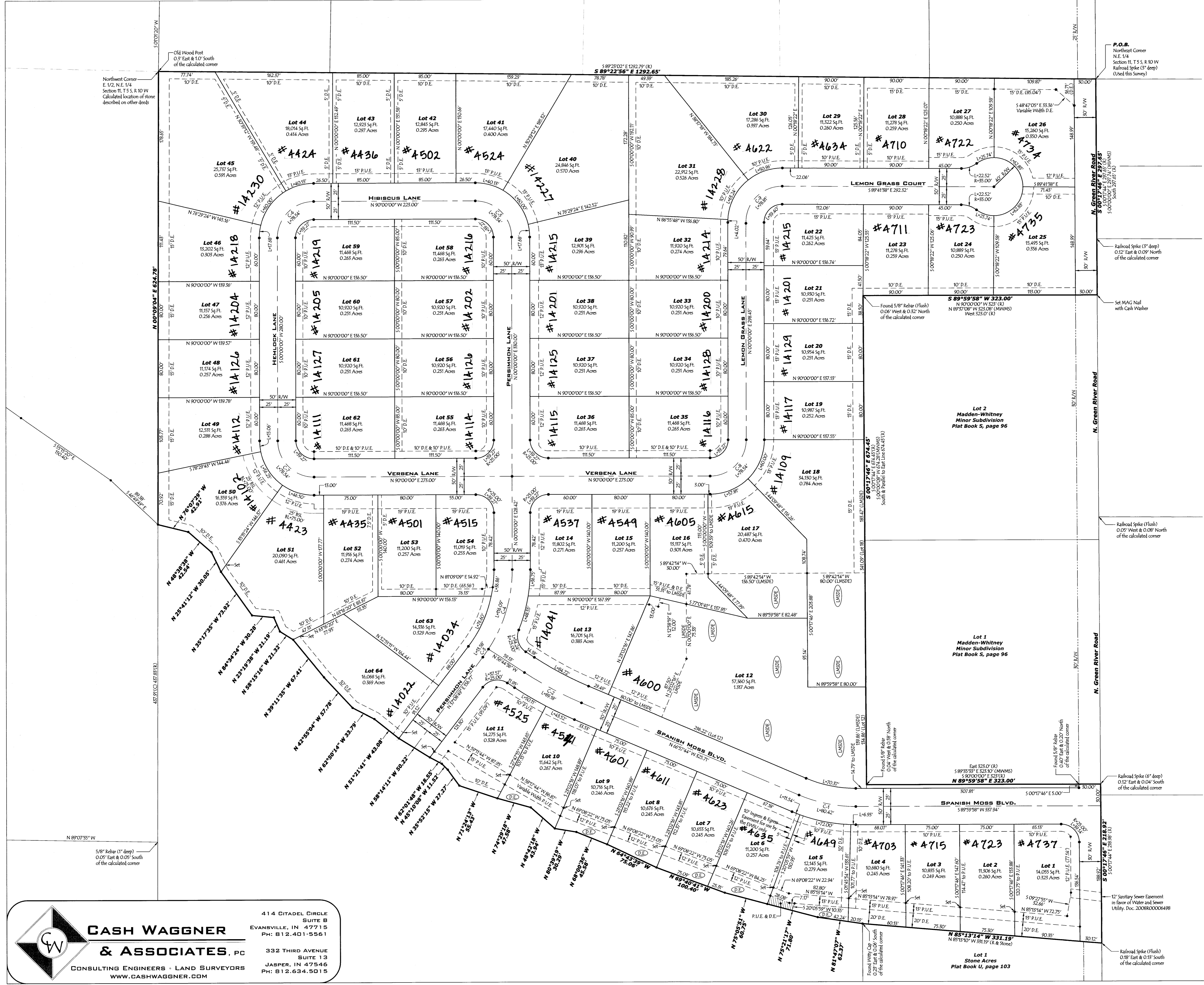


MAGNOLIA RIDGE SECTION 1

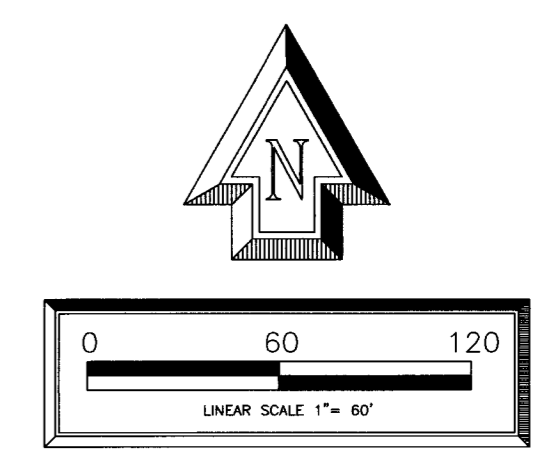


CENTERLINE CURVE DATA

NUMBER	C-1	C-2	C-3
DELTA ANGLE	25°02'18"	10°15'08"	08°55'26"
CHORD DIRECTION	N 78°28'53" W	N 61°51'10" W	N 35°12'06" E
TANGENT	40.76	44.71	6.79
RADIUS	200.00	500.00	200.00
ARC LENGTH	80.42	89.18	15.58
CHORD LENGTH	79.88	89.06	15.58

NUMBER	C-4	C-5	C-6
DELTA ANGLE	33°15'24"	90°00'00"	90°00'00"
CHORD DIRECTION	N 16°37'42" E	N 45°00'00" W	N 45°00'00" W
TANGENT	59.75	50.00	50.00
RADIUS	200.00	50.00	50.00
ARC LENGTH	116.09	78.54	78.54
CHORD LENGTH	114.46	70.71	70.71

NUMBER	C-7	C-8	C-9
DELTA ANGLE	90°00'00"	90°00'00"	90°18'22"
CHORD DIRECTION	S 45°00'00" E	N 45°00'00" E	N 45°09'11" E
TANGENT	50.00	50.00	50.27
RADIUS	50.00	50.00	50.00
ARC LENGTH	78.54	78.54	78.81
CHORD LENGTH	70.71	70.71	70.90



LEGEND

P.O.B.	Point of Beginning
P.U.E.	Public Utility Easement
LM&DE	Lake Maintenance and Storm Drainage Easement
D.E.	Drainage Easement

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

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

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 interior roads, only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Community Panel Number 18165C0130D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

Survey: Bearings used this survey are based on Indiana State Plane Coordinates (NAD 1983) A GPS observation was used to re-establish the State Plane Coordinate System. The overall boundary of the subject property was performed by Steven A. Sherwood which resulted in the modernized legal description dated December 22, 2005. Minor modifications to the overall surveyed boundary were made to match found monumentation.

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 Waggnner & Associates #0096"

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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
- 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.
- 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.
- The Repair Fund established for this project will pay the costs of repairing structural failures 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 parts of the approved and constructed storm water drainage system shown on the as-built plans for this subdivision and which are in drainage easements or lake maintenance and storm drainage easements and outside of the county accepted road right-of-way as shown on the plat of this subdivision.
- 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.

~~2. 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 connections 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.

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.

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 the purchased lot or lots within five years from the date of purchase or acquisition of interest.
- (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 recodification 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.

Based on the approved Application for Modification/Waiver of Subdivision Standards by the Vanderburgh County Commissioners on July 7, 2018 for APC Docket Number WAV-2018-017, sidewalks will be required to be installed on the following Lots: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11.

APPROVAL DATES

Road Plans were approved by the Vanderburgh County Commissioners on October 30, 2018.

Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2018-017 requesting to partially waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved by the Vanderburgh County Commissioners on July 7, 2018.

Drainage Plans were approved by the Vanderburgh County Drainage Board on October 30, 2018.

Sewer Plans were approved by the Evansville Water and Sewer Utility on September 4, 2018.

Water Plans were approved by the Evansville Water and Sewer Utility on September 17, 2018.

