are hereby dedicated to the Old Orchard Homeowners Association for the purpose of installation, maintenance, operation and repair of signs, walls, fences and landscape features whether above or below ground.

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 of all lots and rights-of-way
Old Orchard Development, LLC
610 W. Washington Street
Charlestown, IN 47610

Dan Buck, Member — 1-29-16 date

Owner of Offsite Public Utility Easement (P.U.E.)
Connie Engelbrecht
600 Christ Road
Evansville, IN 47711

Connie Engelbrecht — 1/28/2016 date
AKA CONNIE S ENGELBRECHT

Notary Certificate

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Dan Buck (Old Orchard 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 January, 2016.

4-26-2023 — My Commission expires:
Notary Public

Notary Resides in Vanderburgh County, Indiana
Scott D. Buedel — Typed or printed name

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

Notary Certificate

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the Connie Engelbrecht [redacted] who acknowledged the execution of the foregoing plat with the easement dedication thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of January, 2016.

4-26-2023 — My Commission expires:
Notary Public

Notary Resides in Vanderburgh County, Indiana
Scott D. Buedel — Typed or printed name

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

Boundary Description

Part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 degrees 51 minutes 05 seconds West 298.53 feet to the southwest corner of The Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue along the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 88 degrees 51 minutes 05 seconds West 568.24 feet; thence perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 01 degree 08 minutes 55 seconds East 600.00 feet; thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of said Section, South 88 degree 51 minutes 05 seconds East 276.96 feet; thence South 01 degree 13 minutes 29 seconds West 138.22 feet; thence South 88 degrees 46 minutes 31 seconds East 117.07 feet; thence South 01 degree 13 minutes 29 seconds West 3.00 feet; thence South 88 degrees 46 minutes 31 seconds East 165.00 feet to the west line of said Orchard, Section 5; thence along the west side of said Section 5 the following three (3) calls:
South 01 degree 13 minutes 29 seconds West 303.00 feet; thence
South 88 degrees 46 minutes 31 seconds East 10.00 feet; thence
South 01 degree 13 minutes 29 seconds West 155.40 feet to the point of beginning and containing a gross area of 6.823 Acres.

Also a Public Utility Easement being a part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 degrees 51 minutes 05 seconds West 866.77 feet; thence perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 01 degree 08 minutes 55 seconds East 600.00 feet; thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of said Section, South 88 degree 51 minutes 05 seconds East 265.46 feet to the point of beginning; thence North 01 degree 08 minutes 55 seconds East 8.00 feet; thence South 88 degrees 51 minutes 05 seconds East 14.00 feet; thence South 01 degree 08 minutes 55 seconds West 8.00 feet; thence North 88 degrees 51 minutes 05 seconds West 14.00 feet to the point of beginning.

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 2.5-foot Public Utility Easement that lies east of and adjacent to the east line of Lot 76. The limits of this easement are defined by the dimensions shown on this plat.

2. A 10-foot Drainage Easement that lies east of and adjacent to the east line of the 2.5-foot Public Utility Easement described as offsite Easement Number 1. This 10-foot Drainage easement is also east of Lot 76. The limits of this easement are defined by the dimensions shown on this plat

3. A 10-foot by 12-foot Public Utility Easement that lies north of and adjacent to the north line of Lot 65 and which is also at the northern end of the right-of-way of Carneo Drive. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the existing right-of-way for Christ Road.

Also, subject to all other easements and rights-of-ways 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 20th day of January, 2016.

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 OF EVANSVILLE AND VANDERBURGH COUNTY * OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 18, 2016 (DATE)
BRIAN GERTH AUDITOR
7-69 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02.18.16 2:34p
PLAT BOOK U
PAGE 12
INSTR# 2016R00003865
Z TULEY RECORDER
VANDERBURGH COUNTY

The Orchard Section 6

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 October 14, 2010.

