

TERRA VISTA SECTION 3

Centerline Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 88°28'15" W	50.00'
L2	S 01°31'45" W	20.00'
L3	S 01°31'45" W	20.00'
L4	N 88°28'15" W	50.00'
L5	S 01°31'45" W	20.00'
L6	S 01°31'45" W	20.00'
L7	N 88°28'15" W	25.00'
L8	N 88°28'15" W	25.00'

Offsite R.P.U.E. #4 Line Table

NUMBER	DIRECTION	DISTANCE
L9	S 01°31'45" W	10.18'
L10	S 88°28'15" E	47.00'
L11	S 01°32'45" W	12.00'
L12	N 88°28'15" W	47.00'

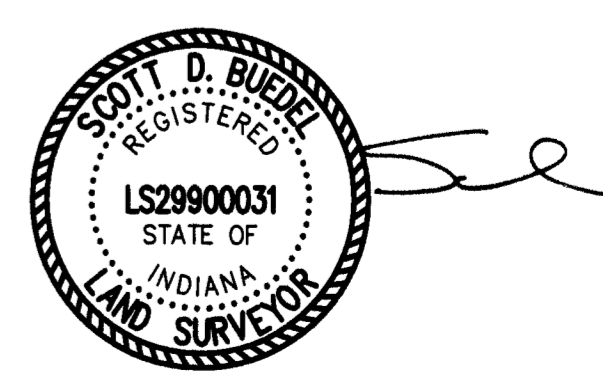
Curve Table

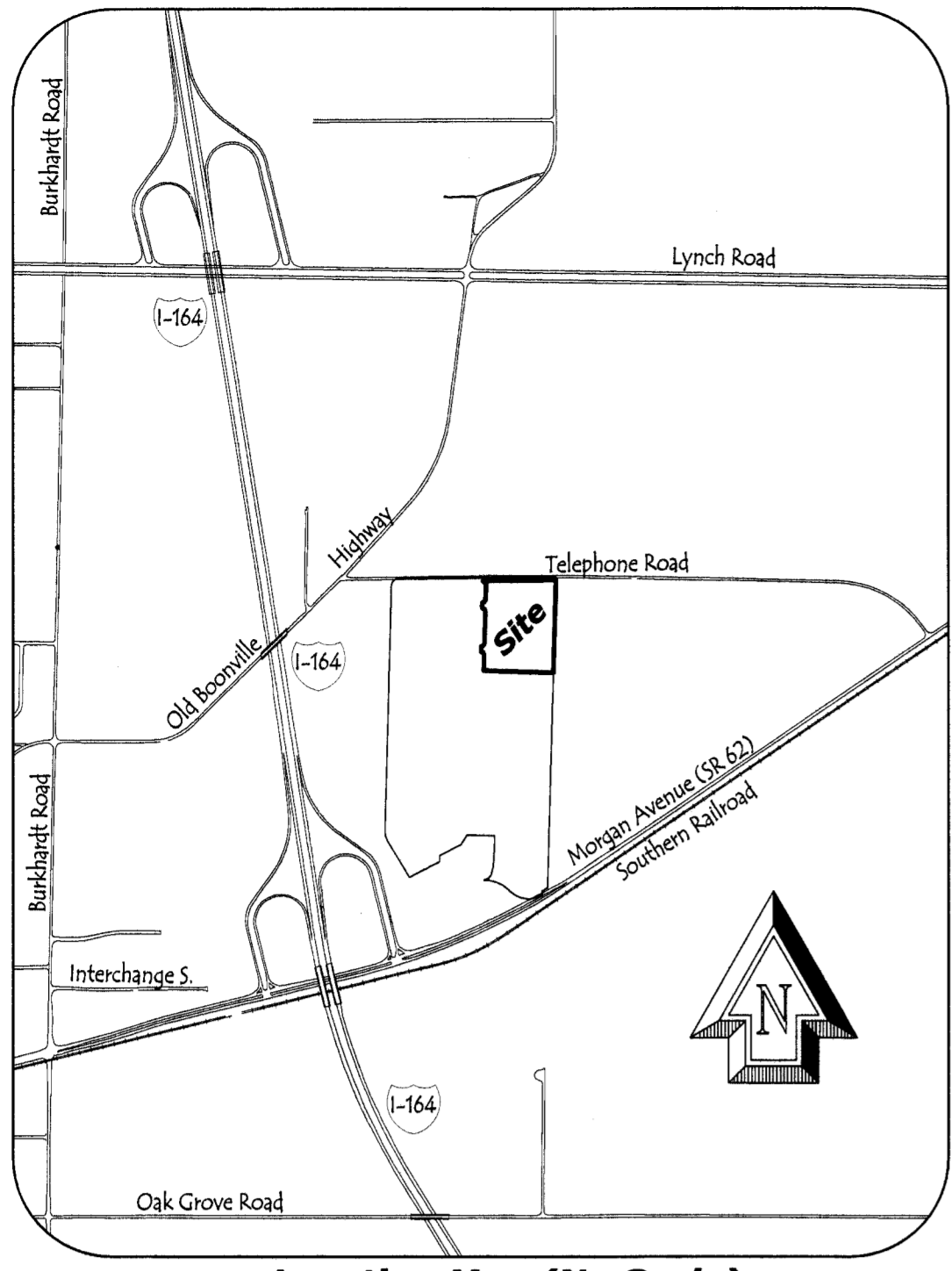
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 45°28'15" W	25.00'	25.00'	39.27'	35.36'
C2	90°00'00"	N 46°31'45" E	25.00'	25.00'	39.27'	35.36'
C3	90°00'00"	N 45°28'15" W	25.00'	25.00'	39.27'	35.36'
C4	90°00'00"	N 46°31'45" E	25.00'	25.00'	39.27'	35.36'
C5	92°07'00"	N 44°31'45" W	25.94'	25.00'	40.19'	36.00'
C6	87°53'00"	S 45°28'15" W	24.09'	25.00'	38.35'	34.70'
C7	90°00'00"	S 45°28'15" E	25.00'	25.00'	39.27'	35.36'
C8	42°50'00"	N 70°06'45" E	15.75'	35.00'	26.17'	25.56'
C9	42°50'00"	N 67°03'15" W	15.75'	35.00'	26.17'	25.56'
C10	90°00'00"	S 45°28'15" W	25.00'	25.00'	39.27'	35.36'
C11	90°00'00"	S 45°28'15" E	25.00'	25.00'	39.27'	35.36'
C12	42°50'00"	N 70°06'45" E	15.75'	35.00'	26.17'	25.56'
C13	42°50'00"	N 67°03'15" W	15.75'	35.00'	26.17'	25.56'
C14	90°00'00"	S 45°28'15" W	25.00'	25.00'	39.27'	35.36'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE Dec. 12, 2017
 PAGE 125
 JOE GRIES AUDITOR
 6271
 RECEIVED FOR RECORD
 DATE 12-12-17 3:08p
 PLAT BOOK U
 PAGE 125
 INSTR# 2017R00029926
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



U-125
 APC # 9 - S - 2015





Location Map (No Scale)

GENERAL NOTES

- Utilities:** Sanitary Sewers are provided by Evansville Water & Sewer Utility and they will be extended to all lots.
- Water is provided by Evansville Water & Sewer Utility and it will be extended to all lots.
- Gas and Electric will be extended to all lots by Vectren.
- Double Frontage:** Lots 1 through 4 are not considered double frontage Lots for the purpose of placing fences.
- Access:** Lots 1 through 18 shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165C0140 D and 18165C0205 D, both dated March 17, 2011, all of Section 5 does not lie within the limits of the 100 year flood zone.
- 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 on 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.
- 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.
- Survey:** The overall boundary of the subject property was re-established by a Retracement Boundary Survey/Parcelization Plat which was prepared by Cash Waggoner & Associates, PC and which is recorded in Document Number 2015R00018999 in the office of the Recorder of Vanderburgh County, Indiana.

