

Centerra Ridge Section 1

RECEIVED FOR RECORD
DATE 12-11-06 1:32 P
PLAT BOOK 5-
PAGE 36
INSTR 2006R-000-4124
BETTY KNIGHT BIRTH RECORDER
VANDEBURGH COUNTY

General Notes

Utilities: Water, sanitary sewers, gas and electric will be extended to the site.

Lots 1, 2, 3, 157, 158, 173 and 174 are not considered double frontage lots for the purpose of placing fences along Telephone Road.

Access: All lots, except 165 and 166, shall access interior streets only. Lots 165 and 166 shall access Telephone Road only.

Flood Plain Data: The subject property does not lie within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Flood Number 180258-0025 C, dated August 5, 1991 and part of the subject property does lie in Zone B.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG for all lots in this subdivision varies. FPG has been marked on all lots in the flood plan. Additional information may be obtained from the Vanderburgh County Building Commissioner.

Buildings placed on the lots within Zone B, shown on this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be at the elevations shown on this plat for Lots 204, 152, 153, 154, 155, 156 and 157. (1929 Datum)

Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information.

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 Drainage Ordinance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.

Owner's Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Centerra Ridge, Section 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 "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 public utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.M.S.D.E." (Drainage and Storm Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.A.S.D.E." (Lake Maintenance and 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 enclosed into the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "E" (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 storage 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, dirt berms, fences or other obstructions that impede or reduce the flow of water.

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 of Section 1 (Excepting Lot 165 and Lot 166)
Porterfield Development, LLC
3638 Closed Circle
Newburgh, IN 47630

Owner of Lot 165
Edward C. DeMartino (1/2 Interest)
Donna DeMartino (1/2 Interest)
8 Withrop/Galt Road
Sparks, NJ 07871

Notary Certificate
STATE OF INDIANA, COUNTY OF WARRICK)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, John J. Elpers, Jr., Member

Notary Certificate
STATE OF INDIANA, COUNTY OF Vanderburgh)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Edward C. DeMartino

My Commission Expires: MAY 21, 2010
Notary Public
Gerald A. Withrow
(Typed or printed name)

My Commission Expires: 5-3-2009
Notary Public
Jean M. Marley
(Typed or printed name)

Owner of Lot 166
Max V. Mosbey & Donna M. Mosbey
7900 Telephone Road
Evansville, IN 47715

Notary Certificate
STATE OF INDIANA, COUNTY OF Vanderburgh)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Max V. Mosbey and Donna M. Mosbey

My Commission Expires: 5-3-2009
Notary Public
Jean M. Marley
(Typed or printed name)

My Commission Expires: 5-3-2009
Notary Public
Jean M. Marley
(Typed or printed name)

Notary Certificate
STATE OF INDIANA, COUNTY OF Vanderburgh)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Max V. Mosbey and Donna M. Mosbey

Notary Certificate
STATE OF INDIANA, COUNTY OF Vanderburgh)
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Max V. Mosbey and Donna M. Mosbey

My Commission Expires: 5-3-2009
Notary Public
Jean M. Marley
(Typed or printed name)

My Commission Expires: 5-3-2009
Notary Public
Jean M. Marley
(Typed or printed name)

Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, Public Law #308, 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.

Surveyor's Certificate
I, Scott D. Buehl, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Centerline Curve Table

