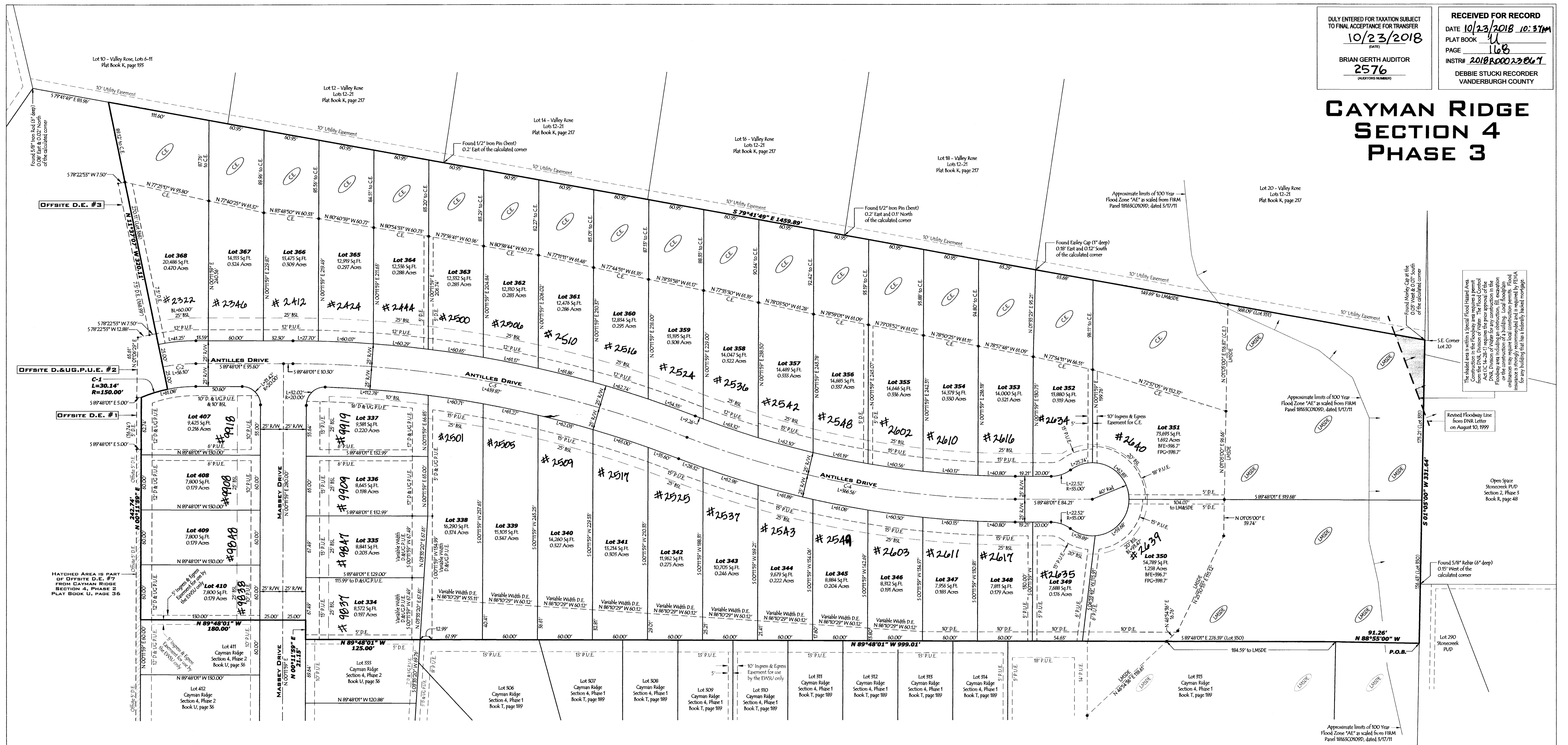


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 10/23/2018
 BRIAN GERTH AUDITOR
 2576