BOUNDARY DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northeast Corner of the Northeast Quarter of said Section; thence along the east line of said Quarter Section, South 00 Degrees 17 Minutes 46 Seconds East 297.65 feet to the corner of a tract of land conveyed to Thomas J. and Kathy S. Merrill (1/2 Interest) and David H. Meyers (1/2 Interest) in Document 2008R00001677 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the Merrill-Meyers boundary, South 89 Degrees 59 Minutes 58 Seconds West 323.00 feet; thence continue along the Merrill-Meyers boundary, South 00 Degrees 17 Minutes 46 Seconds East 218.92 feet to the Northeast Corner of Lot 1 in Stone Acres, as per plat thereof, recorded in Plat Book U, page 103 in the office of said Recorder; thence along the boundary of said Lot 1, North 85 Degrees 13 Minutes 14 Seconds West 331.19 feet to the northwest corner thereof; thence North 81 Degrees 47 Minutes 07 Seconds West 62.37 feet; thence North 75 Degrees 21 Minutes 17 Seconds West 71.80 feet; thence North 75 Degrees 05 Minutes 51 Seconds West 60.75 feet; thence North 69 Degrees 40 Minutes 41 Seconds West 100.40 feet; thence North 64 Degrees 43 Minutes 39 Seconds West 75.06 feet; thence North 68 Degrees 00 Minutes 36 Seconds West 45.58 feet; thence North 80 Degrees 39 Minutes 19 Seconds West 30.29 feet; thence North 48 Degrees 42 Minutes 18 Seconds West 43.94 feet; thence North 74 Degrees 29 Minutes 18 Seconds West 47.58 feet; thence North 71 Degrees 24 Minutes 15 Seconds West 55.43 feet; thence North 35 Degrees 52 Minutes 15 Seconds West 27.27 feet; thence North 45 Degrees 10 Minutes 08 Seconds West 11.52 feet; thence North 62 Degrees 01 Minute 48 Seconds West 18.55 feet; thence North 58 Degrees 14 Minutes 11 Seconds West 50.22 feet; thence North 51 Degrees 21 Minutes 41 Seconds West 43.08 feet; thence North 62 Degrees 50 Minutes 14 Seconds West 33.79 feet; thence North 42 Degrees 55 Minutes 04 Seconds West 57.78 feet; thence North 39 Degrees 11 Minutes 35 Seconds West 67.41 feet; thence North 58 Degrees 15 Minutes 16 Seconds West 21.32 feet; thence North 25 Degrees 19 Minutes 38 Seconds West 21.19 feet; thence North 84 Degrees 34 Minutes 24 Seconds West 30.28 feet; thence North 35 Degrees 17 Minutes 35 Seconds West 73.92 feet; thence North 25 Degrees 41 Minutes 12 Seconds West 30.05 feet; thence North 48 Degrees 38 Minutes 38 Seconds West 42.54 feet; thence North 78 Degrees 07 Minutes 29 Seconds West 42.91 feet to a point on the west line of the East Half of the Northeast Quarter of said Section 11; thence along the west line of said Half Quarter Section, North 00 Degrees 09 Minutes 04 Seconds East 624.78 feet to the Northwest Corner thereof; thence along the north line of the East Half of the Northeast Quarter of said Section 11, South 89 Degrees 22 Minutes 56 Seconds East 1292.65 feet to the point of beginning and containing a gross area of 25.335 acres, more or less.

Subject to the right-of-way for North Green River Road.

Also, subject to a 12-foot Sanitary Sewer Easement in favor of the Water and Sewer Utility in Document 2008R00006498 in the Office of the Recorder of Vanderburgh County, Indiana.

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

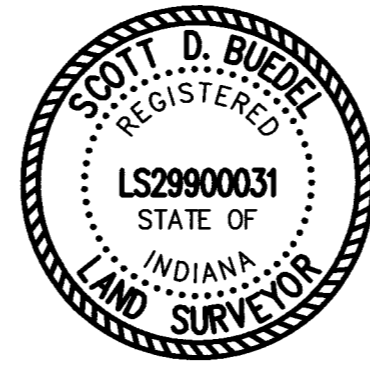
SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a 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 23rd day of August, 2019

Signature: *SE*

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



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 **Magnolia Ridge Section 1** a major subdivision.

All road rights-of-way 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 "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 without the approval of the Vanderburgh County Drainage Board.

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 Drainage Board. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

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
The Oakridge Group, LLC
1301 Mortensen Lane
Evansville, IN 47715

Signature: *William Lee Chandler*
William Lee Chandler
Managing Member

Signature: *August 23, 2019*
August 23, 2019
date

NOTARY CERTIFICATE

State of INDIANA)
County of VANDERBURGH) SS:

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared William Lee Chandler (Managing Member of The Oakridge Group, 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.

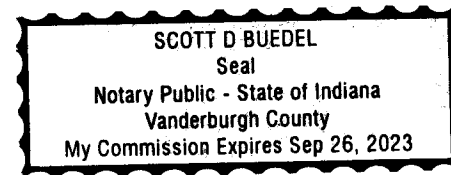
Witness my hand and seal this 23RD day of August, 2019.

My Commission expires: 9-26-2023

Notary Public: *SE*

Notary Resides in: VANDERBURGH

County, Indiana: Scott D. Buedel
Typed or printed name



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 5, 2018.


Signature: *Stacey Stevens*
President: STACEY STEVENS

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

PLAT RELEASE for APC DOCKET NO.: MAJ-2018-002
The Secondary plat complies with the Ordinance and is released for recording.

