

Centerra Ridge Section 1

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
12-11-06
DATE
BILL FLUTY AUDITOR
8304
RECEIVED FOR RECORD
DATE 12-11-06 1:32 PM
PLAT BOOK 9-36
PAGE 2006R-1124
INSTRUMENT NO. 2006R-1124
BETTY KNIGHT SMITH 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.
Floor Plan 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 Panel Number 180256 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 floor 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 Maintenance: 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:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. 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.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions on 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 said utility.
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & 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 area 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 "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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging 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, earth 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 Clotilde Circle
Newburgh, IN 47630
Date: 11-21-06

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:
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
John J. Elpers, Jr., Member
Date: 11-21-06
who acknowledges 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 21st day of November, 2006.
My Commission Expires: MAY 21, 2010
Notary Public
John J. Elpers, Jr.
(Typed or printed name)

Owner of Lot 165

Edward C. DeMartino (1/2 Interest)
Donna DeMartino (1/2 Interest)
8 Wimborgs Gate Road
Spiceland, IN 47781
Date: 11-22-06

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDEBURGH) ss:
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, Edward C. DeMartino
Edward C. DeMartino
Date: 11-22-06
Donna DeMartino
who acknowledges 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 November, 2006.
My Commission Expires: 5-3-2007
Notary Public
Donna DeMartino
(Typed or printed name)

Boundary Description

Part of the Southeast Quarter of Section 7, Township 8 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and part of Telephone Road Minor Subdivision as recorded in Plat Book 9, page 137 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows:
Beginning at the Southwest Corner of the Southeast Quarter of said Section; thence along the west line of the Southeast Quarter of the Southeast Quarter of said Section, North 00 degrees 15 minutes 31 seconds East 670.08 feet; thence South 88 degrees 57 minutes 49 seconds East 527.44 feet; thence South 01 degree 02 minutes 11 seconds East 45.00 feet; thence South 88 degrees 57 minutes 49 seconds East 130.00 feet; thence North 01 degree 02 minutes 11 seconds East 45.00 feet; thence North 01 degree 02 minutes 11 seconds East 45.00 feet; thence South 88 degrees 57 minutes 49 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet, from which the chord bears South 43 degrees 57 minutes 49 seconds East 28.28 feet; thence along the arc of said curve 31.42 feet; thence South 01 degree 02 minutes 11 seconds East 50.00 feet; thence South 88 degrees 57 minutes 49 seconds East 136.18 feet; thence South 88 degrees 57 minutes 49 seconds East 136.18 feet; thence South 01 degree 02 minutes 11 seconds East 48.89 feet to a point on the south line of the Southeast Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 89 degrees 50 minutes 19 seconds East 113.62 feet to the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section; thence along the south line of the Southeast Quarter of the Southeast Quarter of said Section, North 88 degrees 57 minutes 49 seconds East 136.18 feet to the point of beginning and containing a gross area of 20.322 Acres.

Also, the following off-site easements which are to remain in full force and effect for so long as and until such a time that the next section affecting said easements is approved by the Vanderburgh County Area Plan Commission and recorded in the office of the Recorder of Vanderburgh County, Indiana.