RECEIVED FOR RECORD
 DATE 10/23/2018 10:37AM
 PLAT BOOK 1168
 INST# 201800023067
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

CAYMAN RIDGE SECTION 4 PHASE 3

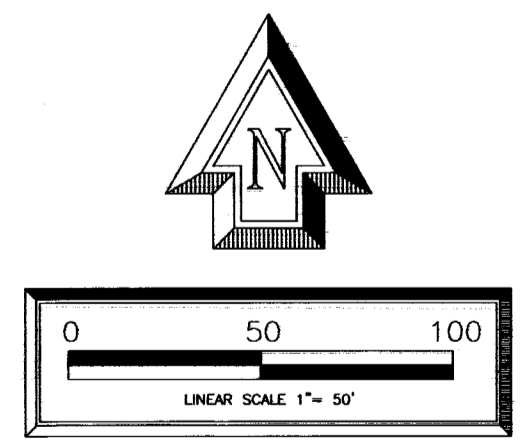
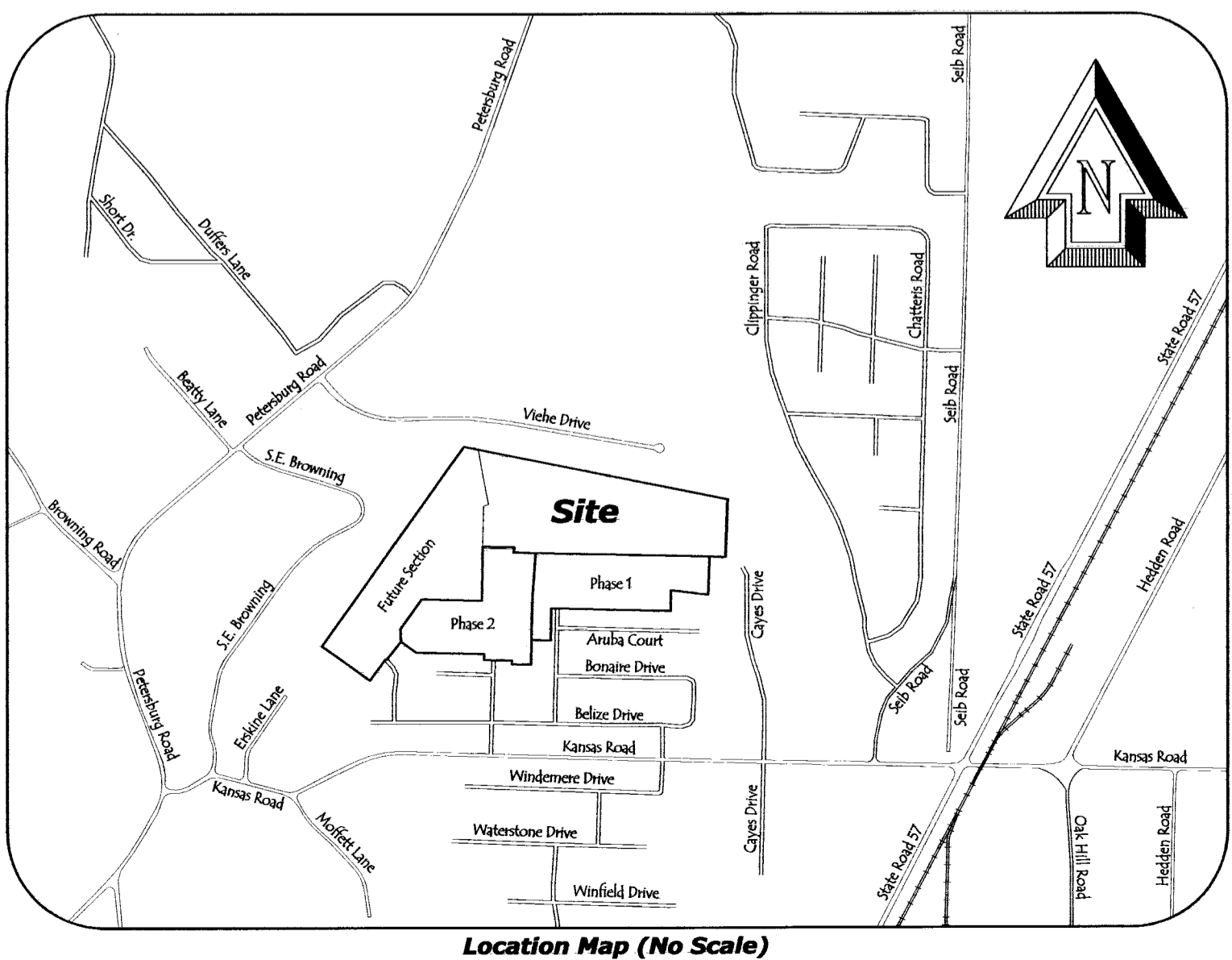