Signature: *Ronald S. London*
Executive Director: RONALD S. LONDON

Plat Release Date: 10/30/2019



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

10/30/2019 (DATE)

BRIAN GERTH AUDITOR (AUDITOR NUMBER) 4195

RECEIVED FOR RECORD

DATE 10/30/2019 10:21 AM

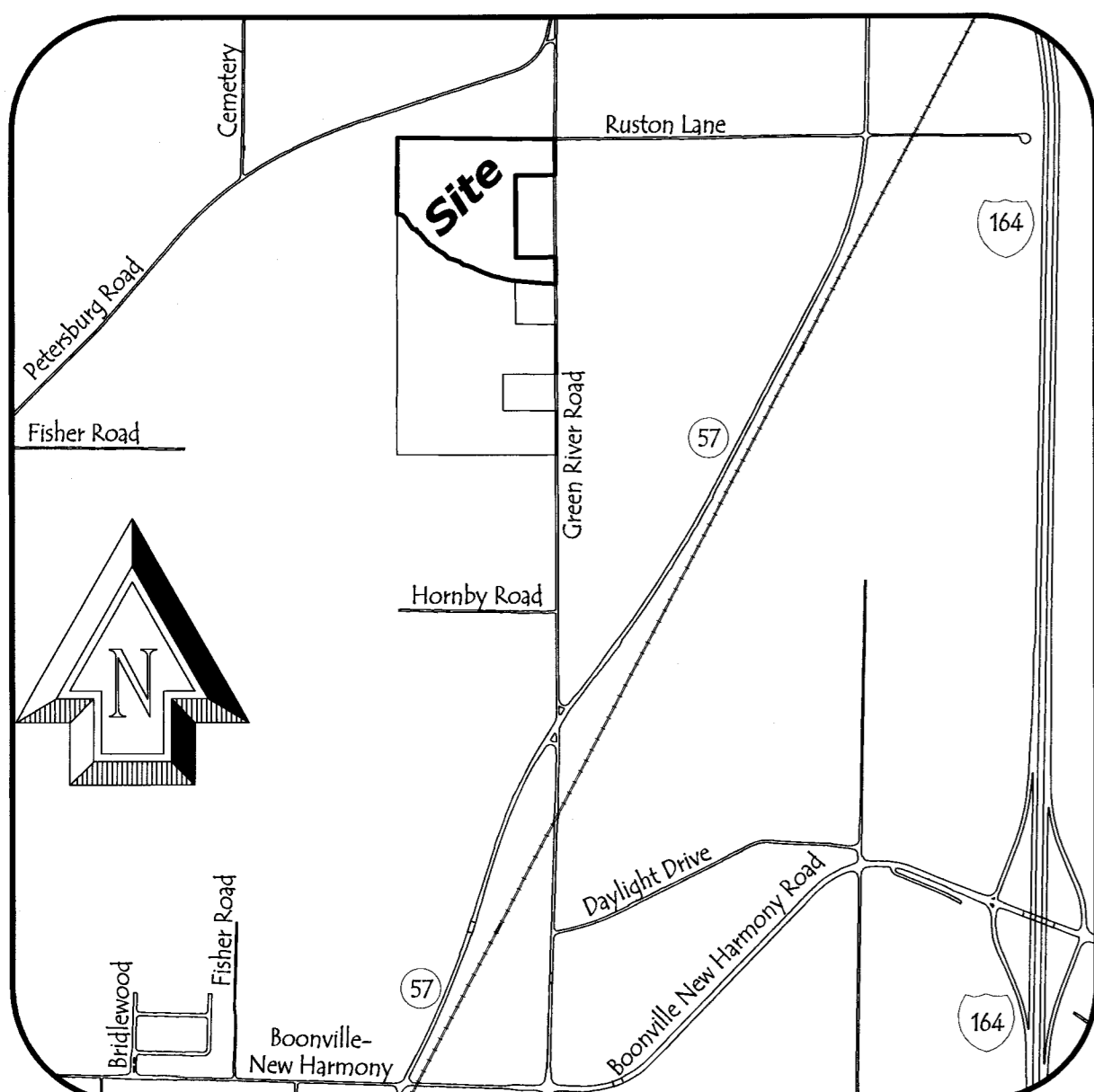
PLAT BOOK V

PAGE 034

INSTR# 2019R00024669

DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

MAGNOLIA RIDGE SECTION 1



Location Map (No Scale)



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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: *SE*

PRINTED NAME: SCOTT BUEDEL