Bearings used this survey are based on Indiana State Plane Coordinates, Indiana West, NAD 1983. A GPS Observation was used to establish the State Plane Coordinates. Bearings used this survey are 00 degrees 12 minutes 09 seconds different that the bearings used on the recorded plats of East Pointe Business Park, Section 1 through 6 and a survey of the overall East Pointe Business Park property which is recorded Surveyor's Plat Drawer 1, card 1795.
- 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 #0096"
- Approval Dates:**
 - Road Plans were approved by the Board of Public Works on April 14, 2016.
 - Sidewalk Plans were approved by the Board of Public Works on April 14, 2016.
 - Drainage Plans were approved by the Board of Public Works on April 7, 2016.
 - Sewer Plans were approved by the Evansville Water and Sewer Utility Board on March 29, 2016.
 - Water Plans were approved by the Evansville Water and Sewer Utility Board on August 29, 2016.

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 the new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and 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 City 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.

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 18, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section; thence along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 25.02 feet to the south right-of-way of Telephone Road and the northeast corner of a tract of land conveyed to MOB, LLC in Document 2016R00024282 in the Office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence continue along the east line of said Quarter Section, South 01 degree 32 minutes 43 seconds West 702.47 feet; thence North 88 degrees 28 minutes 15 seconds West 525.32 feet; thence North 01 degree 31 minutes 45 seconds East 120.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 45 degrees 28 minutes 15 seconds West 35.36 feet; thence along the arc of said curve 39.27 feet; thence North 01 degree 31 minutes 45 seconds East 40.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 46 degrees 31 minutes 45 seconds East 35.36 feet; thence along the arc of said curve 39.27 feet; thence North 01 degree 31 minutes 45 seconds East 240.00 feet to the beginning of a curve to the left 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 28 minutes 15 seconds West 35.36 feet; thence along the arc of said curve 39.27 feet; thence North 01 degree 31 minutes 45 seconds East 40.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 46 degrees 31 minutes 45 seconds East 35.36 feet; thence along the arc of said curve 39.27 feet; thence North 01 degree 31 minutes 45 seconds East 112.11 feet to the beginning of a curve to the left having a central angle of 92 degrees 07 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 44 degrees 31 minutes 45 seconds West 36.00 feet; thence along the arc of said curve 40.19 feet; thence North 00 degrees 35 minutes 15 seconds West 5.00 feet to a point on the south right-of-way line of Telephone Road and the north line of a tract of land conveyed to MOB, LLC in Document 2016R00024282 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the south right-of-way line of Telephone Road and the north line of said tract of land conveyed to MOB, LLC, North 89 degrees 24 minutes 45 seconds East 552.00 feet to the point of beginning and containing a gross area of 8.421 acres, more or less.

Offsite Easements

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 approved and recorded in the Vanderburgh County Recorder's office.