The shaded area within a Special Flood Hazard Area...
 Construction in the Floodway area requires a permit...
 Act (LC 14-28-1) requires the pre-approval of the...
 DNR, Division of Water for any construction in the...
 Floodway. Local floodplain...
 ordinances may require local contribution permits. Flood...
 insurance is strongly recommended and is required by FEMA...
 for any building that has a Federal Flood Insurance Policy.

Open Space...
 Stonecreek PUD...
 Section 2, Phase 3...
 Book R, page 48

Found 5/8" Rebar (6" deep)
 0.15' West of the
 calculated corner

HATCHED AREA IS PART
 OF OFFSITE D.E. #7
 FROM CAYMAN RIDGE
 SECTION 4, PHASE 2
 PLAT BOOK U, PAGE 36



LEGEND

P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P.U.E.	Public Utility Easement
D.&U.G.P.U.E.	Drainage and Underground Public Utility Easement
D.E.	Drainage Easement
C.E.	Conservation Easement

CURVE TABLE

NUMBER	C-1	C-2	C-3	C-4
DELTA ANGLE	11°30'43"	11°49'05"	21°00'08"	21°00'08"
CHORD DIRECTION	N 72°57'31" E	N 84°17'26" E	S 79°17'58" E	S 79°17'58" E
TANGENT	15.12	18.11	222.43	185.36
RADIUS	150.00	175.00	12000.00	10000.00
ARC LENGTH	30.14	36.10	439.87	366.56
CHORD LENGTH	30.09	36.03	457.41	364.51



P.O.C.
 Southeast Corner
 W 1/2, S.E. 1/4
 Section 22, T3S, R30W
 Found 1" Iron Pin
 0.17' East & 0.15' South
 of the calculated corner

U-168

KANSAS ROAD

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 Cayman Ridge, Section 4, Phase 3, a major subdivision.


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 "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. 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 "D.U.P.U.E." (Drainage and Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water 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 moving 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.

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 AND SUBDIVIDER

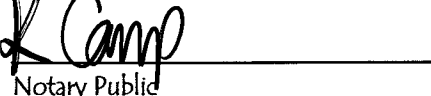

Jagoe Homes, Inc.
William Jagoe IV
(Secretary/Treasurer)
5624 Waltham Crossing
Owensboro, KY 42301

NOTARY CERTIFICATE

State of Kentucky)
) ss.
County of Daviess)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Jagoe IV (Jagoe Homes, Inc.) who acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 18 day of October, 2018.

6-22-2021 
My Commission expires: Notary Public

Notary Resides in Daviess Kentucky
County, Indiana Kentucky

Typed or printed name

Conservation Easement

The current and future use of strips of land labeled "Conservation Easement" is restricted in perpetuity in order to protect aquatic resource functions and values, scenic, resource, environmental, and other conservation values, and conservation functions and ecological services; to establish the Conservation Easement area as open, common, and undeveloped conservation area; and to preserve the natural condition of the Conservation Easement in perpetuity.

