

**GENERAL NOTES**

**Noise Sensitive:** It is understood by the owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

**Utilities:** Electric will be extended to all lots by Vectren. Water and Sanitary Sewers will be available to all lots by the Evansville Water and Sewer Utility.

**Access:** All lots shall access interior streets only. Driveway access for Lots 1 and 105 shall be to Criterion Way only.

**Flood:** According to the Flood Insurance Rate Maps for the City of Evansville, Indiana, Community Panel Number 180257 0118 D, dated March 17, 2011, part of the subject property does lie within the limits of the 100 year flood zone (Zone "A").

**Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.

**Grades:** First floor grades shall conform to local and state enforced building codes.

**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 occur 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.
- 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.

**OWNER'S CERTIFICATE**

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **The Orchard, 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, engagement 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 hereby reserved for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be entered into the Lake Maintenance and Storm Drainage Easement.

**NOTARY CERTIFICATE**

State of INDIANA 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 Dan Buck (Old Orchard Development, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions therein, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of June, 2011.

Oct 25, 2014  
My Commission expires

Notary Public in Vanderburgh County, Indiana

Donna M. Holderfield  
Typed or printed name

**BOUNDARY DESCRIPTION**

Part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence along the south 57 feet to the point of beginning; thence continue along the south line of said Quarter Quarter Section, North 88 degrees 46 minutes 31 seconds West 505.85 feet; thence North 01 degree 15 minutes 29 seconds East 195.00 feet; thence North 88 degrees 46 minutes 31 seconds West 79.15 feet; thence North 01 degree 15 minutes 29 seconds East 175.00 feet; thence South 88 degrees 46 minutes 31 seconds East 275.00 feet; thence North 01 degree 15 minutes 29 seconds East 235.25 feet; thence South 88 degrees 46 minutes 31 seconds East 106.95 feet; thence North 01 degree 15 minutes 29 seconds East 44.74 feet; thence parallel with the south line of the Northeast Quarter of the Southeast Quarter of said Section, South 88 degrees 46 minutes 31 seconds East 208.07 feet; thence perpendicular to the south line of the Northeast Quarter of the Southeast Quarter of said Section, South 01 degree 15 minutes 29 seconds West 629.98 feet to the point of beginning and containing a gross area of 6,128 Acres.

Also, the following offsite 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 recorded in the Vanderburgh County Recorder's Office:

- A 15-foot Public Utility Easement that lies west of Lot 105 and south of Criterion Way. The limits of this easement are defined by the dimensions shown on this plat.
- A 12-foot Public Utility Easement that lies west of Lot 20 and north of Criterion Way. The limits of this easement are defined by the dimensions shown on this plat.
- A 10-foot Drainage Easement which lies north of and adjacent to Lot 20. The limits of this easement are defined by the dimensions shown on this plat.
- A Public Utility Easement which lies north of and adjacent to Lot 20 and Lot 19. The limits of this easement are defined by the dimensions shown on this plat.
- A Variable Width Drainage Easement which lies north of and adjacent to Lot 19 and Lot 18. The limits of this easement are defined by the dimensions shown on this plat.
- A Lake Maintenance and Storm Drainage Easement which lies north of and adjacent to Lot 18, Lot 17, Lot 16, Lot 15 and Lot 14 and also west of and adjacent to Lot 13, Lot 12 and Lot 10. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the existing right-of-way for Christ Road.

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 17th day of June, 2011.

SE

Scott D. Buedel, PLS  
Indiana Registration Number 299000081  
Cash Wagner & 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 #809, 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 October 14, 2010.

Scott D. Buedel  
Scott D. Buedel  
Attest Executive Director

The Secondary Plat complies with the Ordinance and is released for recording.

