

CENTERRA RIDGE SECTION 10 PHASE 1

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 3/16/2020
 BRIAN GERTH AUDITOR
 916
 RECEIVED FOR RECORD
 DATE 3/16/2020 2:02 PM
 PLAT BOOK V
 PAGE 047
 INSTR: 20200000188
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

BOUNDARY CURVE TABLE

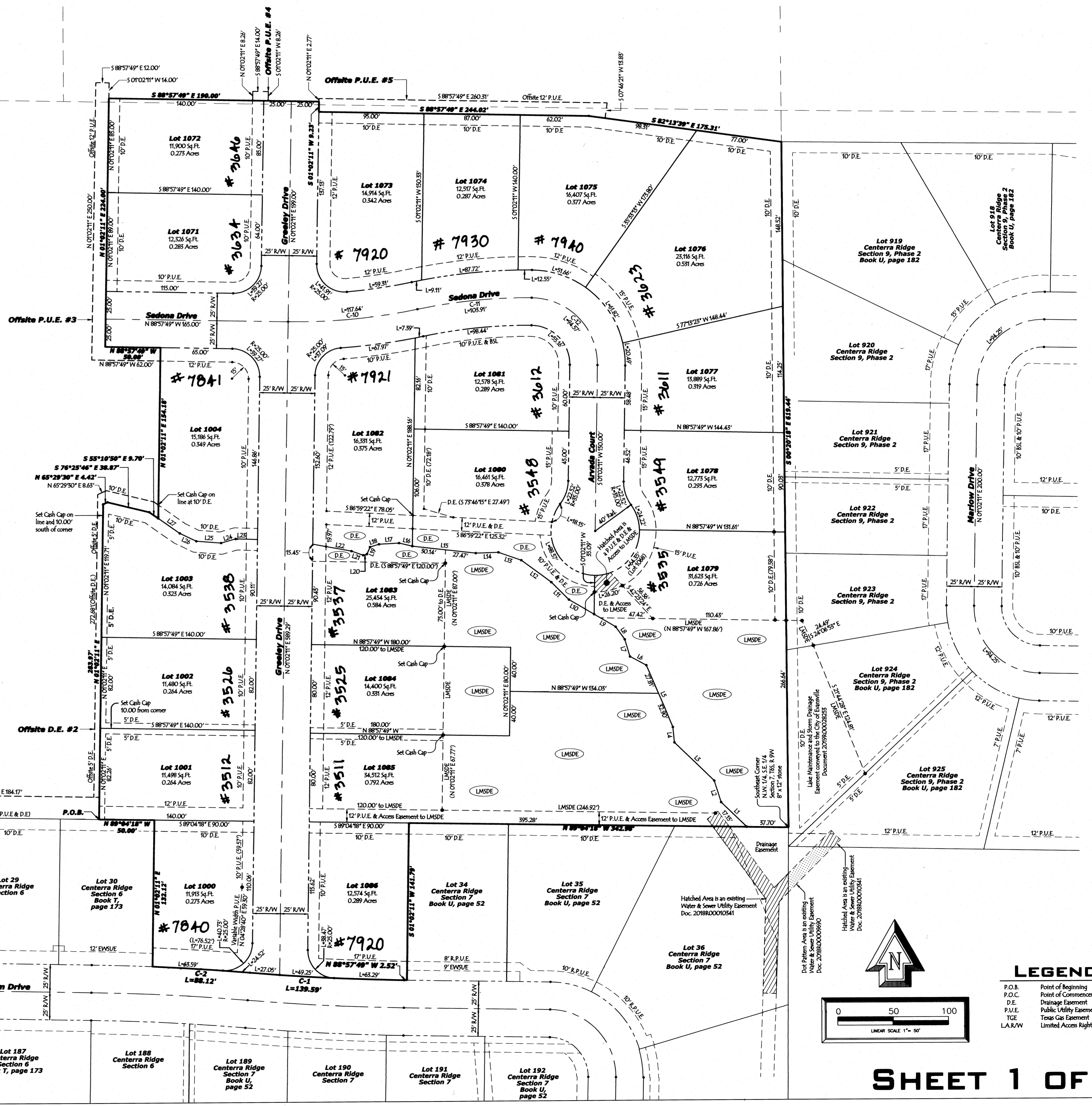
NUMBER	C-1	C-2
DELTA ANGLE	04°02'58"	02°29'35"
CHORD DIRECTION	N 86°56'20" W	N 86°09'38" W
TANGENT	69.82	44.07
RADIUS	1975.00	2025.00
ARC LENGTH	139.59	88.12
CHORD LENGTH	139.56	88.11