Strips of land labeled "Conservation Easement" shall be bound by, held, transferred, sold, conveyed, leased, improved, hypothecated, occupied or otherwise disposed of and used subject to the rights of access and entry provision and property transfer provision of the following restrictive covenants, which shall be perpetual and run with the land and be binding on all heirs, executors, administrators, successors, assigns, lessees, or other persons, firms, associations, corporations or governmental entities having or hereafter acquiring any right, title, or interest in said property or any part thereof; and that the Conservation Easement shall be held, transferred, sold, conveyed, leased, improved, hypothecated, occupied or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, executors, administrators, successors, assigns, lessees, or other occupiers and users. The terms and conditions of the following restrictive covenants shall be both explicitly and implicitly included in any subsequent transfer, conveyance, or encumbrance affecting all or part of the any property on which a Conservation Easement is located. Any such transfer, conveyance or encumbrance shall set forth the terms and conditions of these provisions by reference to the recorded plat for Cayman Ridge Section 4 Phase 3 in accordance with paragraph 7 of these restrictions.

1. Definitions.

1.1 Natural Condition. The term "natural condition" shall mean the condition of the Conservation Easement at the time of the declaration of these restrictions and as restored, created, enhanced, and preserved pursuant to the Mitigation Plan for Cayman Ridge Development, as prepared by Rebuilding Ecological Services, Inc. The natural condition shall be evidenced in part by approved permit drawings, all relevant property lines, all existing man-made improvements and features, and major distinct natural features such as waters of the United States.

1.3 Owner. The term "Owner" shall mean any the fee simple owner, heirs, executors, administrators, successors or assigns of any property on which a Conservation Easement is located.

1.4 Permit. The term "Permit" shall mean the Department of Army Permit No. LRL-2015-148.

2. Restrictions/Prohibitions. Any activity on, or use of, the Conservation Easement, which is or may become inconsistent with the purposes of these restrictions is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited within the Conservation Easement except as provided for in the Reserved Rights:

- 2.1 General/Topography. There shall be no filling, flooding, cultivating, excavating, earthmoving, grading, mining or drilling; no removal of natural materials; no dumping of materials; and no alteration of topography in any manner.
- 2.2 Waters and Wetlands. There shall be no dredging, ditching, diking, dredging, channeling, damming, damming, pumping, or impounding; no changing the grade or elevation, impairing or diverting the flow or circulation of waters, or reducing the reach of waters; and no other discharge or activity requiring a permit under applicable clean water or water pollution control laws and regulations, as amended.
- 2.3 Trees/Vegetation. There shall be no clearing, burning, cutting, mowing or destroying of trees or vegetation.
- 2.4 Non-Native/Exotic Species. There shall be no introduction of non-native or exotic species.
- 2.5 Uses. There shall be no agricultural, commercial, or industrial activity undertaken or allowed, including but not limited to grazing and mining. There shall be no horseback riding, whether on or off an established trail.
- 2.6 Structures. There shall be no construction, erection, or placement of buildings, billboards, signs, or any other temporary or permanent structure, nor any additions to existing structures.
- 2.7 Roads. There shall be no construction or building of new roads, trails, or other rights of way without the prior written approval by the Corps.
- 2.8 Off Road Vehicles. There shall be no use of off road vehicles, 4-wheel drive vehicles, all-terrain vehicles, snowmobiles, or other types of motorized recreational vehicles except as necessary to manage the Conservation Easement.
- 2.9 Utilities. There shall be no construction or placement of utilities or related facilities without the prior written approval of the Corps.
- 2.10 Waste. There shall be no placement of refuse, wastes, sewage, dredged spoil, solid waste, incinerator residue, garbage, sewage sludge, munitions, chemical waste, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand, cell dirt, or industrial, municipal, or agricultural waste.
- 2.11 Pest Control. There shall be no application of pesticides or biological controls, including but not limited to insecticides, fungicides, rodenticides and herbicides, without prior written approval from the Corps.

