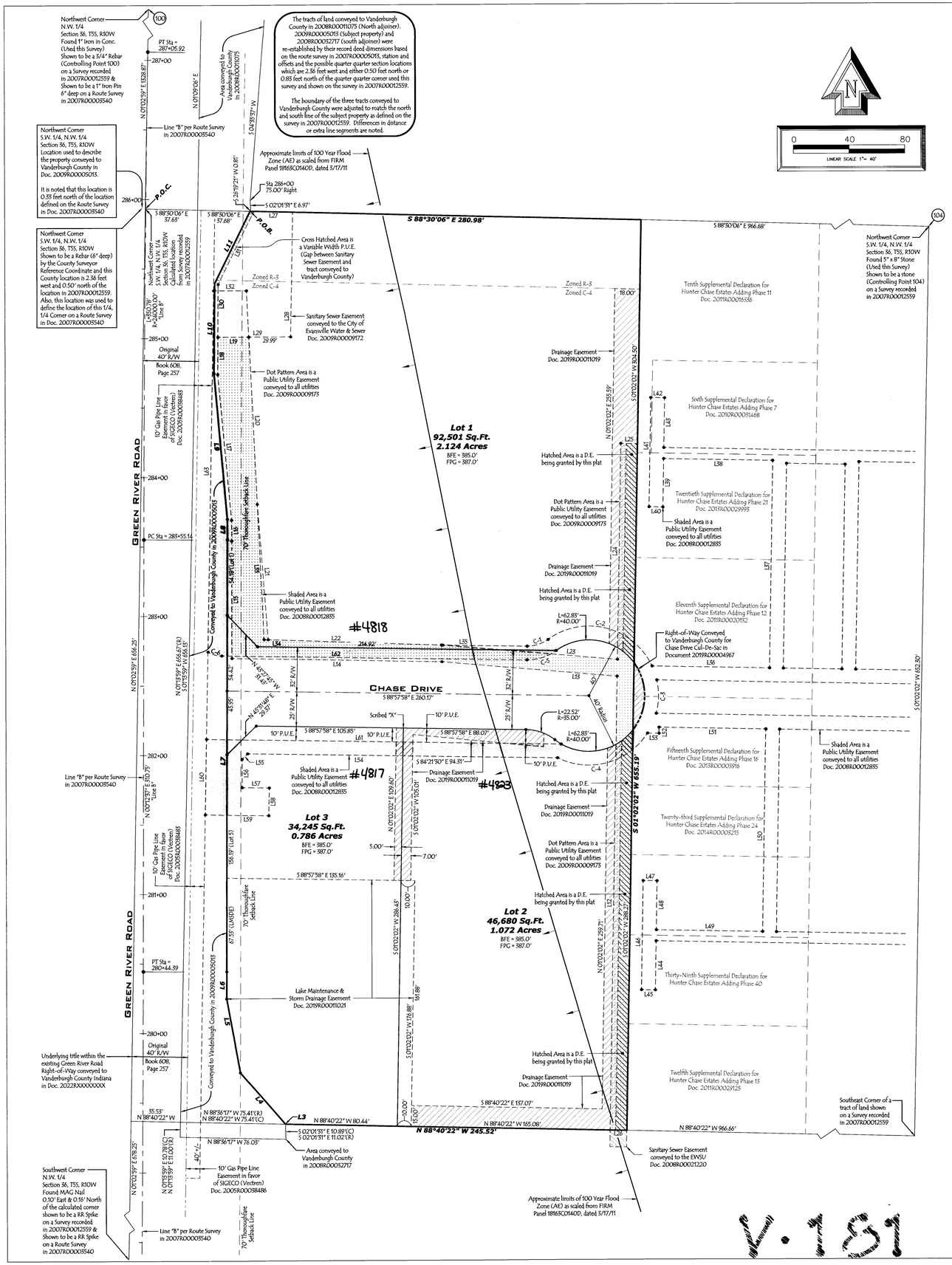


Line Table

NUMBER	DIRECTION	DISTANCE
L5	N 02°01'51" W	0.13'
L6	N 41°04'10" W	48.95'
L5	N 10°20'13" W	54.08'
L6	N 00°14'00" E	19.44'
L7	N 00°12'37" E	310.75'
L8	N 00°15'41" E	14.82'
L9	N 05°04'54" W	105.24'
L10	N 00°34'26" E	64.86'
L11	N 26°19'21" E	57.82'

