Cash Waggner & Associates, PC
Consulting Engineers ◦ Land Surveyors

414 Citadel Circle
Suite B
Evansville, IN 47715
Ph: 812.401.5561

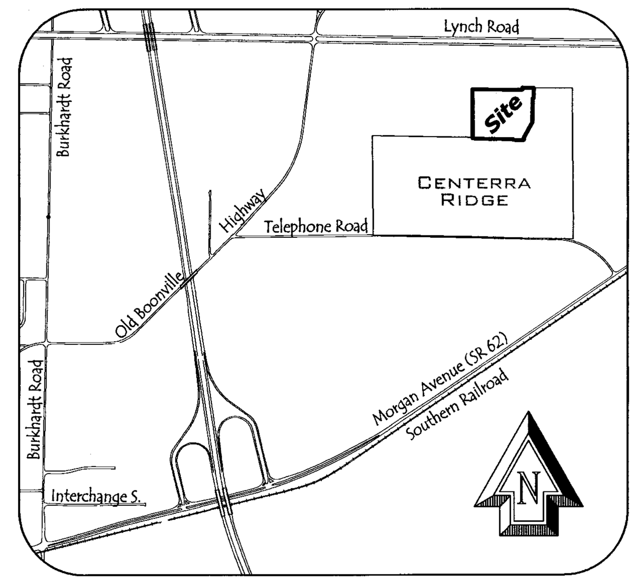
332 Third Avenue
Suite 13
Jasper, IN 47546
Ph: 812.634.5015

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



Legend

P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
D.E.	Drainage Easement
P.U.E.	Public Utility Easement

0 50 100
Linear Scale 1"= 50'

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-4	20°00'00"	S 80°37'42" W	17.63	100.00	34.91	34.73
C-5	06°53'44"	S 74°04'34" W	9.04	150.00	18.05	18.04
C-6	13°30'45"	S 84°16'48" W	17.77	150.00	35.38	35.29
C-7	90°00'00"	S 46°02'11" W	60.00	60.00	94.25	84.85
C-8	90°00'00"	S 43°57'49" E	60.00	60.00	94.25	84.85
C-9	25°18'41"	S 76°18'29" E	22.45	100.00	44.18	43.82
C-10	25°31'30"	N 13°47'56" E	56.63	250.00	111.37	110.46
C-11	15°52'53"	N 34°30'08" E	34.87	250.00	69.30	69.07
C-12	41°24'24"	N 21°44'23" E	56.69	150.00	108.40	106.06
C-13	80°35'12"	S 23°21'32" E	21.20	25.00	35.16	32.34
C-14	80°13'31"	N 76°14'06" E	21.06	25.00	35.00	32.21
C-15	90°00'00"	N 43°57'49" W	25.00	25.00	39.27	35.36
C-16	69°35'31"	N 35°49'56" E	17.37	25.00	30.37	28.53

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
1/3/19 (DATE)
BRIAN GERTH AUDITOR
49 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 1/3/2019 2:21 PM
PLAT BOOK U
PAGE 182
INSTR# 2019R00000198
DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

Centerra Ridge Section 9 Phase 2

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 9 Phase 2***. 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 ***"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.

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

John Elpers, Member — date 12-5-18

Notary Certificate

State of Indiana)
) SS:
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 5th day of December, 2018.

9-26-2023 — My Commission expires:
Notary Public

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

SCOTT D BUEDEL
Seal
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

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:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 89 degrees 04 minutes 18 seconds East 1299.48 feet to the Southwest Corner of the Northeast Quarter of the Southeast Quarter of said Section and being the point of beginning; thence along the west line of the Northeast Quarter of the Southeast Quarter of said Section, North 00 degrees 20 minutes 18 seconds West 619.44 feet; thence South 89 degrees 33 minutes 06 seconds East 650.48 feet to a point on the east line of the West Half of the Northeast Quarter of the Southeast Quarter of said Section; thence along the east line of said Half Quarter Quarter Section, North 00 degrees 18 minutes 21 seconds West 28.28 feet to the Northwest Corner of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Quarter Section, South 89 degrees 33 minutes 06 seconds East 147.72 feet to the northwest corner of Lot 909 in Centerra Ridge, Section 9, Phase 1, as per plat thereof, recorded in Plat Book U, page 126 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the east side of said subdivision the following four (4) calls:

South 00 degrees 37 minutes 42 seconds West 137.63 feet; thence
North 89 degrees 22 minutes 18 seconds West 13.42 feet; thence
South 01 degree 02 minutes 11 seconds West 313.49 feet; thence
South 28 degrees 45 minutes 33 seconds West 225.69 feet to the northwest corner of Lot 829 in Centerra Ridge, Section 8, Phase 1, as per plat thereof, recorded in Plat Book T, page 196 in the Office of said Recorder; thence along the west line of said Lot 829, South 01 degree 02 minutes 11 seconds West 33.22 feet to the northeast corner of Centerra Ridge, Section 8, Phase 2, as per plat thereof, recorded in Plat Book U, page 85 in the Office of said Recorder; thence along the north line of said subdivision, North 88 degrees 57 minutes 49 seconds West 135.00 feet; thence continue along the boundary of said subdivision, North 01 degree 02 minutes 11 seconds East 11.04 feet; thence continue along the boundary of said subdivision, North 88 degrees 57 minutes 49 seconds West 530.03 feet to a point on the east line of Lot 36 in Centerra Ridge, Section 7, as per plat thereof, recorded in Plat Book U, page 52 in the Office of said Recorder; thence along the east line of said Lot, North 00 degrees 27 minutes 07 seconds East 17.45 feet to the point of beginning and containing a gross area of 11.304 acres, more or less.

Subject to an Ingress and Egress Easement along the east side of Lot 910 as granted on the plat of Centerra Ridge Section 9 Phase 1, as per plat thereof, recorded in Plat Book U, page 126 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Water and Sewer Utility Easement as recorded in Document 2018R00010341 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

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed 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 5th day of December, 2018.

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

Scott D. Buedel Registered LS29900031 State of Indiana Land Surveyor

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 August 11, 2016

President: STACEY STEVENS

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: 6-S-2016
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON

JAN. 3, 2019
Plat Release Date

Area Plan Commission of Evansville and Vanderburgh County Official Seal

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.
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 Waggner & Associates #0096"
50' R/W Release & Termination	A 50-foot Right-of-Way Easement along the west side of Centerra Ridge Section 9, Phase 2, as described in Deed Book 630, page 239, was released and terminated in Document Number 2018R00026686.

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 occuring to any part of the storm water system and easement which lies on his or her property.

Approval Dates

Road Plans were approved by the Evansville Board of Public Works on November 9, 2017.

Application for modification/waiver of subdivision standards: APC Docket Number 26-SW-2016 requesting to waive the installation of sidewalks, as per city code 17.05.150 (B)(2), was approved by the Board of Public Works on November 2, 2017.

Drainage Plans were approved by the Evansville Board of Public Works on November 2, 2017.

Sewer Plans were approved by the Evansville Water and Sewer Utility on May 29, 2018 and August 21, 2018.

Water Plans were approved by the Evansville Water and Sewer Utility on August 20, 2018.

U-182