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 45°41'42" W	32.07'
L2	N 17°21'15" W	20.41'
L3	N 46°01'07" W	49.78'
L4	N 05°34'58" W	14.04'
L5	N 22°59'58" W	60.71'
L6	N 61°43'57" W	16.66'
L7	N 16°59'35" W	16.34'
L8	N 35°33'45" W	13.89'
L9	N 59°28'30" W	22.47'
L10	N 59°28'30" W	26.33'
L11	N 45°14'27" W	22.38'
L12	N 53°41'29" W	33.52'
L13	N 70°42'51" W	21.82'
L14	S 88°14'54" W	20.49'
L15	N 83°30'57" W	57.61'
L16	N 76°22'22" W	12.35'
L17	S 86°39'33" W	18.24'
L18	S 72°46'34" W	8.42'
L19	S 25°55'55" W	6.98'
L20	S 73°41'36" W	3.51'
L21	N 70°24'16" W	11.17'
L22	S 75°41'36" W	3.51'
L23	N 79°30'25" W	35.59'
L24	N 88°08'22" W	19.75'
L25	N 85°37'57" W	22.47'
L26	N 64°15'30" W	16.60'
L27	N 55°10'50" W	23.58'

CENTERLINE CURVE TABLE

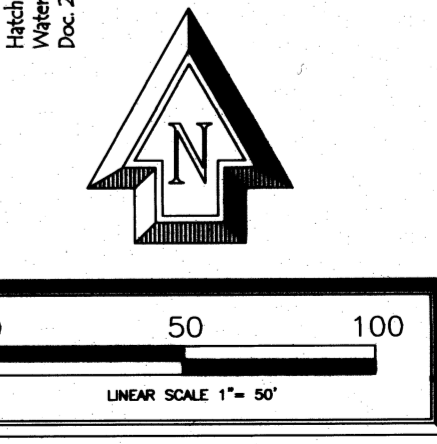
NUMBER	C-10	C-11	C-12
DELTA ANGLE	12°50'19"	12°32'03"	90°18'16"
CHORD DIRECTION	N 84°37'02" E	N 84°27'54" E	S 44°06'57" E
TANGENT	59.07	52.16	60.32
RADIUS	525.00	475.00	60.00
ARC LENGTH	117.64	103.91	94.57
CHORD LENGTH	117.39	103.71	85.08



Easement for Pipeline in Favor of Texas Gas Transmission Corp. Deed Drawers 5, and 3202.

Easement for Pipeline in Favor of Texas Gas Transmission Corp. Deed Drawers 5, and 3207.