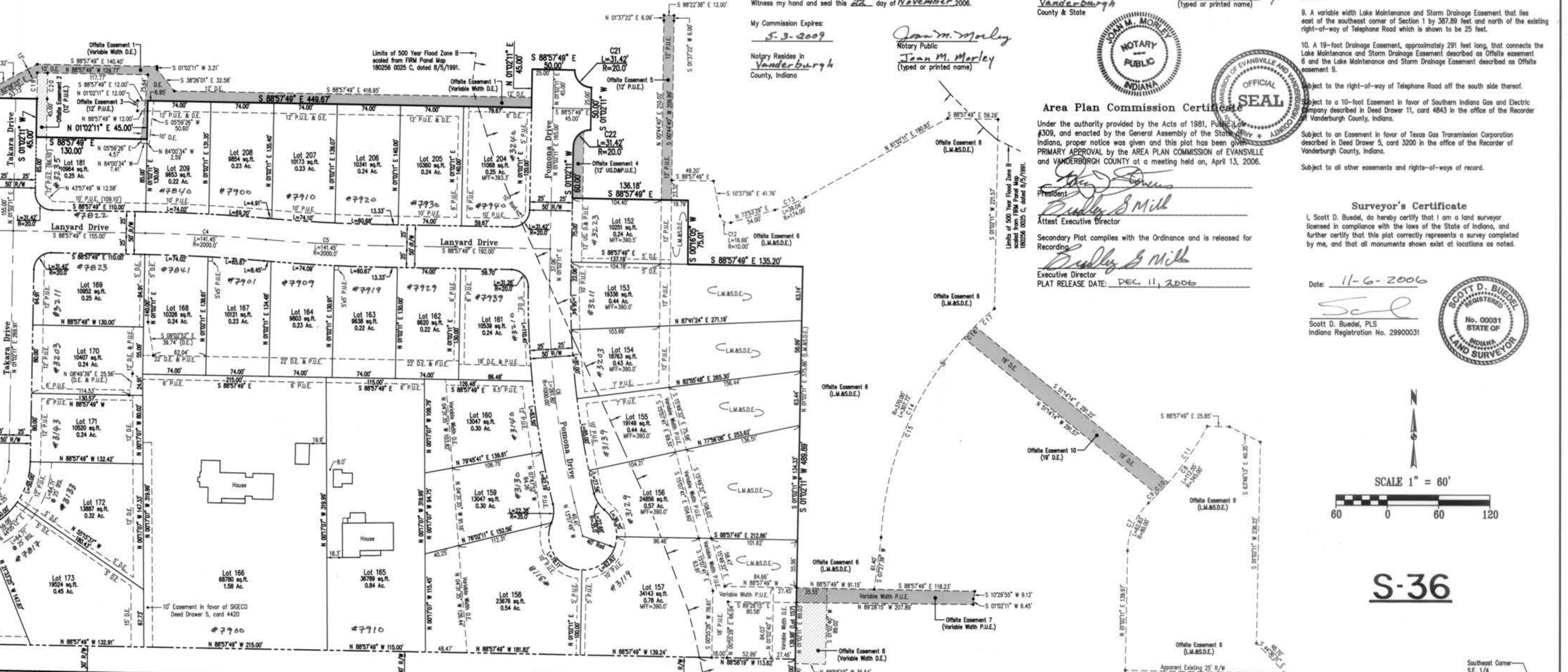
Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	90°00'00"	60.00	94.25	60.00	84.85	N 43°57'49" W
C2	90°00'00"	60.00	94.25	60.00	84.85	N 46°02'11" E
C3	90°00'00"	60.00	94.25	60.00	84.85	N 46°02'11" E
C4	04°13'08"	2000.00	141.45	70.73	141.42	S 88°57'49" E
C5	04°13'08"	2000.00	141.45	70.73	141.42	S 88°57'49" E
C6	15°00'00"	1000.00	261.80	131.65	261.05	S 06°27'49" E

Easement Curve Table

Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C7	45°00'00"	60.00	62.83	33.14	61.23	N 23°32'11" E
C8	10°49'52"	345.48	113.55	57.29	113.04	N 37°29'58" E
C9	02°11'49"	345.00	13.23	6.82	13.23	N 45°39'03" E
C10	03°09'52"	345.00	19.05	9.53	19.05	N 42°58'13" E
C11	13°19'50"	345.00	80.27	40.32	80.09	N 34°43'22" E
C12	85°28'36"	15.00	16.66	11.00	14.80	S 58°22'14" E
C13	12°51'18"	174.00	38.04	18.60	38.96	N 67°27'50" E
C14	47°39'03"	370.00	307.72	163.39	298.92	S 28°24'48" W
C15	39°50'59"	370.00	257.88	134.42	250.69	N 22°33'14" E
C16	02°57'18"	370.00	19.08	9.54	19.08	N 43°59'52" E
C17	04°45'46"	370.00	30.76	15.39	30.75	N 47°51'24" E
C18	00°51'33"	2025.00	30.36	15.18	30.36	N 00°36'24" E
C19	00°51'14"	2037.00	30.36	15.18	30.36	S 00°36'34" W

Boundary Curve Table

Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C20	90°00'00"	20.00	31.42	20.00	28.28	S 43°57'49" E
C21	90°00'00"	20.00	31.42	20.00	28.28	S 46°02'11" W



Southwest Corner S.E. 1/4, Section 7-8-9 Found 1/2\" 1/2\" Iron Pipe 3\" Deep (Used this Survey)

Found Railroad Spike (3\" Deep) East of the calculated corner

Southwest Corner S.W. 1/4, S.E. 1/4, Section 7-8-9 Found 1/2\" 1/2\" Iron Pipe (3\" Deep) (Used this Survey)

Found 3/4\" 1/2\" Iron Pipe (3\" Deep) West & 0.02\" North of the found 1/2\" 1/2\" Iron Pipe

Signature: _____
Printed Name: _____

Secondary Plat
Bundled 6282-A
Unbundled 11/8/06
Section 1 plat.dwg

APCM 3-5-2006

Engineering Surveying Architecture Construction Management
Morley and Associates, Inc.
Evansville, IN (812) 484-6685
Henderson, KY (270) 830-0300 (812) 634-9800