

TERRA VISTA SECTION 5

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 10/28/2019 2:28 PM
 PLAT BOOK V
 PAGE 033
 BRIAN GERTH AUDITOR
 445
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
 DATE 10/28/2019 2:28 PM
 PLAT BOOK V
 PAGE 033
 INSTR# 20190002448
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

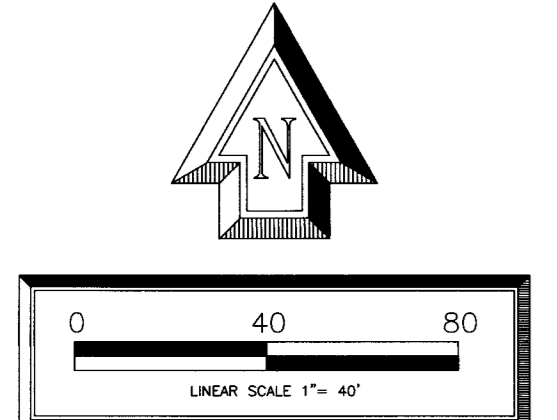


Curve Table

NUMBER	C-1	C-2	C-3
DELTA ANGLE	92°07'00"	90°00'00"	90°00'00"
CHORD DIRECTION	S 44°31'45" E	S 46°31'45" W	S 43°28'15" E
TANGENT	25.94	25.00	25.00
RADIUS	25.00	25.00	25.00
ARC LENGTH	40.19	39.27	39.27
CHORD LENGTH	36.00	35.56	35.56

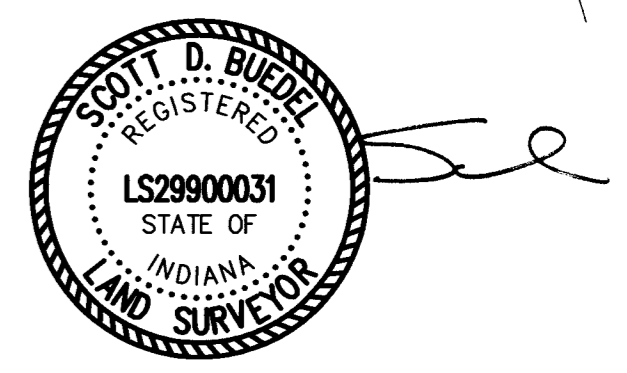
NUMBER	C-4	C-5	C-6
DELTA ANGLE	90°00'00"	90°00'00"	46°11'13"
CHORD DIRECTION	S 46°31'45" W	S 43°28'15" E	S 68°26'08" W
TANGENT	25.00	25.00	10.66
RADIUS	25.00	25.00	25.00
ARC LENGTH	39.27	39.27	20.15
CHORD LENGTH	35.56	35.56	19.61

NUMBER	C-7	C-8	C-9
DELTA ANGLE	46°11'13"	46°11'13"	46°11'13"
CHORD DIRECTION	N 65°22'39" W	S 68°26'08" W	N 65°22'39" W
TANGENT	10.66	10.66	10.66
RADIUS	25.00	25.00	25.00
ARC LENGTH	20.15	20.15	20.15
CHORD LENGTH	19.61	19.61	19.61



LEGEND

- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- (P.B.) Point of Beginning
- (P.O.C.) Point of Commencement
- (P.U.E.) Public Utility Easement
- (D.E.) Drainage Easement



SHEET 1 OF 2

TERRA VISTA SECTION 5

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 all lots to which owner still holds title 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.

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 streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18163C0140 D and 18163C0205 D, both dated March 17, 2011, all of Section 5 does not lie within the limits of the 100 year flood zone.

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 Wagner & 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 than 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 1793.

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 #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 May 29, 2018.

Water Plans were approved by the Evansville Water and Sewer Utility Board on June 12, 2018.

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 5**. 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 **"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.

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 and Offsite Easements
TVP Development, LLC
3638 Citadel Circle
Newburgh, IN 47650

 9-17-19
Bruce A. Biggerstaff, Sr., Member date

NOTARY CERTIFICATE

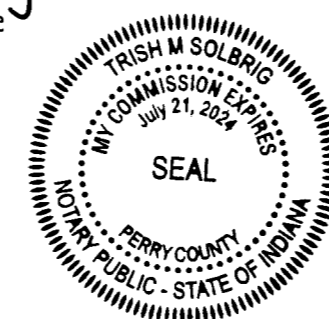
State of Indiana)
) SS:
County of Vanderburgh)

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 17th day of September, 2019.

