

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 383.75 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 03 degrees 16 minutes 10 seconds, a radius of 2025.00 feet and a chord dimension of South 88 degrees 37 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 OO minutes 37 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 O8 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 OO 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 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

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.

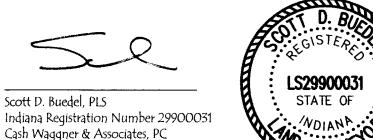
SURVEYOR'S CERTIFICATE

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.

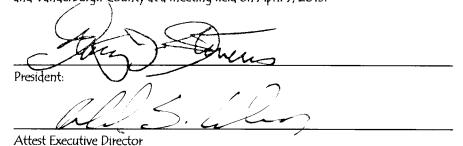
414 Citadel Circle, Suite B

Evansville, IN 47715



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.



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

Executive Director Oct. 14,2015



CURVE TABLE - BOUNDARY							
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	
C-1	03°16′10″	5 88°37′08″ W	57.79	2025.00	115.55	115.54	
C-2	04°03′08″	5 89°00′37″ 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	O4°O3′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*43'29"	N 13*53′56″ E	68.50	300.00	134.69	133.57	
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	60.43	60.00	94.68	85.15	

LINE TABLE - EASEMENT				
NUMBER	DIRECTION	DISTANCE		
.1	N 00°16′25″ W	12.09′		
2	N 89°43′35″ E	12.00′		

CURVE TABLE - CENTERLINE & EASEMENT						
UMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
-4	04°03′17″	N 00°59′27″ W	70.80	2000.00	141.54	141.51
-5	04*03*17"	N 00°59′27″ W	70.80	2000.00	141.54	141.51
-6	25*43'29"	N 13*53′56″ E	68.50	300.00	134.69	133.57
-7	90°00′00″	N 46°02″11″ E	60.00	60.00	94.25	84.85
-8	90°24′29″	N 44°10′04″ W	60.43	60.00	94.68	85.15

S.E. 1/4, N.E. 1/4, S.E. 1/4 Section 7, T 6 S, R 9 W

Offsite 8' R.P.U.E.#3-

Lot 829 6' EWSUE / /-/ 11,397 Sq.Ft. 8' R.P.U.E.

6' EWSUE

8' R.P.V.E. -

8' R.P.V.E. -

6' EWSUE + ---

8' R.P.U.E. ---

6' EWSUE ----

6' EWSUE T -

6' EWSUE

6' EWSUE

6' EWSUE

25' R/W 25' R/W

8' R.P.V.E.

8' R.P.V.E.

8' R.P.V.E.

8' R.P.V.E. -

8' R.P.U.E.

| 4

S 73°08'46" E 147.89'

N 88*57'49" W 131.00'

Lot 828

0.209 Acres

9,100 Sq.Ft.

0.209 Acres

N 88*57'49" W 129.99'

9,100 Sq.Ft.

0.209 Acres

129.99'

Lot 825

9.100 Sa.Ft.

0.209 Acres

N 88°57′49" W 129.99'

Lot 824

9,100 Sq.Ft.

Lot 823

9,168 Sq.Ft.

0.210 Acres

N 88*57′49″ W 132.21′

6.5' EWSUE-

5' EWSUE ---+-

136.47'

N 88*57'49" W

9,950 Sq.Ft.

0.228 Acres

N 88°57′49″ W 139.47′

Lot 820

Centerra Ridge

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10,670 Sq.Ft.

— 10' D.E. & 10' BSL

-5'EWSUE

-N 88°57'49" W 10.00'

9,397 Sq.Ft 0.216 Acres

0.209 Acres

6' D.E. ____ 130.14' ____ ___ **

– – N 88°57′49″ W -

10' Ingress & Egress —

Easement for use by

the EWSU only

E TABLE - CENTERLINE & EASEMENT					
RD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	
)°59′27″ W	70.80	2000.00	141.54	141.51	
59′27″ W	70.80	2000.00	141.54	141.51	
53′56″ E	68.50	300.00	134.69	133.57	
°02′11″ E	60.00	60.00	94.25	84.85	
°10′04″ W	60.43	60.00	94.68	85.15	

LEGEND Point of Beginning Point of Commencemen

__N 00'37'42" E 6.00'

Lot 812

0.209 Acres

__8′ R.P.*U*.E.

9'EWSUE

S 89°22'18" E 477.96'

Lot 811

0.229 Acres

—8′ R.P.V.E.

9' EWSUE

L=13.59'

#8310

52.41'

10' EWSUE & 10' BSL

Lot 814

9,905 Sq.Ft.

0.227 Acres

N 88*57'49" W 130.00'

Lot 817

9,100 Sq.Ft.

N 88°57′49" W 130.00'

Lot 818

9,849 Sq.Ft.

0.226 Acres

-12' EWSUE

#8315

Lot 803

9,800 Sq.Ft.

Centerra Ridge

page 113

Section 4

Plat Book T

Leland Drive

Lot 109 Centerra Ridge

Plat Book T, page 113

0.225 Acres

-BL=4.99

#8323

Lot 804

0.357 Acres

N 88°57'49" W 383.75

Lot 95 Centerra Ridge

Section 4

Plat Book T, page 113

0.209 Acres

Lot 810

0.404 Acres

#3423 Lot 809

0.469 Acres

- 10' Ingress & Egress

Lot 808

0.267 Acres

Lot 807

Easement for use by

EWSU & Vectren, only

____8′ R.P.U.E.

6' EWSUE

8' R.P.U.E

Easement for use by

-6' EWSUE

EWSU & Vectren, only

Lot 805

24,719 Sa.Ft

0.567 Acres

6' R.P.V.E.