3. Reserved Rights. Notwithstanding the foregoing restrictions, the Owner hereby reserves for itself, its heirs, executors, administrators, successors and assigns the right to use the Conservation Easement for all purposes not inconsistent with the purposes of these restrictive covenants. Further, the Owner expressly reserves for itself, its heirs, executors, administrators, successors, and assigns the following rights, which may be exercised upon providing 30 days prior written notice to the Corps, except where expressly provided otherwise:

- 3.1 Wildlife and Forestry Management. Owner reserves the right to naturally manage the Conservation Easement to preserve and improve the existing forest and wildlife resources. Owner reserves the right to remove or trim vegetation hazardous to persons or property, and harvest and manage timber downed or damaged due to natural forces, such as fire, storms, insects, or infectious organisms, to the extent necessary to protect the environment. Such management activities shall be carried out only after approval by the Corps and in accordance with Best Management Practices as set out by the U.S. Forest Service.
- 3.2 Landscape Management. Owner reserves the right to undertake landscaping necessary to prevent severe erosion or damage to the Conservation Easement or portions thereof, or significant detriment to existing or permitted uses, to the extent such landscaping is consistent with preserving the natural condition of the Conservation Easement.
- 3.3 Recreation. Owner reserves the right to engage in outdoor, non-commercial recreational activities, and similar recreational or educational activities, consistent with cumulatively very small impacts and with the continuing natural condition of the Conservation Easement, but excluding planting and burning. No prior written notice to the Corps is required.
- 3.4 Maintenance. Maintenance of the Conservation Easement shall be limited to: removal or pruning of dead or hazardous vegetation; application of permeable materials (e.g., sand, gravel) necessary to correct or impede erosion; grading; and replacement of culverts or water control structures.
- 3.5 Signs. Signs may be erected on the Conservation Easement to mark the Conservation Easement as a protected area and to convey information on the restricted use of the Conservation Easement, including no trespassing signs, no mowing signs, temporary signs indicating the property on which the Conservation Easement is located is for sale, signs identifying the trees, vegetation, wetlands or conservation ecological services of the Conservation Easement.
- 3.6 Mitigation Measures. Owner reserves the right to undertake restoration and mitigation measures required under the Mitigation Plan or otherwise required under law.

4. Rights of Access and Entry. The Corps and its authorized agents are hereby granted an irrevocable and assignable right to enter in, on, over and across the Conservation Easement to inspect and monitor the Conservation Easement to implement the Mitigation Plan or take corrective measures under the Mitigation Plan, to take any actions necessary to maintain or restore the natural condition of the Conservation Easement; or to take any actions necessary to verify compliance with these restrictive covenants. The Corps and its authorized agents are also hereby granted an irrevocable and assignable right to enter and exit over and across the Conservation Easement for the purposes listed above. No rights of access or entry to or use of any portion of the Conservation Easement is granted or conveyed to members of the general public by these restrictive covenants.

5. Enforcement. The Owner grants the Corps, as third party beneficiary hereof, a discretionary right to enforce these restrictive covenants in a judicial action against any person or other entity violating or attempting to violate these restrictive covenants; provided, however, that no violation of these restrictive covenants shall result in forfeiture or reversion of title. In any enforcement action for violations of these conditions and restrictions, an enforcing agency shall be entitled to complete restoration of the Mitigation Plan for the Conservation Easement for any violation, as well as any other remedy available under law or equity, such as injunctive relief and administrative, civil or criminal penalties. No omission or delay in acting by the Corps shall bar subsequent enforcement rights or constitute a waiver of any enforcement right. These enforcement rights are in addition to, and shall not limit, enforcement rights available under other provisions of law or equity, or under any applicable permit or certification. Nothing herein shall limit the right of the Corps to modify, suspend, or revoke the Permit. Nothing herein shall be construed to authorize the Corps to institute proceedings against the Owner for changes to the Conservation Easement due to acts of God, natural disasters, or unauthorized acts of third parties outside the control of the Owner, so long as the compensatory mitigation is completed and determined by the Corps to be successful in accordance with the Mitigation Plan.