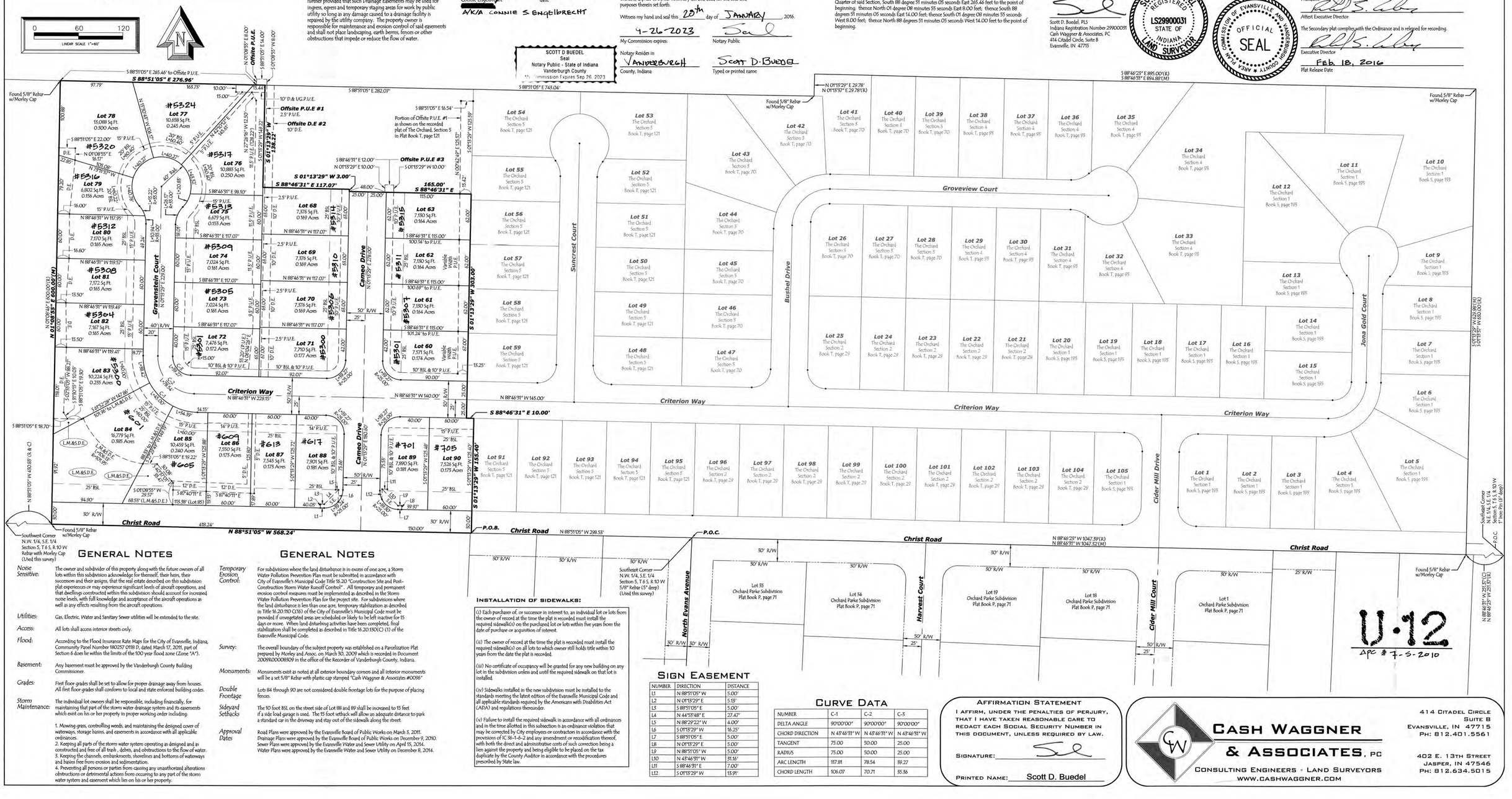
President

Attest Executive Director

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

Executive Director

Feb. 18, 2016
Plat Release Date


Found 5/8" Rebar w/Morley Cap
S 88°51'05" E 265.46' to Offsite P.U.E.
S 88°51'05" E 276.96'
Offsite P.U.E.
N 01°08'55" E 8.00'
S 88°51'05" E 14.00'
S 01°08'55" W 8.00'
10' D.& U.G.P.U.E.
Offsite P.U.E #1
2.5' P.U.E.
Offsite D.E #2
10' D.E.
S 88°51'05" E 282.07'
S 88°51'05" E 16.54'
Portion of Offsite P.U.E. #1 as shown on the recorded plat of The Orchard, Section 5 in Plat Book T, page 121
Offsite P.U.E #3
S 01°13'29" W 10.00'
S 01°13'29" W 3.00'
S 88°46'31" E 117.07'
165.00'
S 88°46'31" E
115.00'
S 01°13'29" W 303.00'
S 01°13'29" W 155.40'
S 88°46'31" E 10.00'
S 88°46'31" E 745.04'
N 01°13'29" E 29.78'(R)
N 01°13'57" E 29.78'(M)
S 88°46'25" W 895.00'(R)
S 88°46'51" E 894.88'(M)
Found 5/8" Rebar w/Morley Cap
Lot 78 15,088 Sq.Ft. 0.300 Acres
#5324 Lot 77 10,668 Sq.Ft. 0.245 Acres
#5320 Lot 76 10,885 Sq.Ft. 0.250 Acres
#5316 Lot 79 6,802 Sq.Ft. 0.156 Acres
#5312 Lot 80 7,170 Sq.Ft. 0.165 Acres
#5308 Lot 81 7,172 Sq.Ft. 0.165 Acres
#5304 Lot 82 7,167 Sq.Ft. 0.165 Acres
#5300 Lot 83 10,224 Sq.Ft. 0.235 Acres
#5517 Lot 75 6,679 Sq.Ft. 0.153 Acres
#5513 Lot 74 7,024 Sq.Ft. 0.161 Acres
#5509 Lot 73 7,024 Sq.Ft. 0.161 Acres
#5505 Lot 72 7,476 Sq.Ft. 0.172 Acres
#5501 Lot 71 7,710 Sq.Ft. 0.177 Acres
#5500 Lot 70 7,376 Sq.Ft. 0.169 Acres
#5514 Lot 68 7,376 Sq.Ft. 0.169 Acres
#5510 Lot 69 7,376 Sq.Ft. 0.169 Acres
#5511 Lot 63 7,130 Sq.Ft. 0.164 Acres
#5507 Lot 62 7,130 Sq.Ft. 0.164 Acres
#5503 Lot 61 7,130 Sq.Ft. 0.164 Acres
#5501 Lot 60 7,571 Sq.Ft. 0.174 Acres
#601 Lot 84 16,779 Sq.Ft. 0.385 Acres
#609 Lot 85 10,459 Sq.Ft. 0.240 Acres
#605 Lot 86 7,550 Sq.Ft. 0.175 Acres
