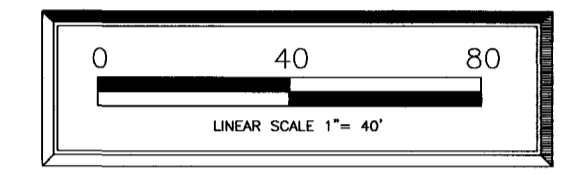
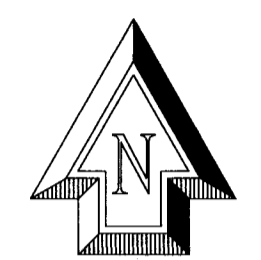


TERRA VISTA SECTION 6

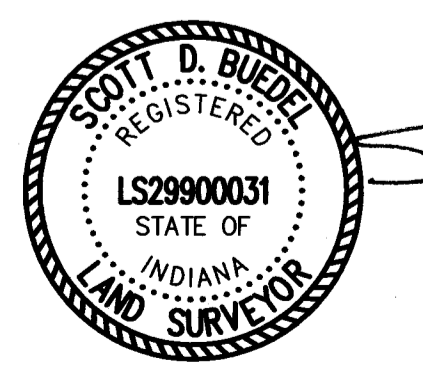
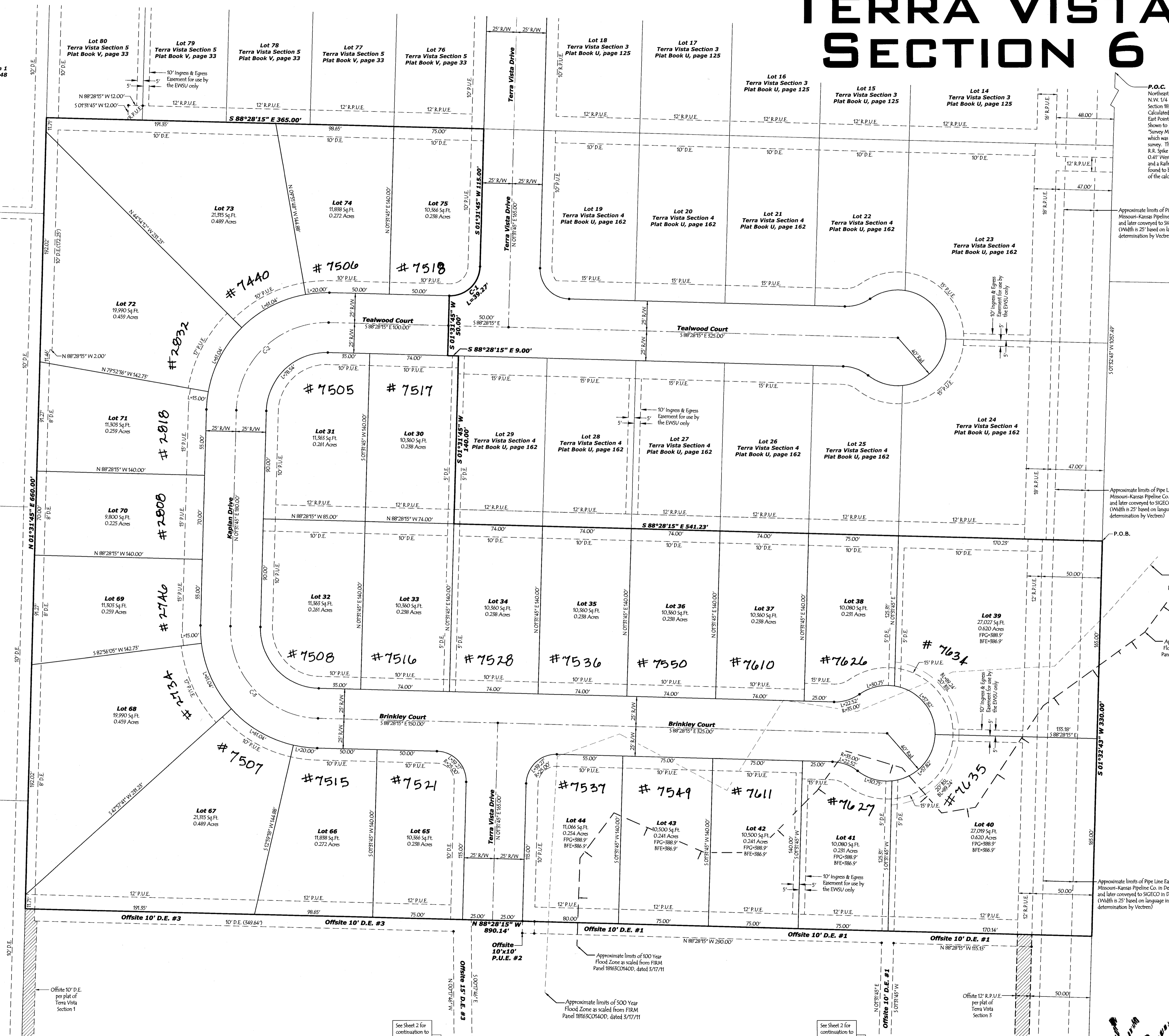
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 12-29-20
 BRIAN GERTH AUDITOR
 3475
 RECEIVED FOR RECORD
 DATE 12/29/2020 3:02PM
 PLAT BOOK V
 PAGE 080
 INSTR# 2020R00035204
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