July 21, 2024
My Commission expires: Trish Salbrig
Notary Public

Notary Resides in Perry
County, Indiana Trish Salbrig
Typed or printed name



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 north line of said Quarter Section, South 89 degrees 24 minutes 45 seconds West 552.94 feet; thence South 00 Degrees 35 Minutes 15 Seconds East 25.00 feet to the south right-of-way 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 and being the point of beginning; thence along the western boundary of Terra Vista, Section 5, as per plat thereof, recorded in Plat Book U, page 125 in the office of said Recorder the following eleven (11) calls:

South 00 Degrees 35 Minutes 15 Seconds East 5.00 feet to the beginning of a curve to the right having a central angle of 92 Degrees 07 Minutes 00 Seconds, a radius of 25.00 feet and a chord dimension of South 44 Degrees 31 Minutes 45 Seconds East 36.00 feet;

thence along the arc of said curve 40.19 feet; thence

South 01 Degree 31 Minutes 45 Seconds West 112.11 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 31 Minutes 45 Seconds West 35.36 feet;

thence along the arc of said curve 39.27 feet; thence

South 01 Degree 31 Minutes 45 Seconds West 40.00 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 28 Minutes 15 Seconds East 35.36 feet;

thence the arc of said curve 39.27 feet; thence

South 01 Degree 31 Minutes 45 Seconds West 240.00 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 31 Minutes 45 Seconds West 35.36 feet;

thence the arc of said curve 39.27 feet; thence

South 01 Degree 31 Minutes 45 Seconds West 40.00 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 43 Degrees 28 Minutes 15 Seconds East 35.36 feet;

thence the arc of said curve 39.27 feet; thence

South 01 Degree 31 Minutes 45 Seconds West 120.00 feet to the southwest corner of said Terra Vista, Section 5; thence North 88 Degrees 28 Minutes 15 Seconds West 365.00 feet to a point on the east line of Terra Vista, Section 1, as per plat thereof, recorded in Plat Book U, page 48 in the office of said Recorder; thence along the east line of said Terra Vista, Section 1, North 01 Degree 31 Minutes 45 Seconds East 669.56 feet the south right-of-way of Telephone Road and the north line of said tract of land conveyed to MOB, LLC in Document 2016R00024282; thence along said south right-of-way of Telephone Road and the north line of said tract of land conveyed to MOB, LLC, North 89 Degrees 24 Minutes 45 Seconds East 339.12 feet to the point of beginning and containing a gross area of 5.602 acres, more or less.

Offsite Easement
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 these easements, is approved and recorded in the Vanderburgh County Recorder's office.

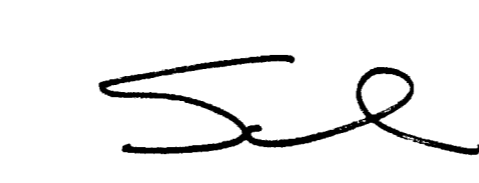
1. A 10-foot Drainage Easement that lies south of and adjacent to the south line of Lots 76 through 80. The limits of this easement are defined by the dimensions shown on this plat.

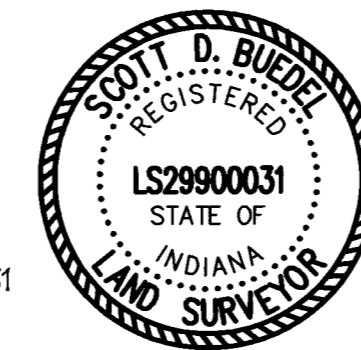
Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

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 16th day of September, 2019