Public Utility Easement conveyed to all utilities Document 2009R00009173

NUMBER	DIRECTION	DISTANCE
L12	N 01°02'02" E	326.53'
L13	N 85°02'11" W	126.42'
L14	N 88°49'11" W	150.99'
L15	N 00°01'57" E	84.55'
L16	N 00°02'41" E	14.82'
L17	N 05°15'54" W	105.24'
L18	N 00°23'26" E	26.95'
L19	N 90°00'00" E	22.25'
L20	S 02°42'55" E	120.51'
L21	S 04°27'54" E	97.67'
L22	S 87°57'42" E	125.59'
L23	S 85°02'11" E	125.94'
L24	N 01°02'02" E	155.32'
L25	S 88°57'58" E	12.00'
L26	N 88°40'22" W	12.00'

Public Utility Easement conveyed to all utilities Document 2009R00009173

NUMBER	DIRECTION	DISTANCE
L27	S 88°30'06" E	27.78'
L28	S 01°02'02" W	89.75'
L29	N 90°00'00" W	52.24'
L30	N 00°23'26" E	37.93'
L31	N 26°10'51" E	58.53'

Public Utility Easement conveyed to all utilities Document 2008R00012835

NUMBER	C-1	C-2	C-3
DELTA ANGLE	36°52'13"	100°45'58"	27°46'23"
CHORD DIRECTION	N 72°35'56" E	S 75°27'12" E	S 01°02'02" W
TANGENT	8.33	60.40	12.36
RADIUS	25.00	50.00	50.00
ARC LENGTH	16.09	87.94	24.24
CHORD LENGTH	15.81	77.03	24.00

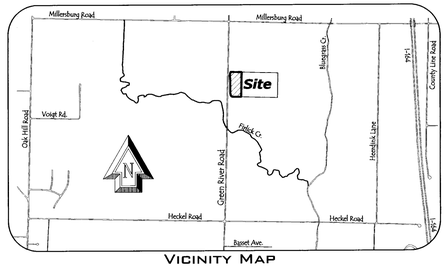
NUMBER	C-4	C-5	C-6
DELTA ANGLE	88°58'28"	36°52'12"	30°00'57"
CHORD DIRECTION	S 74°55'18" W	S 72°35'56" W	N 75°57'50" W
TANGENT	45.00	11.67	5.36
RADIUS	50.00	35.00	20.00
ARC LENGTH	73.28	22.52	10.48
CHORD LENGTH	66.90	22.14	10.36

Public Utility Easement conveyed to all utilities Document 2008R00012835

NUMBER	DIRECTION	DISTANCE
L32	N 90°00'00" E	23.65'
L33	S 02°42'55" E	251.36'
L34	S 87°57'42" E	127.62'
L35	S 88°57'58" E	61.61'
L36	S 88°57'58" E	84.42'
L37	N 01°02'02" E	149.16'
L38	N 88°57'58" W	78.33'
L39	S 01°02'02" W	54.85'
L40	N 88°57'58" W	10.00'
L41	N 01°02'02" E	78.68'
L42	S 88°57'58" E	10.00'
L43	S 01°02'02" W	55.84'
L44	S 01°02'02" W	55.34'
L45	N 88°57'58" W	10.00'
L46	N 01°02'02" E	78.69'
L47	S 88°57'58" E	10.00'

Public Utility Easement conveyed to all utilities Document 2008R00012835

NUMBER	DIRECTION	DISTANCE
L48	S 01°02'02" W	35.34'
L49	S 88°57'58" E	76.35'
L50	N 01°02'02" E	145.68'
L51	N 88°57'58" W	78.62'
L52	S 00°00'00" W	4.40'
L53	N 88°57'58" W	8.51'
L54	N 88°57'58" W	222.76'
L55	S 45°51'48" W	5.63'
L56	S 00°01'54" W	20.57'
L57	S 88°57'01" E	19.40'
L58	S 01°02'59" W	20.00'
L59	N 88°57'01" W	45.65'
L60	N 01°02'59" E	54.37'
L61	S 88°57'58" E	255.02'
L62	N 88°57'58" W	219.36'
L63	N 01°02'59" E	259.95'



VICINITY MAP

OWNER'S CERTIFICATE

I, 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 **Hunter Chase** 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. Vanderburgh County is not responsible to maintain any portion of the storm water drainage system that lies within a D.E.