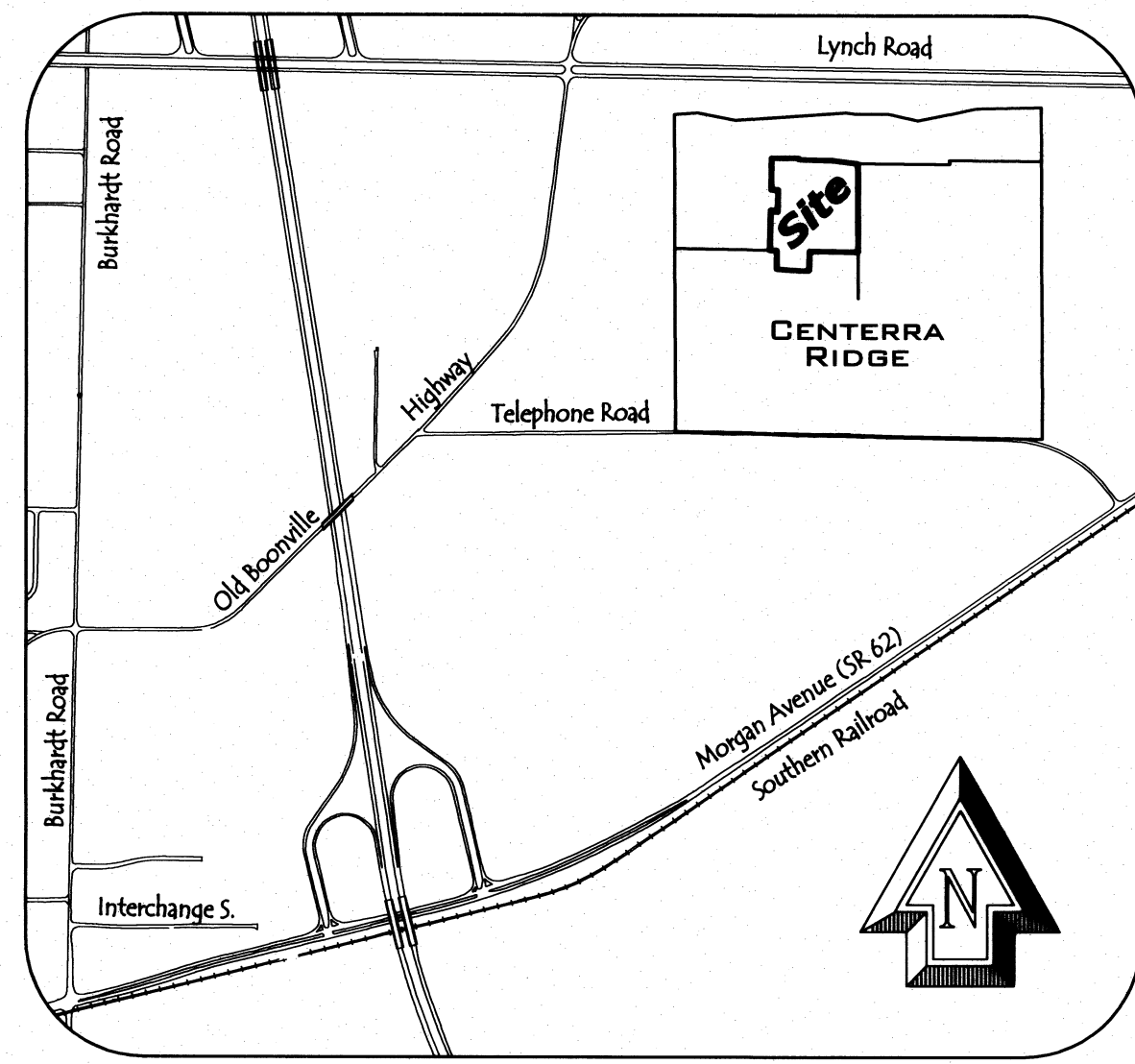
Easement for Pipeline in Favor of Texas Gas Transmission Corp. Deed Drawers 5, and 3207.



LEGEND

P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
D.E.	Drainage Easement
P.U.E.	Public Utility Easement
TGE	Texas Gas Easement
L.A.R.W.	Limited Access Right-of-Way

CENTERRA RIDGE SECTION 10 PHASE 1



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 July 2, 2019.

President: STACEY STEVENS

Ronald S. London
Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-2019-003
The Secondary plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: RONALD S. LONDON