10' D.E.

Centerra Ridge

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P.O.C. -

Southeast Comer

S.E. 1/4, S.E. 1/4

VC Surveyor Disk

Section 7, T 65, R 9 W

Centerra Ridge

Section 4
Plat Book T, page 113

6' EWSUE Lot 806

13.962 Sa.Ft

0.321 Acres

- 1 6' EWSUE

#8328

-9' EWSUF

25' R/W | 25' R/W

6' Offsite EWSUE #1

10' D.E. & 10' EWSUE

Lot 813

0.267 Acres

10' EWSUE & 10' BSL

Lot 815

9,967 Sq.Ft.

0.229 Acres

S 88°57′49″ E 130.00′

Lot 816

9,100 Sq.Ft.

0.209 Acres

5 88*57'49" E 130.00'

Lot 819

10,026 Sq.Ft.

_10' BSL & 10' R.P.U.E.

- 8' R.P.V.E.

6' EWSUE

#8301

Lot 801

10,736 Sq.Ft.

0.246 Acres

L=25.40′ 8′ R.P.U.E. S 88°57′49″ E 73.43′

10' D.E.

6' R.P.U.E. & D.E.

6' EWSUE & D.E.

Lot 800

10,627 Sq.Ft.

0.244 Acres

#8250

-+ L=25.40'

Ferron Drive

8' R.P.U.E.

−6′EWSUE

#8307

Lot 802

9,800 Sq.Ft.

0.225 Acres

12' EWSUE

Lot 93

Plat Book 1

page 113

enterra Ridge

非8300

N 01°02′11″ E 25.00′

25′ R/W | 25′ R/W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER OCT. 14, 2015 JOE GRIES AUDITOR 5569

RECEIVED FOR RECORD DATE 10.14.15 3:07p PLAT BOOK ______ PAGE 196 INSTR#2015R00024519 Z TULEY RECORDER VANDERBURGH COUNTY

-Northeast Corner

Section 7, T 6 S, R 9 W

Centerline of 50' Easement conveyed to

Southern Indiana Gas & Electric Co.

in Deed Book 351, page 205-207

50' R/W Fasement

Deed Book 630, page 239

- Centerline of 50' Easement conveyed to

Southern Indiana Gas & Electric Co.

in Deed Book 351, page 205-207

Deed Book 630, page 239

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enterline of 50' Easement conveyed to

outhern Indiana Gas & Electric Co.

in Deed Book 351, page 205-207

Southern Indiana Gas & Electric Co.

in Deed Book 351, page 205-207

50' R/W Easement

-P.O.B.

50' R/W

Deed Book 630

Deed Book 630, page 239

CENTERRA RIDGE SECTION 8 PHASE 1

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.

8" x 12" Stone

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.

Water and Sanitary Sewers will be extended to all lots by the Evansville

Any basement must be approved by the Vanderburgh County Building

The individual lot owners shall be responsible, including financially, for

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

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

4. Preventing all persons or parties from causing any unauthorized alterations

obstructions or detrimental actions from occuring to any part of the storm

Maintenance maintaining that part of the storm water drainage system and its easements

and basins free from erosion and sedimentation.

water system and easement which lies on his or her property.

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.

Electric will be extended to all lots by Vectren.

not lie within the limits of the 100 year flood zone.

All lots shall access interior streets only

Water and Sewer Utility.

Owner & Developer 3638 Citadel Circle Newburgh, IN 47630

NOTARY CERTIFICATE SCOTT D BUEDEL State of INDIANA Notary Public - State of Indiana Vanderburgh County County of VANDER BLRGA)

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 22 ND day of SEPTEMBER

9-26-2023 My Commission expires:

Notary Resides in SCOTT D. BUEDEL VANDERBURGH County, Indiana Typed or printed name

3638 Citadel Circle Newburgh, IN 47630

Bruce A. Biggerstaff, Sr., Member date

Owner of Offsite Easements

Porterfield Development, LLC

NOTARY CERTIFICATE SCOTT D BUEDEL State of INDIANA Notary Public - State of Indiana Vanderburgh County County of VANDERBYRGH 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. (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

My Commission expires: Notary Resides in

Y ANDERBUZGH

Lot 59 Centerra Ridge

Plat Book T, page 112 Centerra Ridge Plat Book T, page 11 −5′ R.P.U.E. ___ 10′ D.E. 5′ EWSUE

Leland Drive

Centerra Ridge Section 3

Plat Book T, page 112

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.



Lot 110 Centerra Ridge

Plat Book T, page 113

CASH WAGGNER

WWW.CASHWAGGNER.COM

& ASSOCIATES, PO

SUITE E EVANSVILLE, IN 47715 PH: 812.401.5561 332 THIRD AVENUE SUITE 13

JASPER, IN 47546

PH: 812.634.5015

414 CITADEL CIRCLE

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.

GENERAL NOTES Temporary For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with Control: 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

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"

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.

CROSS REF:

The overall boundary of the subject property, which includes Section 8, was

2015 - ZZISI WD 2015-22267 ND

Water Plans approved by the Evansville Water and Sewer Utility on April 14, 2015.

According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18163CO14OD, dated March 17, 2011, the subject property does

County, Indiana

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.

Approval