1. A variable width Drainage Easement lying north of Lots 8 through 11, west of Lot 209 and north of Lots 204 through 209.
 2. A 12-foot Public Utility Easement lying east of Takara Drive and north of Lot 161.
 3. A 12-foot by 12-foot Public Utility Easement lying west of Lot 209 and near the northeast corner of said lot.
 4. A 12-foot Underground Drainage and Public Utility Easement lying east of Panama Drive and north of Lot 152.
 5. A 12-foot Public Utility Easement that extends north of Lot 152 for approximately 216 feet.
 6. A variable width Lake Maintenance and Storm Drainage Easement that lies east of Lot 152 through 157.
 7. A variable width Public Utility Easement that extends east of Lot 157 for approximately 209 feet.
 8. A variable width drainage easement lying east of Lot 157, south of the off-site Lake Maintenance and Storm Drainage Easement described as Offsite easement 6 and north of the existing right-of-way of Telephone Road which is shown to be 25 feet.
 9. A variable width Lake Maintenance and Storm Drainage Easement that lies east of the southwest corner of Section 1 by 387.89 feet and north of the existing right-of-way of Telephone Road which is shown to be 25 feet.
 10. A 19-foot Drainage Easement, approximately 291 feet long, that connects the Lake Maintenance and Storm Drainage Easement described as Offsite easement 6 and the Lake Maintenance and Storm Drainage Easement described as Offsite easement 9.
- Subject to the right-of-way of Telephone Road off the south side thereof.
Subject to a 10-foot Easement in favor of Southern Indiana Gas and Electric Company described in Deed Drawers 11, card 4843 in the office of the Recorder of Vanderburgh County, Indiana.
Subject to an Easement in favor of Texas Gas Transmission Corporation described in Deed Drawer 5, card 3200 in the office of the Recorder of Vanderburgh County, Indiana.
Subject to all other easements and rights-of-ways of record.

Surveyor's Certificate

I, Scott D. Bueck, 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.
Date: 11-6-2006
Scott D. Bueck, PLS
Indiana Registration No. 29900031

Owner of Lot 166

Max V. Mosbey & Donna M. Mosbey
7900 Telephone Road
Evansville, IN 47715
Date: 11-22-06

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDEBURGH) ss:
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
Max V. Mosbey
Donna Mosbey
Date: 11-22-06
who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and seal this 22nd day of November, 2006.
My Commission Expires: 5-3-2007
Notary Public
Donna M. Mosbey
(Typed or printed name)

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 100-693, 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 VANDEBURGH COUNTY at a meeting held on, April 13, 2006.
President
Buddy S. Mill
Attest Executive Director
Buddy S. Mill
Executive Director
PLAT RELEASE DATE: DEC. 11, 2006

Centerline Curve Table

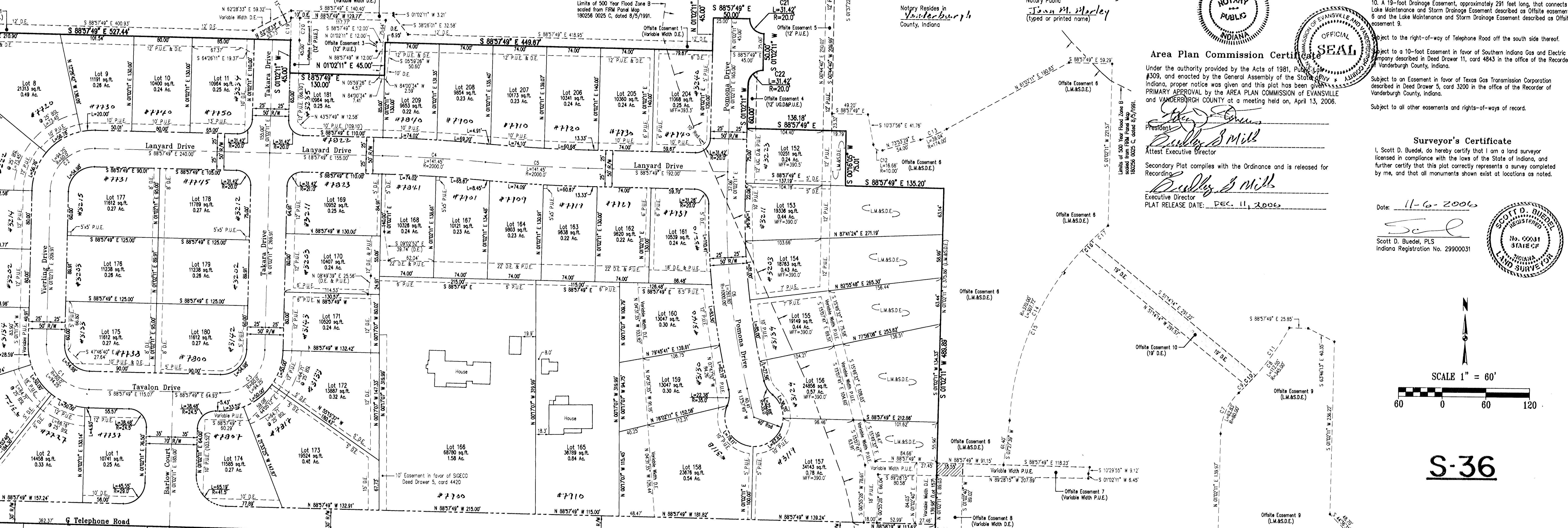
Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	90°00'00"	60.00	34.25	60.00	84.85	N 43°57'49" W
C2	90°00'00"	60.00	34.25	60.00	84.85	N 46°02'11" E
C3	90°00'00"	60.00	34.25	60.00	84.85	N 46°02'11" E
C4	04°03'08"	2000.00	141.45	70.75	141.42	S 88°26'15" E
C5	04°03'08"	2000.00	141.45	70.75	141.42	S 88°26'15" E
C6	15°00'00"	1000.00	261.60	131.65	261.05	S 92°47'24" E