LEGEND

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

NUMBER	CURVE DATA		
	C-1	C-2	C-3
DELTA ANGLE	90°00'00"	90°00'00"	90°00'00"
CHORD DIRECTION	S 46°31'45" W	S 46°31'45" W	S 43°28'15" E
TANGENT	25.00	75.00	75.00
RADIUS	25.00	75.00	75.00
ARC LENGTH	39.27	117.81	117.81
CHORD LENGTH	35.36	106.07	106.07



TERRA VISTA SECTION 6

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 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.

GENERAL NOTES

- Public Utilities:** PUBLIC UTILITIES - WATER:
Water 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 18165C0140 D and 18165C0205 D, both dated March 17, 2011, part of Section 6 does 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:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
 2. 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.
 3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
 4. 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 July 25, 2020
- Water Plans were approved by the Evansville Water and Sewer Utility Board on July 15, 2020

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Terra Vista Section 6**. 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 buildings, 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.

Owner & Developer of Lots and Offsite Easements
TVP Development, LLC
3658 Citadel Circle
Newburgh, IN 47650

[Signature] 11-25-2020
Bruce A. Biggerstaff, Sr., Member date

NOTARY CERTIFICATE

State of Indiana)
) SS:
County of Vanderburgh)

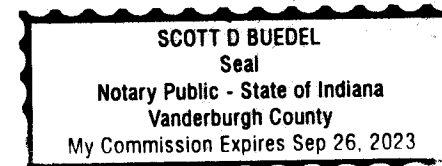
Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce A. Biggerstaff, Sr. (TVP Development, LLC) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 25th day of November, 2020.

9-26-2023 *[Signature]*
My Commission expires: Notary Public
Notary Resides in Vanderburgh
County, Indiana Scott D. Buebel
Typed or printed name

Witness to Signator's Signature

[Signature]
Witness Signature
Adam Westbrook
Witness printed name



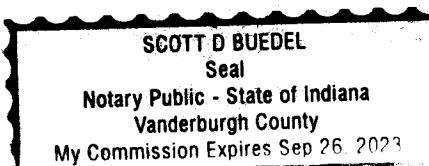
PROOF OF WITNESS

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 above named Adam Westbrook to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Signator to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Signator execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 25th day of November, 2020.

9-26-2023 *[Signature]*
My Commission expires: Notary Public
Notary Resides in Vanderburgh
County, Indiana Scott D. Buebel
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 east line of said Quarter Section, South 01 degree 32 minutes 45 seconds West 1057.49 feet to the southeast corner of Terra Vista Section 4, as per plat thereof, recorded in Plat Book U, page 162 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 45 seconds West 330.00 feet; thence North 88 degrees 28 minutes 15 seconds West 890.14 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 Section 1, North 01 degree 31 minutes 45 seconds East 660.00 feet to the southwest corner of Terra Vista Section 5, as per plat thereof, recorded in Plat Book U, page 33 in the Office of said Recorder; thence along the south line of said Section 5, South 88 degrees 28 minutes 15 seconds East 365.00 feet to the northwest corner of Terra Vista Section 4, as per plat thereof, recorded in Plat Book U, page 162 in the Office of said Recorder; thence along the boundary of said Section 4 the following six (6) calls:

South 01 degree 31 minutes 45 seconds West 115.00 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

along the arc of said curve 39.27 feet; thence

South 01 degree 31 minutes 45 seconds West 50.00 feet; thence

South 88 degrees 28 minutes 15 seconds East 9.00 feet; thence

South 01 degree 31 minutes 45 seconds West 140.00 feet; thence

South 88 degrees 28 minutes 15 seconds East 541.23 feet to the point of beginning and containing a gross area of 9.426 acres, more or less.

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.

1. A 10-foot wide Drainage Easement (D.E.) that lies south of and adjacent to the south line of Lots 40, 41, 42, 43 and 44 and which extends south from a point near the southeast corner of Lot 41 to the north line of an Offsite Lake Maintenance and Storm Drainage Easement as shown on the plat of Terra Vista Section 1, as per plat thereof, recorded in Plat Book U, page 48 in the Office of the Recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

2. A 10-foot by 10-foot Public Utility Easement (P.U.E.) that lies south of the southwest corner of Lot 44. The limits of this easement are defined by the dimensions shown on this plat.