- A variable width Restricted Public Utility Easement (R.P.U.E.) that lies 50 feet south of and parallel with the north line of the East Half of the Northwest Quarter of said Section 18 which runs east and west between the east line of Lot 96 in Terra Vista Section 1, as per plat thereof, recorded in Plat Book U, page 48 in the office of said Recorder and the west right-of-way of Terra Vista Drive. This R.P.U.E. also lies west of and adjacent to the west right-of-way of Terra Vista Drive and it runs north and south between the south right-of-way of Telephone Road and the north right-of-way of Lyman Court. The limits of this easement are defined by the dimensions shown on this plat.
- A variable width Restricted Public Utility Easement (R.P.U.E.) that lies west of and adjacent to the west right-of-way of Terra Vista Drive between the south right-of-way of Lyman Court and the north right-of-way of Barnum Court. The limits of this easement are defined by the dimensions shown on this plat.
- A variable width Restricted Public Utility Easement (R.P.U.E.) that lies west of and adjacent to the west right-of-way of Terra Vista Drive between the south right-of-way of Barnum Court and the southwest corner of Terra Vista Section 3. This R.P.U.E. also extends west from the southwest corner of Terra Vista Section 3 to a point 68.00 feet east of the east line of Lot 98 in Terra Vista Section 1, as per plat thereof, recorded in Plat Book U, page 48 in the office of said Recorder. The limits of this easement are defined by the dimensions shown on this plat.
- A variable width Restricted Public Utility Easement (R.P.U.E.) that extends south from the south line of Lot 14 in Terra Vista Section 3 to the northwest corner of Lot 106 in Terra Vista Section 2, as per plat thereof, recorded in Plat Book U, page 49 in the office of said Recorder. The limits of this easement are defined by the dimensions shown on this plat.
- A Sign Easement (S.E.) located at the inside corner of Offsite Easement Number 1 and at the southwest quadrant of the intersection of Telephone Road and Terra Vista Drive. The limits of this easement are defined by the dimensions shown on this plat.

Subject to a Pipeline Easement originally granted to Missouri-Kansas Pipeline Company in Deed Book 168, page 495 and later conveyed to Southern Indiana Gas and Electric Company in Deed Book 382, page 456 in the Office of the Recorder of Vanderburgh County, Indiana.

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

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 **Terra Vista 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 "R.P.U.E." (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, public sewer utilities, public gas utilities and public electric 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 said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer, gas and electric utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways, parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

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 a 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 utilities 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.

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 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.

Areas of land, of the dimensions shown on this plat and marked "S.E." (Sign Easement) are hereby dedicated to the Homeowners Association for the purpose of installation, maintenance, operation and repair of signs, walls, fences and landscape features whether above or below ground.

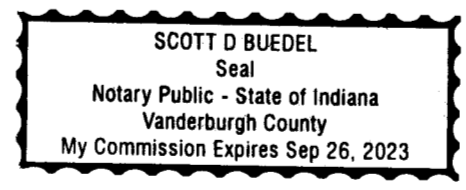
Owner & Developer of Lots 1 through 18 and Offsite Easements
 TVP Development, LLC
 3638 Citadel Circle
 Newburgh, IN 47650

Bruce A. Biggerstaff, Sr.
 Bruce A. Biggerstaff, Sr., Member date 11-16-17

NOTARY CERTIFICATE

State of Indiana)
) SS:
 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 Bruce A. Biggerstaff, Sr. (TVP Development, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 16th day of NOVEMBER, 2017.

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



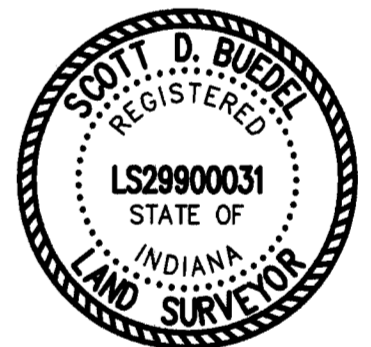
AFFIRMATION STATEMENT
 I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
 SIGNATURE: *SD*
 PRINTED NAME: Scott D. Buedel

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 15th day of November, 2017.