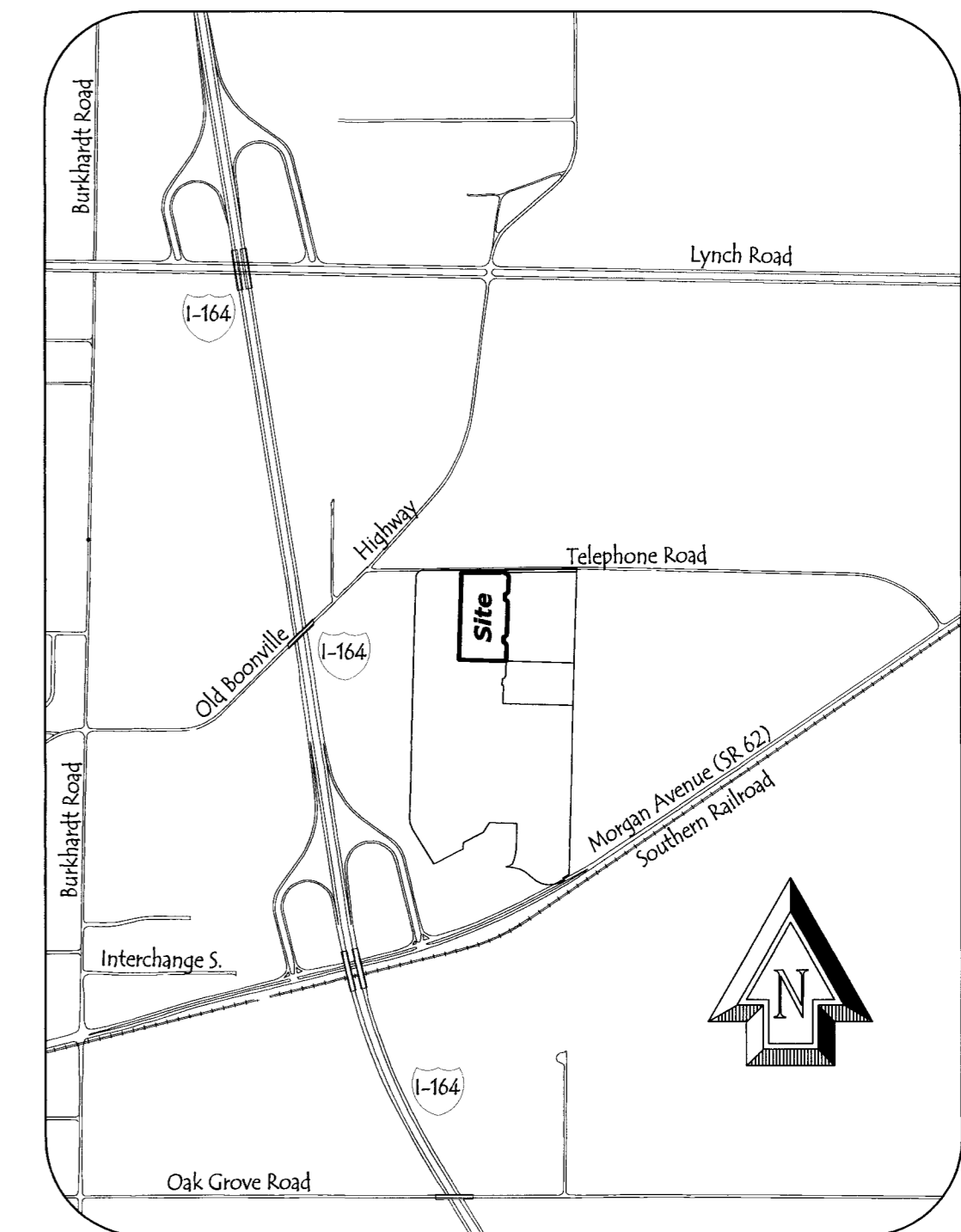

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Wagner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



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: 

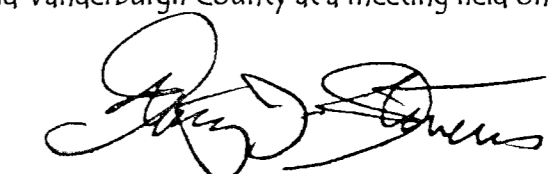
PRINTED NAME: Scott D. Buedel



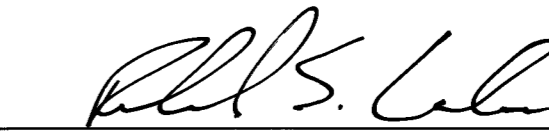
Location Map (No Scale)

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.

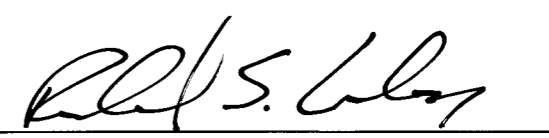


President: STACEY STEVENS



Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: 9-5-2015
The Secondary plat complies with the Ordinance and is released for recording.

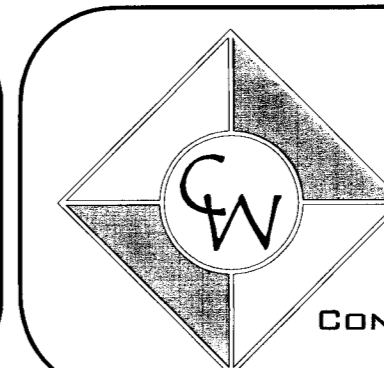


Executive Director: RONALD S. LONDON

10/28/2019
Plat Release Date



SHEET 2 OF 2



CASH WAGNER & ASSOCIATES, PC
CONSULTING ENGINEERS • LAND SURVEYORS
WWW.CASHWAGNER.COM

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

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