Plat Release Date
3/16/2020



BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 7, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section and along the north line of Centerra Ridge Section 6, as per plat thereof, recorded in Plat Book T, page 173 in the Office of the Recorder of Vanderburgh County, Indiana, South 89 Degrees 04 Minutes 18 Seconds East 676.50 feet to the point of beginning; thence North 01 Degree 02 Minutes 11 Seconds East 283.97 feet; thence North 65 Degrees 29 Minutes 30 Seconds East 4.42 feet; thence South 76 Degrees 25 Minutes 46 Seconds East 38.87 feet; thence South 55 Degrees 10 Minutes 50 Seconds East 9.70 feet; thence North 01 Degree 02 Minutes 11 Seconds East 154.18 feet; thence North 88 Degrees 57 Minutes 49 Seconds West 50.00 feet; thence North 01 Degree 02 Minutes 11 Seconds East 224.00 feet; thence South 88 Degrees 57 Minutes 49 Seconds East 190.00 feet; thence South 01 Degree 02 Minutes 11 Seconds West 9.23 feet; thence South 88 Degrees 57 Minutes 49 Seconds East 244.02 feet; thence South 82 Degrees 13 Minutes 39 Seconds East 175.31 feet to the northwest corner of Centerra Ridge Section 9, Phase 2, as per plat thereof, recorded in Plat Book U, page 182 in the Office of said Recorder; thence along the west line of said Centerra Ridge Section 9, Phase 2, South 00 Degrees 20 Minutes 18 Seconds East 619.44 feet to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section and being the northeast corner of Centerra Ridge Section 7, as per plat thereof, recorded in Plat Book U, page 52 in the Office of said Recorder; thence along the south line of the Northwest Quarter of the Southeast Quarter of said Section 7 and along the north line of said Centerra Ridge Section 7, North 89 Degrees 04 Minutes 18 Seconds West 342.98 feet to the northwest corner of Lot 34 in said Centerra Ridge Section 7; thence along the west line of said Lot 34, South 01 Degree 02 Minutes 11 Seconds West 141.79 feet to the southwest corner thereof and being on the north right-of-way of Bingham Drive; thence along said right-of-way, North 88 Degrees 57 Minutes 49 Seconds West 2.52 feet to the beginning of a curve to the right having a central angle of 04 Degrees 02 Minutes 58 Seconds, a radius of 1975.00 feet and a chord dimension of North 86 Degrees 56 Minutes 20 Seconds West 139.56 feet; thence continue along said right-of-way and along the arc of said curve 139.59 feet to the beginning of a curve to the left having a central angle of 02 Degrees 29 Minutes 35 Seconds, a radius of 2025.00 feet and a chord dimension of North 86 Degrees 09 Minutes 38 Seconds West 88.11 feet; thence continue along said right-of-way and along the arc of said curve 88.12 feet to the southeast corner of Lot 30 in Centerra Ridge Section 6, as per plat thereof, recorded in Plat Book T, page 173 in the Office of said Recorder; thence along the east line of said Lot 30, North 01 Degree 02 Minutes 11 Seconds East 132.12 feet to the northeast corner of said Lot and being a point on the south line of the Northwest Quarter of the Southeast Quarter of said Section 7; thence along the south line of the Northwest Quarter of the Southeast Quarter of said Section 7 and along the north line of said Centerra Ridge Section 6, North 89 Degrees 04 Minutes 18 Seconds West 50.00 feet to the point of beginning and containing a gross area of 9.606 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 20-foot Public Utility and Drainage Easement that lies west of the southwest corner of Lot 1001 and adjacent to the north line of Lots 28, 29 and 30 in Centerra Ridge Section 6, as per plat thereof, recorded in Plat Book T, page 173 in the Office of the Recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.
2. A Variable width Drainage Easement that lies west of and adjacent to the west line of Lots 1001 and 1002 and also a Drainage Easement that lies west of and north of Lot 1005. The limits of this easement are defined by the dimensions shown on this plat.
3. A 12-foot Public Utility Easement that lies west of the northwest corner of Lot 1004 and adjacent to the west line of Lots 1071 and 1072. The limits of this easement are defined by the dimensions shown on this plat.
4. A 14-foot Public Utility Easement that lies north of the northeast corner of Lot 1072. The limits of this easement are defined by the dimensions shown on this plat.
5. A Public Utility Easement that lies north of and adjacent to the north line of Lots 1073, 1074 and 1075. The limits of this easement are defined by the dimensions shown on this plat.

Subject to a Water and Sewer Utility Easement in favor of the City of Evansville in Document 2018R00010341 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

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 10 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 "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 "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.