Scott D. Buedel  
Executive Director

06-20-2011  
Plat Release Date

**RECEIVED FOR RECORD**

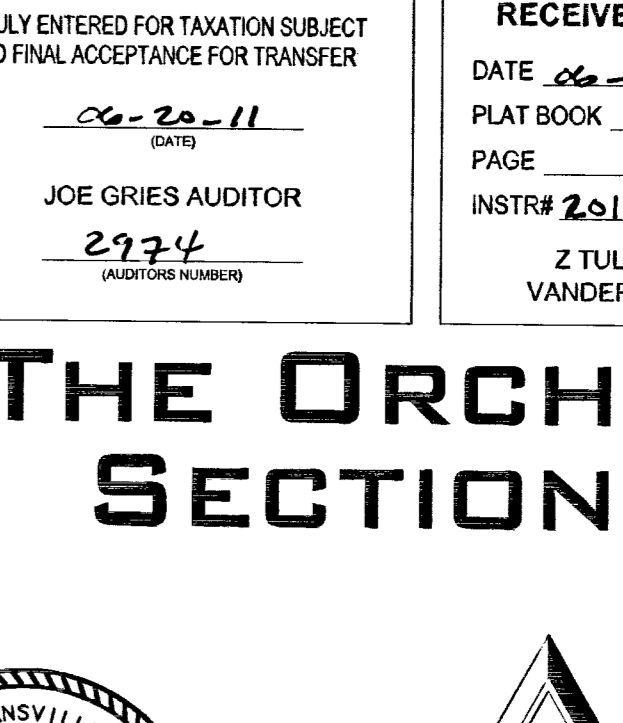
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DATE 06-20-11 10:04 AM  
PLAT BOOK 5  
PAGE 173  
INSTR# 2011R0013680

JOE GRIES AUDITOR  
2774  
(AUDITOR NUMBER)

2 TULEY RECORDER  
VANDERBURGH COUNTY

**THE ORCHARD SECTION 1**



**GENERAL NOTES**

**Erosion:** The developer, development contractor, builders, and all lot owners or anyone working with disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District and with all Federal, State and Local erosion control laws.

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e. rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.

Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-rap or other approved stabilization at the completion of grading.

**Survey:** The overall boundary of the subject property was established on a Parcelization Plat prepared by Morley and Assoc. on March 30, 2009 which is recorded in Document 2009R0000809 in the office of the Recorder of Vanderburgh County, Indiana.

**Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" rebar with plastic cap stamped "Cash Wagner & Associates #0098".

Lots 1 through 5 and Lot 105 are not considered double frontage lots for the purpose of placing fences only.

Road Plans were approved by the Evansville Board of Public Works on March 5, 2011. Drainage Plans were approved by the Evansville Board of Public Works on December 9, 2010. Sewer Plans were approved by the Evansville Water and Sewer Utility on November 9, 2010. Water Plans were approved by the Evansville Water and Sewer Utility on November 23, 2010.

**SIGN EASEMENT**

NUMBER	DIRECTION	DISTANCE
L1	N 01°15'29" E	5.00'
L2	N 46°13'29" E	21.21'
L3	S 01°15'29" W	15.00'
L4	S 88°46'31" E	5.00'
L5	S 45°46'31" E	28.28'
L6	S 01°15'29" W	5.00'

**CURVE DATA**

NUMBER	DIRECTION	DISTANCE
L7	N 01°15'29" E	10.00'
L8	S 88°46'31" E	51.96'
L9	S 04°08'51" W	10.01'
L10	N 88°46'31" W	51.45'
L11	N 89°52'05" E	14.05'
L12	N 88°14'48" E	79.58'
L13	S 01°15'29" W	14.45'
L14	N 88°46'31" W	79.47'
L15	N 88°46'31" W	14.55'
L16	N 01°15'29" E	12.49'
L17	N 01°15'29" E	10.31'

**OFFSITE EASEMENT**

NUMBER	DIRECTION	DISTANCE
C-1		
C-2		
C-3		

**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 D. Buedel

**S-193**

APC# 7-S-2010

**CASH WAGGNER & ASSOCIATES, PC**

CONSULTING ENGINEERS • LAND SURVEYORS

WWW.CASHWAGGNER.COM

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

332 THIRD AVENUE SUITE 113 JASPER, IN 47534 PH: 812.634.5015