Easement Curve Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
E7	45°00'00"	80.00	62.83	33.14	61.23	N 23°32'11" E
E8	18°49'52"	345.48	113.55	57.29	113.04	N 37°28'58" E
E9	02°11'48"	345.00	13.23	6.82	13.33	N 45°39'03" E
E10	03°29'52"	345.00	19.05	9.53	19.05	N 42°58'11" E
E11	13°19'50"	345.00	80.27	40.32	80.09	N 34°43'22" E
E12	95°28'36"	10.00	18.66	11.00	14.80	S 82°22'14" E
E13	12°51'18"	174.00	39.04	19.60	38.96	N 67°27'50" E
E14	47°39'03"	370.00	307.72	163.39	298.92	S 26°24'46" W
E15	38°53'58"	370.00	257.88	134.42	252.69	N 22°33'14" E
E16	02°37'18"	370.00	14.48	7.51	14.98	N 43°59'21" E
E17	04°45'46"	370.00	30.76	15.39	30.75	N 47°51'24" E
E18	00°51'33"	2025.00	30.36	15.18	30.36	N 00°36'24" E
E19	00°51'14"	2037.00	30.36	15.18	30.36	S 00°36'34" W

Boundary Curve Table

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
B1	90°00'00"	20.00	31.42	20.00	28.28	S 43°57'49" E
B2	90°00'00"	20.00	31.42	20.00	28.28	S 46°02'11" E



Northwest Corner
S.E. 1/4
Section 7-6-9
Found 1-1/2" Iron
Pipe 3" Exposed
(Used this Survey)

Southwest Corner
S.E. 1/4
Section 7-6-9
Found 1-1/2" Iron
Pipe 3" Exposed
(Used this Survey)

Southwest Corner
S.W. 1/4, S.E. 1/4
Section 7-6-9
Found 1-1/2" Iron Rod (P. Deep)
Found VCS Disk (P. Deep)
Found M&D Not (P. Deep)
0.41' West & 0.12' North
of the found 1/2" Iron Rod

Southwest Corner
S.W. 1/4, S.E. 1/4
Section 7-6-9
Found 1-1/2" Iron Rod (P. Deep)
Found VCS Disk (P. Deep)
Found M&D Not (P. Deep)
0.41' West & 0.12' North
of the found 1/2" Iron Rod

Limits of 500 Year Flood Zone B
scoted from FIRM Panel Map
180256 0025 C, dated 8/5/1991.

Southwest Corner
S.E. 1/4
Section 7-6-9
Found VCS Disk (P. Deep)
Found M&D Not (P. Deep)
0.41' West & 0.12' North
of the found 1/2" Iron Rod

Secondary Plat

Checked By: Bueck
Date: 11/6/06
Name: section1 plat.dwg

Engineering
Surveying
Architecture
Construction Management
Morley and Associates
Evansville, IN
(812) 464-9585
Henderson, KY
(270) 830-0300 (812) 634-9990