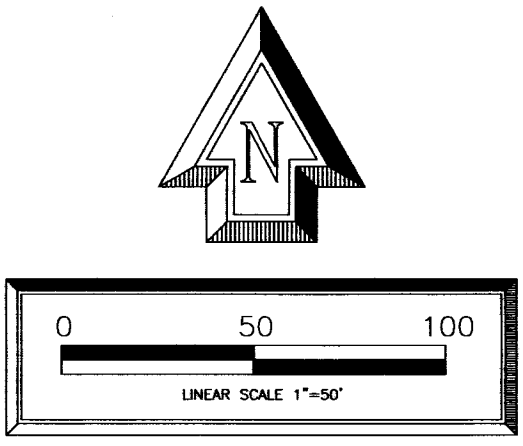


LEGEND

- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement



OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Roll-Lee Two**

Owner & Subdivider - Lot 2A
Donald L. Dowig
6601 Pine View Drive
Evansville, IN 47711

Donald L. Dowig 12-11-17
date

Charlotte Dowig 12-21-17
date

Owner & Subdivider - Outlot A
James & Cinda L. Hamilton
6435 Pine View Drive
Evansville, IN 47711

James Hamilton 12/28/2017
date

Cinda L. Hamilton 12/28/2017
date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN. 9, 2018
(DATE)

RECEIVED FOR RECORD
DATE 01-09-18 9:02A
PLAT BOOK U
PAGE 128
INSTR# 2018R0000699
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

ROLL-LEE TWO

BOUNDARY DESCRIPTION

Part of Lot 2 in Roll-Lee Minor Subdivision, as per plat thereof, recorded in Plat Book P, Page 188 in the Office of the Recorder of Vanderburgh County, Indiana and being part of the East Half of the Southeast Quarter of Section 34, Township 5 South, Range 10 West in Center Township, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southwest Corner of the East Half of the Southeast of said Section, then along the west line of said Half Quarter Section, North 00 degrees 00 minutes 00 seconds East 664.66 feet; thence North 89 degrees 49 minutes 56 seconds East 40.00 feet to the southwest corner of said Lot 2 in Roll-Lee Minor Subdivision and being the point of beginning; thence along the west line of said Lot 2, North 00 degrees 00 minutes 00 seconds East 662.77 feet to the beginning of a curve to the left having a central angle of 22 degrees 35 minutes 56 seconds; a radius of 146.92 feet and a chord dimension of North 11 degrees 59 minutes 05 seconds West 58.33 feet; thence continue along the west side of said Lot 2 and along the arc of said curve 58.72 feet to a corner of a tract of land conveyed to John Randy Bagby and Betty Bagby in Deed Drawer 15, Card 5355 in the Office of said Recorder, thence along the boundary of said Bagby tract, South 89 degrees 49 minutes 56 seconds East 64.08 feet; thence continue along the boundary of said Bagby tract, South 00 degrees 00 minutes 00 seconds East 197.67 feet; thence continue along the boundary of said Bagby tract, South 75 degrees 45 minutes 40 seconds East 41.66 feet to a corner of said Lot 2 in Roll-Lee Minor Subdivision; thence along the boundary of said Lot 2, North 90 degrees 00 minutes 00 seconds East 181.57 feet; thence continue along the boundary of said Lot 2, North 46 degrees 05 minutes 43 seconds East 67.87 feet to the westernmost corner of Ashby Heights, as per plat thereof, recorded in Plat Book N, Page 95 in the Office of said Recorder, thence along the southwest line of said Ashby Heights and along the northeast line of said Lot 2 in Roll-Lee Minor Subdivision, South 41 degrees 54 minutes 44 seconds East 192.02 feet to the beginning of a non-tangent curve to the left, having a central angle of 2 degrees 10 minutes 36 seconds, a radius of 815.98 feet and a chord dimension of South 54 degrees 55 minutes 45 seconds West 30.92 feet; thence along the arc of said curve and along the boundary of said Lot 2, South 92 degrees 00 minutes 00 seconds East 23.05 feet; thence continue along the boundary of said Lot 2, South 40 degrees 41 minutes 04 seconds West 247.35 feet; thence continue along the boundary of said Lot 2, South 00 degrees 10 minutes 04 seconds East 91.65 feet; thence continue along the boundary of said Lot 2, North 35 degrees 31 minutes 45 seconds West 289.76 feet; thence continue along the boundary of said Lot 2, South 89 degrees 49 minutes 56 seconds West 382.25 feet to the point of beginning and containing a gross area of 7.00 acres, more or less.