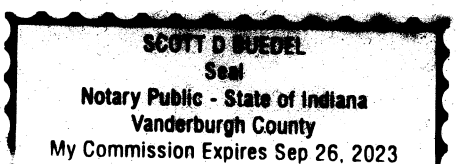
Strips or areas of land, of the dimensions shown on this plat and marked "LMSDE" (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations of the land within these easements must have the approval of the Board of Public Works. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

The areas of land shown on this plat and marked Access Easement are dedicated for access to the Lake Maintenance and Storm Drainage Easement (LMSDE). The underlying owner is responsible for maintenance of this easement and shall not place landscaping, berms, fences or other obstructions that would limit access to the LMSDE.

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
Porterfield Development, LLC
21 Mt. Ashley Road
Evansville, IN 47711

John Elpers, Member *3-6-20* date



NOTARY CERTIFICATE

State of Indiana

County of Vanderburgh

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider John Elpers (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 6th day of March, 2020.

9-26-2023 My Commission expires: *SR* Notary Public

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

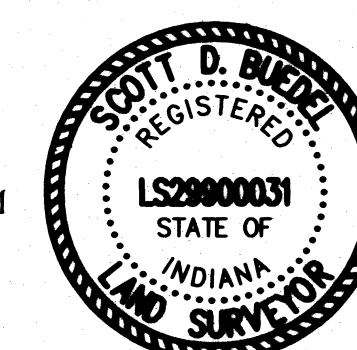
SURVEYOR'S CERTIFICATE

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 20th day of February, 2020

Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggoner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



GENERAL NOTES

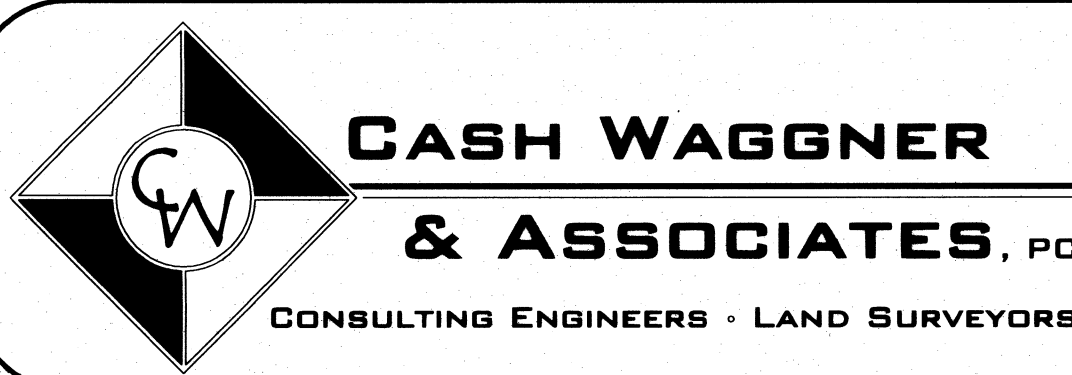
- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility
PUBLIC UTILITIES - SEWER: Sewer is available and is provided by the Evansville Water & Sewer Utility
- Access:** All Lots shall access internal roads, only.
- Natural Surface Watercourse:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.
- 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 (Zone AE).
- Monuments:** Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- 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 occurring to any part of the storm water system and easement which lies on his or her property.
- Covenants & Restrictions:** PRIOR COVENANTS AND RESTRICTIONS: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- 50' R/W Release & Termination:** A 50-foot Right-of-Way Easement along the north side of Centerra Ridge Section 10, Phase 1, as described in Deed Book 630, page 239, was released and terminated in Document Number 2019R00027219
- Approval Dates:** Road Plans were approved by the Evansville Board of Public Works on February 14, 2019.
Application for modification/waiver of subdivision standards: APC Docket Number WAV-2019-023 requesting to partially waive the installation of sidewalks, as per city code 17.05.150 (B)(2), was approved by the Board of Public Works on July 18, 2019.
Drainage Plans were approved by the Evansville Board of Public Works on February 14, 2019.
Sewer Plans were approved by the Evansville Water and Sewer Utility on August 6, 2019.
Water Plans were approved by the Evansville Water and Sewer Utility on August 23, 2019.

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: *Scott D. Buedel*

PRINTED NAME: Scott D. Buedel



414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

332 THIRD AVENUE
SUITE 13
JASPER, IN 47546
PH: 812.634.5015

