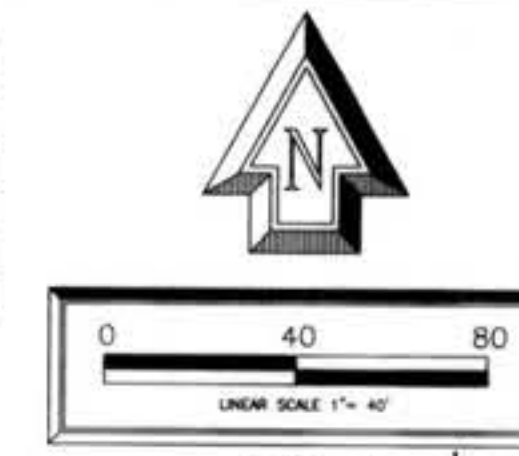


**AFFIRMATION STATEMENT**  
 I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *[Signature]*  
 PRINTED NAME: Scott D. Buedel

**T-112**  
 APC #3-5-2006

NUMBER	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12
DELTA ANGLE	45°42'47"	45°42'47"	04°05'08"	00°05'16"	89°59'30"	90°00'30"	90°00'00"	90°00'00"	00°05'16"	00°53'32"	00°17'06"	00°10'09"
CHORD DIRECTION	N 25°53'54" E	N 25°53'55" E	N 00°59'23" W	N 02°58'19" W	N 46°01'56" E	N 45°58'04" W	N 46°02'11" E	S 45°57'49" E	S 02°58'19" E	S 02°54'11" E	S 02°14'51" E	S 02°49'12" E
TANGENT	94.84	84.30	70.75	1.55	26.50	39.51	20.00	20.00	1.51	15.77	5.07	3.01
RADIUS	225.00	200.00	2000.00	2000.00	26.50	39.50	20.00	20.00	1975.00	2025.00	2057.00	2057.00
ARC LENGTH	179.51	159.57	141.45	3.07	41.62	62.05	31.42	31.42	3.05	31.55	10.14	6.01
CHORD LENGTH	174.79	155.57	141.42	3.07	57.47	55.87	28.28	28.28	3.05	31.55	10.14	6.01



**LEGEND**

	Drainage Easement
	Restricted Public Utility Easement
	Building Setback Line

**DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER**

DATE 01-16-2014  
 PLAT BOOK T  
 PAGE 112  
 INSTR 2014R0001251

**RECEIVED FOR RECORD**  
 DATE 01-16-14 11:16 AM  
 PLAT BOOK T  
 PAGE 112  
 INSTR 2014R0001251  
 Z TULEY RECORDER  
 VANDERBURGH COUNTY

JOE GRIES AUDITOR  
 217  
 (AUDITOR NUMBER)

**CENTERRA RIDGE SECTION 3 BOUNDARY DESCRIPTION**

Part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 8 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the south line of said Quarter Section, North 88 degrees 58 minutes 19 seconds West 685.18 feet to the point of beginning; thence continue along the south line of said Quarter Section, North 88 degrees 58 minutes 19 seconds West 500.85 feet to the southeast corner of Centerra Ridge, Section 1, recorded in Plat Book S, page 36 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east side of said subdivision, North 01 degree 02 minutes 11 seconds East 489.89 feet; thence North 85 degrees 21 minutes 57 seconds East 104.22 feet; thence North 41 degrees 57 minutes 57 seconds East 169.94 feet; thence North 01 degree 02 minutes 11 seconds East 70.00 feet; thence South 88 degrees 57 minutes 49 seconds East 157.35 feet; thence North 87 degrees 04 minutes 19 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 00 degrees 05 minutes 16 seconds, a radius of 1975.00 feet and a chord dimension of South 02 degrees 05 minutes 19 seconds East 3.05 feet; thence along the arc of said curve 3.05 feet to the beginning of a curve to the right having a central angle of 00 degrees 55 minutes 52 seconds, a radius of 2025.00 feet and a chord dimension of South 04 minutes 11 seconds East 31.55 feet; thence along the arc of said curve 31.55 feet; thence South 88 degrees 57 minutes 49 seconds East 128.08 feet; thence South 01 degree 02 minutes 11 seconds West 150.15 feet; thence South 88 degrees 57 minutes 49 seconds East 100.00 feet; thence South 01 degree 02 minutes 11 seconds West 175.00 feet; thence South 02 minutes 11 seconds East 49 minutes 41 seconds West 47.22 feet; thence South 01 degree 02 minutes 11 seconds West 520.46 feet to the point of beginning and containing a gross area of 7,792 acres.

Also, the following off-site easements which are to remain in full force and effect until such a time that the most 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 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 157. The limits of this easement are defined by the dimensions shown on this plat.
2. A 6-foot Restricted Public Utility Easement that lies north of and adjacent to the north line of Lot 157. The limits of this easement are defined by the dimensions shown on this plat.
3. A 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 157 and north of the end of the right-of-way of Ralston Drive. The limits of this easement are defined by the dimensions shown on this plat.
4. A 6-foot Evansville Water and Sewer Utility Easement that lies north of and adjacent to the north line of Lot 59 and east of and adjacent to the east right-of-way of Ralston Drive. The limits of this easement are defined by the dimensions shown on this plat.
5. A 6-foot Restricted Public Utility Easement that lies north of and adjacent to the north line of Lot 59 and east of and adjacent to the east line of the Offsite EWSUE #4. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the right-of-way for Telephone Road.  
 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 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 January, 2014.

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

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1991, 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.

Witness my hand and seal this 3rd day of JANUARY, 2014.  
 My Commission expires: 9-26-2015  
 Notary Public: *[Signature]*  
 Attest Executive Director: *[Signature]*

The Secondary plat complies with the Ordinance and is released for recording.  
 Executive Director: *[Signature]*  
 Plat Release Date: 01-16-2014



**OWNER'S CERTIFICATE**

The undersigned owner 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 3**. 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, 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.



**GENERAL NOTES**

- Utilities:** Evansville Water & Sewer Utility Sanitary Sewers and Water and Vevron gas and Electric will be extended to all lots.
- Access:** All lots shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163C040D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone AE).
- 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. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
  3. 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.
- Erosion:** The developer, development contractor, builders, and all lot owners or anyone working with disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District and with all Federal, State and Local erosion control laws.
- Slopes of 0% to 2% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 2% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.**
- Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading. Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.**
- Survey:** The overall boundary of the subject property, which includes Section 3, was re-established by Monley 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 Wagner & 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 July 9, 2015. Water Plans were approved by the Evansville Water and Sewer Utility Board on July 9, 2015.