Subject to a 12-foot Public Utility Easement along the northeast boundary of the above described tract as shown on the plat of Roll-Lee Minor Subdivision in Plat Book P, Page 188 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an easement granted to S.I.G.&E.CO. in Deed Record 294, page 573 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 12-foot Sanitary Sewer Easement in Deed Drawer 4, card 350 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an Ingress and Egress Easement in Deed Document 2004R0005754 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to a 10-foot Gas Pipeline Easement in favor of S.I.G.&E.CO. in Deed Drawer 3, card 9978 in the Office of the Recorder of Vanderburgh County, Indiana.

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

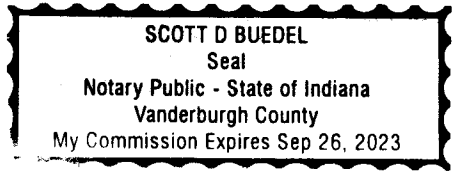
NOTARY CERTIFICATE

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 James & Cinda L. Hamilton who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 28th day of DECEMBER, 2017.

9-26-2023 My Commission expires: Notary Public
VANDERBURGH Notary Resides in: SCOTT D. BUEDL
County, Indiana. Typed or printed name



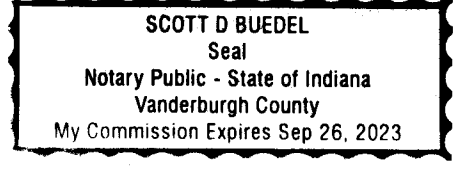
NOTARY CERTIFICATE

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 Donald L. & Charlotte A. Dowig who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of DECEMBER, 2017.

9-26-2023 My Commission expires: Notary Public
VANDERBURGH Notary Resides in: SCOTT D. BUEDL
County, Indiana. Typed or printed name



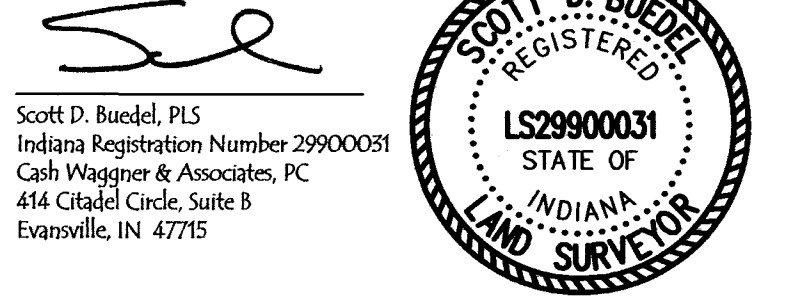
GENERAL NOTES

- Utilities:** Gas and electric is existing on both lots and is provided by Vectren. Water is existing on both lots and is provided by the Evansville Water and Sewer Utility. Sewer is existing on both lots and is provided by the Evansville Water and Sewer Utility.
- Access:** Lots 2A shall access Rucker Road, only. OutLot A, can not be subdivided or developed into a buildable lot without being approved as a Major Subdivision and without the extension of a county road to Whetstone Road and through the existing easement and right-of-way to the south of Lot 4 in Ashby Heights.
- Flood:** OutLot A, being platted by this subdivision, shall not have direct access to Pine View Drive. Access to OutLot A will only be allowed through the adjoining property to the south, currently owned by James and Cinda L. Hamilton and described in Deed Drawer 6, card 3554.
- 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.
- Monuments:** Monuments exist as noted at all exterior boundaries and all interior will be a set 5/8" rebar with plastic cap stamped "Cash Waggoner & Associates #0096".
- Noise Sensitive:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described in this subdivision plat experiences or may experience significant levels of aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.
- Sidewalks:** Application for Modification/Waiver of Subdivision Standards: APC Docket Number 25-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on August 14, 2017.

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 8th day of December, 2017.



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 14, 2017 (at Subdivision Review).

Attest Executive Director
RLB

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

JAN. 9, 2018
Plat Release Date



CURVE DATA

NUMBER	C-1	C-2	C-3
DELTA ANGLE	22°53'56"	22°53'48"	02°10'56"
CHORD DIRECTION	N 11°39'05" W	N 11°39'09" W	S 54°34'55" W
TANGENT	29.76	21.65	15.46
RADIUS	144.92	106.92	815.98
ARC LENGTH	58.72	42.75	30.92
CHORD LENGTH	58.33	42.44	30.92

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: SC
PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS
WWW.CASHWAGGNER.COM

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

402 E. 13TH STREET
JASPER, IN 47546
PH: 812.634.5015