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



AREA PLAN COMMISSION CERTIFICATE

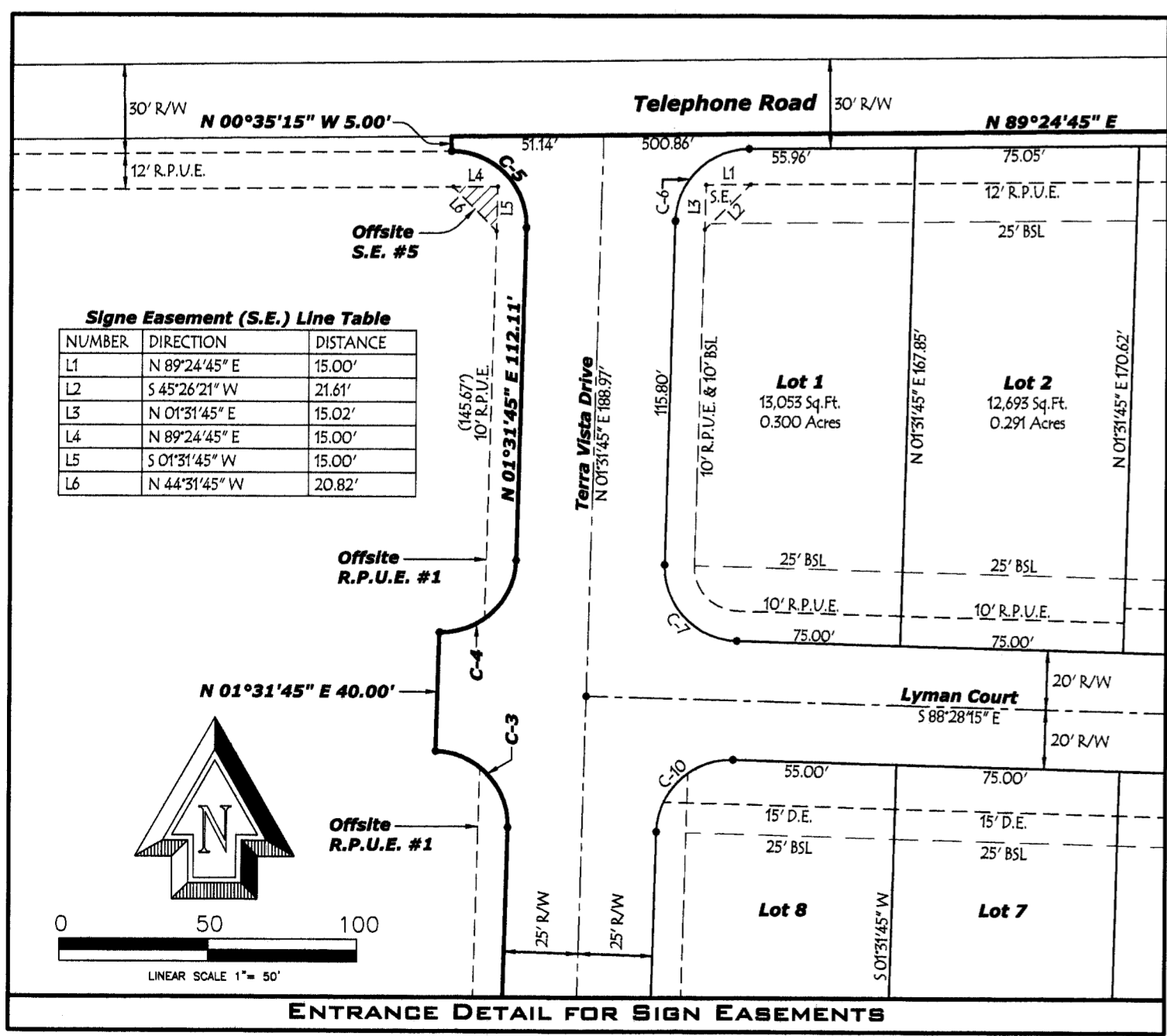
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on November 12, 2015.

John J. Jones
 President
Blaine L. Jones
 Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.
Blaine L. Jones
 Executive Director
 DECEMBER 17, 2017
 Plat Release Date



U-125
 APR # 9-5-2015



CASH WAGGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS
 WWW.CASHWAGGNER.COM
 414 CITADEL CIRCLE SUITE B
 EVANSVILLE, IN 47715
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 402 E 13TH STREET
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