#613 Lot 87 7,545 Sq.Ft. 0.175 Acres
#617 Lot 88 7,901 Sq.Ft. 0.181 Acres
#701 Lot 89 7,890 Sq.Ft. 0.181 Acres
#705 Lot 90 7,526 Sq.Ft. 0.175 Acres
Gravenstein Court
Cameo Drive
Criterion Way
Christ Road
Suncrest Court
Bushel Drive
Groveview Court
Cider Mill Drive
Jona Gold Court
Harvest Court
Cider Mill Court
North Evans Avenue
Lot 54 The Orchard Section 5 Book T, page 121
Lot 53 The Orchard Section 5 Book T, page 121
Lot 52 The Orchard Section 5 Book T, page 121
Lot 51 The Orchard Section 5 Book T, page 121
Lot 50 The Orchard Section 5 Book T, page 121
Lot 49 The Orchard Section 5 Book T, page 121
Lot 48 The Orchard Section 5 Book T, page 121
Lot 55 The Orchard Section 5 Book T, page 121
Lot 56 The Orchard Section 5 Book T, page 121
Lot 57 The Orchard Section 5 Book T, page 121
Lot 58 The Orchard Section 5 Book T, page 121
Lot 59 The Orchard Section 5 Book T, page 121
Lot 47 The Orchard Section 5 Book T, page 70
Lot 46 The Orchard Section 5 Book T, page 70
Lot 45 The Orchard Section 5 Book T, page 70
Lot 44 The Orchard Section 5 Book T, page 70
Lot 43 The Orchard Section 5 Book T, page 70
Lot 42 The Orchard Section 5 Book T, page 70
Lot 41 The Orchard Section 5 Book T, page 70
Lot 40 The Orchard Section 5 Book T, page 70
Lot 39 The Orchard Section 5 Book T, page 70
Lot 38 The Orchard Section 4 Book T, page 95
Lot 37 The Orchard Section 4 Book T, page 95
Lot 36 The Orchard Section 4 Book T, page 95
Lot 35 The Orchard Section 4 Book T, page 95
Lot 34 The Orchard Section 4 Book T, page 95
Lot 33 The Orchard Section 4 Book T, page 95
Lot 32 The Orchard Section 4 Book T, page 95
Lot 31 The Orchard Section 4 Book T, page 95
Lot 30 The Orchard Section 4 Book T, page 95
Lot 29 The Orchard Section 4 Book T, page 95
Lot 28 The Orchard Section 5 Book T, page 70