6. Notice to Government. 6.1 Any permit application, or request for certification or modification, which may affect the Conservation Easement, made to any government entity with authority over wetlands or other waters of the United States, shall expressly reference and include a recorded copy of these restrictive covenants.

6.2 Owner shall provide the Corps with written notice of any legal action affecting these restrictions, including but not limited to foreclosure proceedings, tax sales, bankruptcy proceedings, zoning changes, adverse possession, abandonment, condemnation proceedings, and the exercise of the power of eminent domain. For any action that might result in these restrictions being voided or modified, such notice shall be provided at least 60 days before such action would be taken.

7. Property Transfers. The following notice shall be included on all deeds, mortgages, plats, or any other legal instrument used to convey any interest in any property on which the Conservation Easement is located:

NOTICE: This Property is subject to the Conservation Easement restrictions stated on the plat for Cayman Ridge Section 4 Phase 3 as recorded in the Office of the Recorder of Vanderburgh County, Indiana. Said Conservation Easement restrictions are enforceable by the U.S. Army Corps of Engineers.

8. Warranties.

8.1 The Owner represents and warrants that: A. To the extent that other interests in the Conservation Easement exist, the holders of such interests have agreed to subordinate their interests in the Conservation Easement to the restrictions stated herein. B. The Owner has identified all other parties that hold any interest (e.g. encumbrances) in the Conservation Easement and has notified such parties of the intent to establish these conditions and restrictions. C. These restrictions will not materially violate or contravene or constitute a material defect under any other agreement, document, or instrument to which the Owner is a party, or by which the Owner may be bound or affected. D. These restrictions will not materially violate or contravene any zoning law or other law regulating use of the Conservation Easement and E. The Owner does not authorize a use of the Conservation Easement that is otherwise prohibited by a recorded instrument that has priority over these conditions and restrictions.

8.2 The Owner represents and warrants that, to the best of its knowledge: A. No substance defined, listed, or otherwise classified pursuant to any federal, state, or local law, or regulation, as hazardous, toxic, polluting, or otherwise contaminating to the water or soil, has been released, generated, treated, stored, used, disposed of, deposited, abandoned, or transported in, on, from, or across the Conservation Easement. B. There are no underground storage tanks located on the Conservation Easement, whether presently in service or closed, abandoned, or decommissioned. C. The Conservation Easement is in compliance with all federal, state, and local laws, regulations, and permits and there is no pending or threatening litigation in any way affecting, involving, or relating to the Conservation Easement and its use and D. The Conservation Easement is not landlocked and there is access to the Conservation Easement by road, dedication of pathway or by an access easement.

9. Notification. Any notice, request for approval, or other communication required by these restrictive covenants shall be sent by registered mail, pre-paid postage, to the following addresses (or such addresses as may be hereinafter specified by notice pursuant to this paragraph):

To Corps: U.S. Army Corps of Engineers
OP-FN, Room 752
P.O. Box 59
Louisville, KY 40201/0059

To Owner: The Owner of land on which a Conservation Easement is located shall be contacted at the Owner's address as listed in the records of the Office of the Vanderburgh County Assessor.

10. Amendment. After recording, these restrictive covenants may only be amended by a recorded document signed by the Corps and by the owners of the Conservation Easement. Amendment shall be allowed at the discretion of the Corps, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Any amendment must be consistent with the requirements of Sections 404 of the Clean Water Act. There shall be no obligation to allow an amendment.

11. Termination. These restrictions are intended to be perpetual in nature and run with the land as set forth in the first paragraph of these restrictions. However, if the Corps determines that the compensatory mitigation undertaken on the Conservation Easement as set forth in the Mitigation Plan is not successful and the alternative mitigation identified does not involve the Conservation Easement, then the Owner of the Conservation Easement and Corps may terminate these restrictions by written agreement. Said written agreement shall be recorded in the Office of the Vanderburgh County Recorder.

