

Location Map (No Scale)

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 **The Orchard, Section 3**. 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 "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 & Developer
OH Orchard Development, LLC
610 W. Washington Street
Chandler, IN 47610

Dan Buck 12/20/12
Dan Buck, Member

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 (OH Orchard Development, LLC) who acknowledged the execution of the foregoing plat with the declarations and restrictions thereon, appears to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of DECEMBER, 2012.

9-26-2015
My Commission expires:
VANDERBURGH
County, Indiana

Scott D. Buedel
Notary Public
SCOTT D. BUEDL
NOTARY PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES 09/26/2015

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter and part of the Northwest 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 line of said Quarter Section, North 88 degrees 46 minutes 31 seconds East 120.00 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book S, page 195 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said subdivision, North 01 degree 15 minutes 29 seconds East 629.28 feet to the northeast corner thereof; thence along the north line and the extended north line of said subdivision, North 88 degrees 46 minutes 31 seconds West 977.28 feet to the point of beginning; thence South 01 degree 15 minutes 29 seconds West 174.98 feet; thence North 88 degrees 46 minutes 31 seconds West 7.07 feet; thence South 01 degree 15 minutes 29 seconds West 125.00 feet to a point on the north side of The Orchard, Section 2, as per plat thereof, recorded in Plat Book T, page 29 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north side of said Section 2, North 88 degrees 46 minutes 31 seconds West 120.00 feet; thence continue along the north side of said Section 2, South 01 degree 15 minutes 29 seconds West 125.00 feet; thence continue along the north side of said Section 2, North 88 degrees 46 minutes 31 seconds West 45.85 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 43 degrees 46 minutes 31 seconds West 35.36 feet; thence continue along the north side of said Section 2 and along the arc of said curve 39.27 feet; thence continue along the north side

of said Section 2, North 88 degrees 46 minutes 31 seconds West 50.00 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of South 46 degrees 15 minutes 29 seconds West 35.36 feet; thence continue along the north side of said Section 2 and along the arc of said curve 39.27 feet; thence continue along the north side of said Section 2, North 88 degrees 46 minutes 31 seconds West 95.00 feet; thence North 01 degree 15 minutes 29 seconds East 394.98 feet; thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of said Section, South 88 degrees 46 minutes 31 seconds East 120.00 feet; thence North 01 degree 15 minutes 29 seconds East 29.77 feet; thence continue along the north side of said Section 2 and along the arc of said curve 39.27 feet; thence continue along the north side of said Section 2, North 88 degrees 46 minutes 31 seconds West 120.00 feet to the point of beginning and containing a gross area of 3.052 Acres, more or less.

Also, the following offsite easement which is 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 this easement, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A variable width Drainage Easement that lies east of the northeast corner of Lot 39 and extends east to the west side of the offsite lake maintenance and storm drainage easement shown on The Orchard, Section 1, as per plat thereof, recorded in Plat Book S, page 195 in the office of the Recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

Subject to all 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 19th day of December, 2012.

Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration Number 29900081
Cash Waggoner & 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 #509, 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.

Blaine Oliver
President

Blaine Oliver
Attest Executive Director

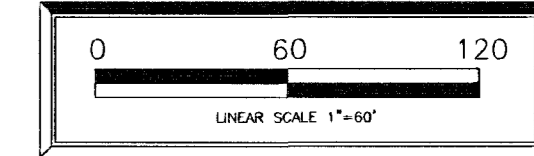
The Secondary plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director
February 6, 2013
Plat Release Date