Lot 27 The Orchard Section 5 Book T, page 70
Lot 26 The Orchard Section 5 Book T, page 70
Lot 25 The Orchard Section 2 Book T, page 29
Lot 24 The Orchard Section 2 Book T, page 29
Lot 23 The Orchard Section 2 Book T, page 29
Lot 22 The Orchard Section 2 Book T, page 29
Lot 21 The Orchard Section 2 Book T, page 29
Lot 20 The Orchard Section 2 Book T, page 29
Lot 19 The Orchard Section 1 Book S, page 195
Lot 18 The Orchard Section 1 Book S, page 195
Lot 17 The Orchard Section 1 Book S, page 195
Lot 16 The Orchard Section 1 Book S, page 195
Lot 15 The Orchard Section 1 Book S, page 195
Lot 14 The Orchard Section 1 Book S, page 195
Lot 13 The Orchard Section 1 Book S, page 195
Lot 12 The Orchard Section 1 Book S, page 195
Lot 11 The Orchard Section 1 Book S, page 195
Lot 10 The Orchard Section 1 Book S, page 195
Lot 9 The Orchard Section 1 Book S, page 195
Lot 8 The Orchard Section 1 Book S, page 195
Lot 7 The Orchard Section 1 Book S, page 195
Lot 6 The Orchard Section 1 Book S, page 195
Lot 5 The Orchard Section 1 Book S, page 195
Lot 1 The Orchard Section 1 Book S, page 195
Lot 2 The Orchard Section 1 Book S, page 195
Lot 3 The Orchard Section 1 Book S, page 195
Lot 4 The Orchard Section 1 Book S, page 195
Found 5/8" Rebar w/Morley Cap
Southwest Corner N.W. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W Rebar with Morley Cap (Used this survey)
Southeast Corner N.E. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W 1" Iron Pin (0' Deep)
N 88°51'05" W 568.24'
N 88°51'05" W 298.55'
N 88°46'25" W 1047.39'(R)
N 88°46'51" W 1047.52'(M)
N 88°46'51" W 293.57'(C)
N 88°46'25" W 293.57'(R)
N 88°51'05" W 420.83' (R & C)
N 01°08'55" E 600.00'(R)
N 01°08'55" E 600.00'(M)
S 01°13'29" W 138.22'
S 01°13'29" W 155.59'
N 01°13'29" E 230.00'
S 01°13'29" W 230.00