12. Successors in Interest. All references to the Corps shall include successor governmental agencies, departments, or divisions, or any other successor entities prescribed by law.

13. Severability Provision. Should any separable part of these restrictive covenants be held contrary to law, unenforceable, or void, the remainder shall continue in full force and effect.

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: 

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



CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS
WWW.CASHWAGGNER.COM

GENERAL NOTES

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
All Lots shall access internal roads, only.

Flood:
According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C/D/E/F/G, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone AE).

Storm Maintenance:
Per Plan B of the County Drainage Ordinance, the individual lot owners shall be responsible, including financially, for maintaining that part of the storm water 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. Maintaining that part of the storm water 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.
- 5. 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.
- 6. The Repair Fund established for this project will pay the costs of repairing structural failure in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes and the piped or paved outlet structures of the storm water control basins, all of which are part of the approved and constructed storm water system shown on the as-built plans for this subdivision and which are in drainage easements and outside of the county accepted road right-of-way shown on this subdivision plat.
- 7. Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Right-of-Entry for Drainage Easements

The Developer or the holder of the letter of credit, in the case in which the developer no longer holds the letter of credit, shall have the right to enter on or through all Drainage Easements, Lake Maintenance and Storm Drainage Easements and any other easements which carry storm water drainage for the purpose of inspecting and making any corrections to the stormwater drainage system in order that the stormwater drainage system is completed to the specifications of the approved drainage plan. Such right of entry shall include but not be limited to: mobilization/demobilization of equipment, grading or regrading of slopes, installation of pipes and manholes, installation of erosion control material, removal of any fences, landscape material, bushes or trees, unauthorized outlet pipes or other obstructions, or other activities that may be required in order to repair or complete the storm drainage system so that the storm drainage system is installed and functioning as approved in the final drainage plan for the subdivision. This right of entry shall be in full force until such time as the complete release of the letter of credit by Vanderburgh County. Furthermore, members of the Vanderburgh County Drainage Board and/or their technical advisors shall have the right to enter upon such easements for the purposes of making periodic inspections upon the storm drainage system as required by the Drainage Board and/or the Vanderburgh County Drainage Code during the construction/reconstruction period as well as any time after the storm drainage system is complete and the letter of credit has been released for the purpose of ensuring that the stormwater drainage system is functioning as originally designed.

Survey:
Bearings used this survey are based on the existing recorded plats of Cayman Ridge, Section 1 in Plat Book K, page 148, Cayman Ridge, Section 2 in Plat Book S, page 58 and Cayman Ridge, Section 3 in Plat Book S, page 59.

The boundaries of this subdivision are determined as the remainder or unplatted portions of Cayman Ridge, as shown on the Primary Plat dated June 7, 2004.

Monuments:
Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggnar & Associates #0096"

Approval Dates
Road Plans were approved by the Vanderburgh County Commissioners on May 24, 2016.

Sidewalk Plans were approved by the Vanderburgh County Commissioners as part of the road plan approval on May 24, 2016.

Drainage Plans were approved by the Vanderburgh County Drainage Board on September 1, 2015.

Sewer Plans were approved by the Evansville Water and Sewer Utility on August 29, 2017.

Water Plans were approved by the Evansville Water and Sewer Utility on March 23, 2018.

INSTALLATION OF SIDEWALKS:

- (i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.
- (ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which owner still holds title within 10 years from the date the plat is recorded.
- (iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.
- (iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Vanderburgh County Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations thereunder.
- (v) Failure to install the required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by County employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or reconfiguration thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