All road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

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 Developer
Dauby Properties and Investments, LLC
3404 Jaylynn Court
Evansville, IN 47725

Ronald Lee Dauby June 29th
Ronald Lee Dauby — date
Managing Member

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ronald Lee Dauby (Managing Member of Dauby Properties and Investments, LLC) the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 29th day of June, 2023.

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

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 Chase Drive, only. Access to Lot 1 and 3 should be as far from the Green River Road intersection as possible.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18163C0140D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (AE)

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: The overall boundary of the subject property is re-established by a Survey recorded in Documemnt 2007R00012559. Controlling Points 100 and 104, from this survey, were found as described and at the defined locations.

Monuments: Monuments either exist as noted or have been set at all exterior boundary corners and interior lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

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.

Sidewalks APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC docket Number WAV-2022-021 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was APPROVED by the County Commissioners on December 13, 2022.

Cul-de-sac APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC docket Number WAV-2022-20 requesting to waive the minimum cul-de-sac right-of-way radius from 50 feet to 40 feet, as per County Code 16.12.050(C) was APPROVED by the Area Plan Commission on December 1, 2022.

L.O.C. Cost Estimate Statement COST ESTIMATES AND IRREVOCABLE LETTERS OF CREDIT: Cost Estimates and Irrevocable Letters of Credit that are required to be filed with the Area Plan Commission to be sufficient to complete the basic improvements and installations in compliance with the ordinance have been recorded and the instrument number(s) are as follows: Instrument Number 2023R00012041

APPROVAL DATES

Road Plans were approved by the Vanderburgh County Commissioners on June 3, 2008.

Drainage Plans were approved by the Vanderburgh County Drainage Board on May 9, 2023.

Sewer Plans were approved by the Evansville Water and Sewer Utility on January 8, 2014.

Water Plans were approved by the Evansville Water and Sewer Utility on April 5, 2008.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
6/30/2023
(DATE)
BRIAN GERTH AUDITOR
1312
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 6/30/2023 01:15PM
PLAT BOOK V
PAGE 181
INSTR# 2023R00012330
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

HUNTER CHASE

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter of said Section 36; thence along the north line of said Quarter Quarter Section, South 88 degrees 30 minutes 06 seconds East 75.31 feet to the east side of a tract of land conveyed to the Board of Commissioners of Vanderburgh County, Indiana in Document 2009R00005013 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue along the north line of said Quarter Quarter Section, South 88 degrees 30 minutes 06 seconds East 280.98 feet; thence South 01 degree 02 minutes 02 seconds West 655.19 feet to a point on the south line of a tract of land conveyed to Dauby Properties and Investments, LLC in Document 2007R00034128 in the Office of said Recorder; thence along the south line of said tract of land conveyed to Dauby, North 88 degrees 40 minutes 22 seconds West 245.52 feet to a point on the east side of said tract of land conveyed to the Board of Commissioners of Vanderburgh County, Indiana in Document 2009R00005015; thence along the east side of said tract conveyed to Vanderburgh County, Indiana the following nine (9) calls:

North 02 degrees 01 minute 51 seconds West 0.13 feet; thence
North 41 degrees 04 minutes 10 seconds West 48.95 feet; thence
North 10 degrees 20 minutes 13 seconds West 54.08 feet; thence
North 00 degrees 14 minutes 00 seconds East 19.44 feet; thence
North 00 degrees 12 minutes 37 seconds East 310.75 feet; thence
North 00 degrees 15 minutes 41 seconds East 14.82 feet; thence
North 05 degrees 04 minutes 54 seconds West 105.24 feet; thence
North 00 degrees 34 minutes 26 seconds East 64.86 feet; thence
North 26 degrees 19 minutes 21 seconds East 57.82 feet to the point of beginning and containing a gross area of 4.395 acres, more or less.

Subject to a Public Utility Easement, recorded in Document 2008R00012835 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Sanitary Sewer Easement, recorded in Document 2009R00009172 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Public Utility Easement, recorded in Document 2009R00009173 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Drainage Easement, recorded in Document 2019R00011019 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a Lake Maintenance and Storm Drainage Easement, recorded in Document 2019R00011021 in the Office of the Recorder of Vanderburgh County, Indiana.

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

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, 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 on June 2, 2023 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 28th day of June, 2023

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 December 1, 2022.

President: STACY STEVENS

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MAJ-022-012
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON
6/30/2023
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

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