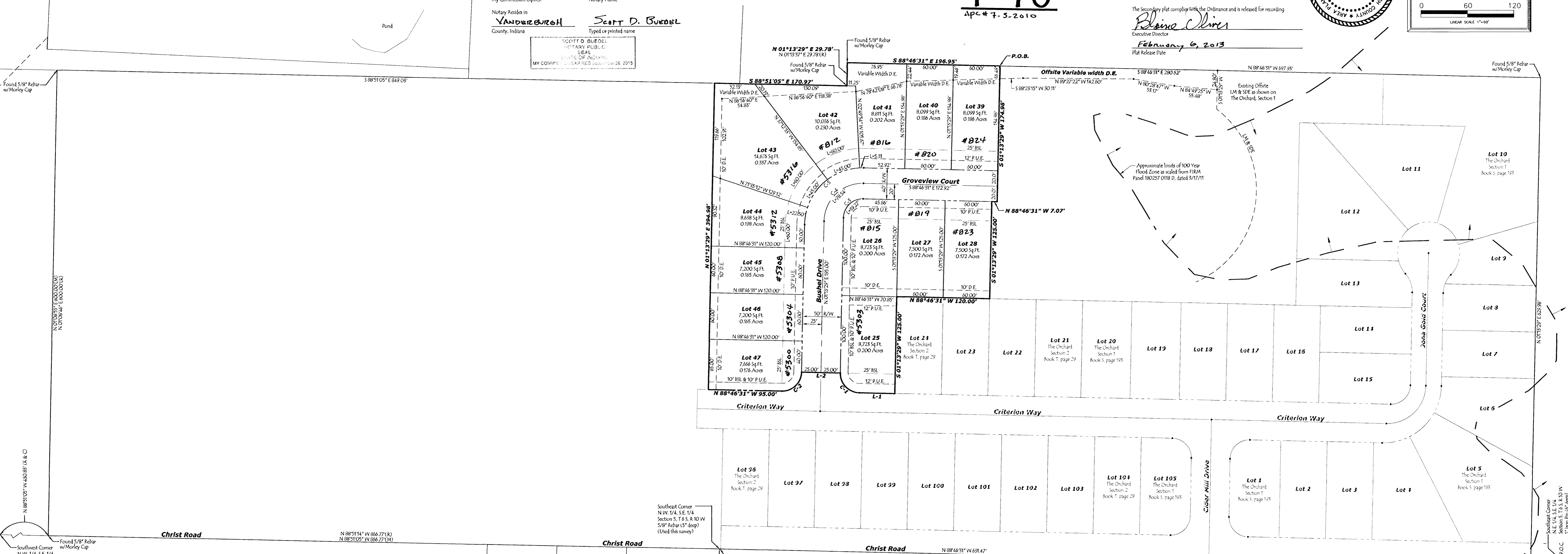
RECEIVED FOR RECORD
DATE 02.06.13 1:10 p
PLAT BOOK T
PAGE 70
INSTR# 2013R0003397
Z TULEY RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-06-2013
JOE GRIES AUDITOR
644
VANDERBURGH COUNTY

THE ORCHARD SECTION 3



T-70
APC # 7-5-2010



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:** Gas, Electric, Water and Sanitary Sewer utilities will be extended to the site.
- Access:** All lots shall access interior streets 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, all of Section 3 does not 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 be set to allow for proper drainage away from houses. All 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 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.
 - 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.

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. ryegrass, 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 16' fence, snow piles 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 2009R00008509 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 Waggoner & Associates #0098"
- Approval Dates:** 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 August 2, 2011. Water Plans were approved by the Evansville Water and Sewer Utility on May 29, 2012.

Curve Table

NUMBER	C-1	C-2	C-3	C-4	C-5
DELTA ANGLE	90°00'00"	90°00'00"	90°00'00"	90°00'00"	90°00'00"
CHORD DIRECTION	N 45°46'31" W	S 46°13'29" W	N 46°13'29" E	N 46°13'29" E	N 46°13'29" E
TANGENT	25.00	25.00	25.00	50.00	75.00
RADIUS	25.00	25.00	25.00	50.00	75.00
ARC LENGTH	39.27	39.27	39.27	78.54	117.81
CHORD LENGTH	35.36	35.36	35.36	70.71	106.07

Line Table

NUMBER	DIRECTION	DISTANCE
L-1	N 88°46'31" W	45.85'
L-2	N 88°46'31" W	50.00'

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: *Scott D. Buedel*
PRINTED NAME: **Scott D. Buedel**

CASH WAGGNER & ASSOCIATES, PC
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