CAYMAN RIDGE SECTION 4 PHASE 3 BOUNDARY DESCRIPTION

Part of Lot 3 and Lot 5 of the Plat of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West, as per plat thereof, recorded in Plat Book C, page 230 and also part of the West Half of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 22; thence along the east line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 1774.50 feet to the northeast corner of Cayman Ridge, Section 1, as per plat thereof, recorded in Plat Book K, page 148 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the boundary of said Cayman Ridge, Section 1, North 88 degrees 55 minutes 00 seconds West 91.26 feet to the northeast corner of Cayman Ridge, Section 4, Phase 1, as per plat thereof, recorded in Plat Book T, page 189 in the office of said Recorder; thence along the north line of said Cayman Ridge, Section 4, Phase 1, North 89 degrees 48 minutes 01 second West 999.01 feet to the northwest corner thereof and also being the northeast corner of Cayman Ridge, Section 4, Phase 2, as per plat thereof, recorded in Plat Book U, page 36 in the office of said Recorder; thence along the boundary of said Cayman Ridge, Section 4, Phase 2 the following three (3) calls:

North 89 degrees 48 minutes 01 second West 125.00 feet; thence North 00 degrees 11 minutes 59 seconds East 242.74 feet to the beginning of a curve to the right having a central angle of 11 degrees 30 minutes 45 seconds; a radius of 150.00 feet and a chord dimension of North 72 degrees 37 minutes 31 seconds East 30.09 feet; thence along the arc of said curve 30.14 feet; thence North 11 degrees 57 minutes 07 seconds West 320.11 feet to a point on the north line of said Lot 5 of the Plat of the Southeast Quarter and part of the Southwest Quarter of Section 22, Township 5 South, Range 10 West, as per plat thereof, recorded in Plat Book C, page 230 and also being the south line of Lot 10 in Valley Rose, Lots 6-11, recorded in Plat Book K, page 195 in the office of said Recorder; thence along the north line of said Lots 5 and 3 and along the south line of said Valley Rose, Lots 6-11 and also the south line of said Valley Rose, Lots 12-21, recorded in Plat Book K, page 217 in the office of said Recorder; South 79 degrees 41 minutes 49 seconds East 1459.89 feet to the east line of the West Half of the Southeast Quarter of said Section 22 and being the northeast corner of said Lot 5; thence along the east line of the West Half of the Southeast Quarter of said Section 22, South 01 degree 05 minutes 00 seconds West 331.64 feet to the point of beginning and containing a gross area of 14,545 acres, more or less.

Also, the following offset 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.

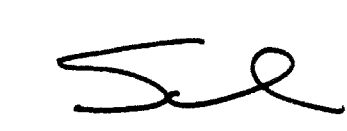
- 1. A 5-foot Drainage Easement that lies west of and adjacent to the west line of Lot 407. The limits of this easement are defined by the dimensions shown on this plat.
- 2. A Variable Width Drainage and Underground Public Utility Easement that lies west of the west end of Antilles Drive, north of and adjacent to the northwest corner of Lot 407 and west of the southwest corner of Lot 368. The limits of this easement are defined by the dimensions shown on this plat.
- 3. A 7.5-foot Drainage Easement that lies west of and adjacent to a portion of the west line of Lot 368. The limits of this easement are defined by the dimensions shown on this plat.

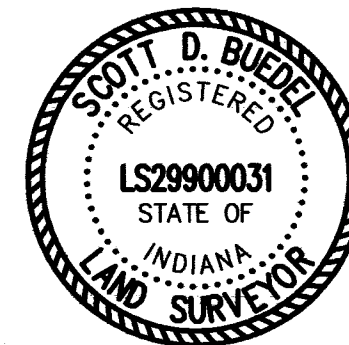
Subject to all easements, rights-of-ways, reservations and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buechel, 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 17th day of October, 2018.

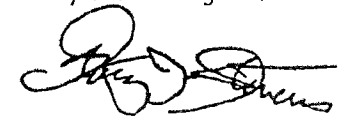




Scott D. Buechel, PLS
Indiana Registration Number 29900031
Cash Waggnar & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

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 February 12, 2015.


President: STACEY STEVENS


Affect Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: 14-5-2014
The Secondary plat complies with the Ordinance and is released for recording.


Executive Director: RONALD S. LONDON

OCTOBER 23, 2018
Plat Release Date



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