3. A variable width Drainage Easement (D.E.) that lies south of and adjacent to the south line of Lots 65, 66 and 67 and which extends south from a point near the southeast corner of Lot 65 to the boundary of an Offsite Lake Maintenance and Storm Drainage Easement as shown on the plat of Terra Vista Section 1, as per plat thereof, recorded in Plat Book U, page 48 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 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.

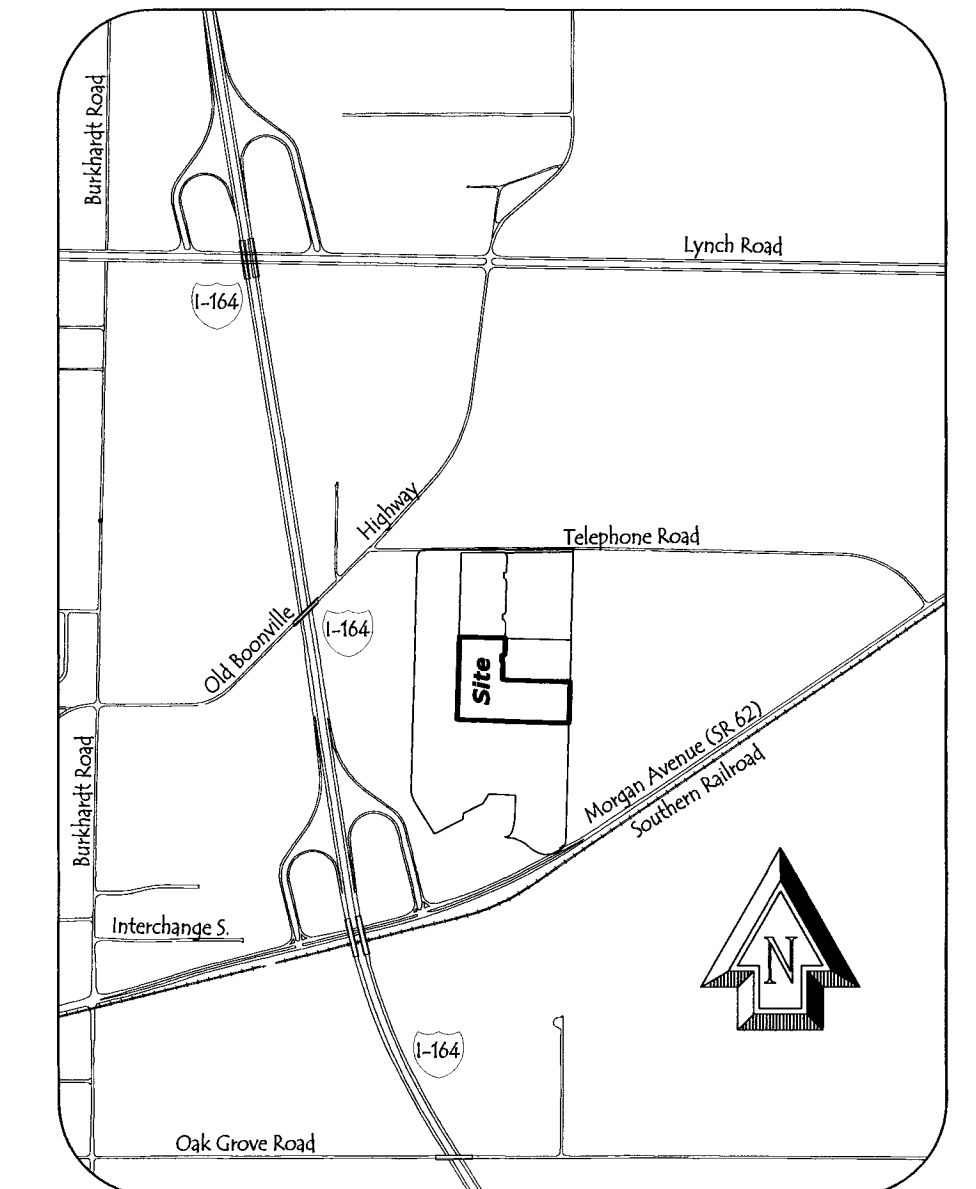
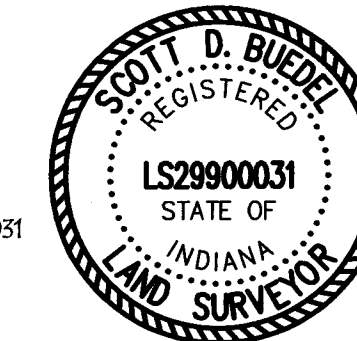
Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buebel, 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 24th day of November, 2020

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



Location Map (No Scale)

AREA PLAN COMMISSION CERTIFICATE

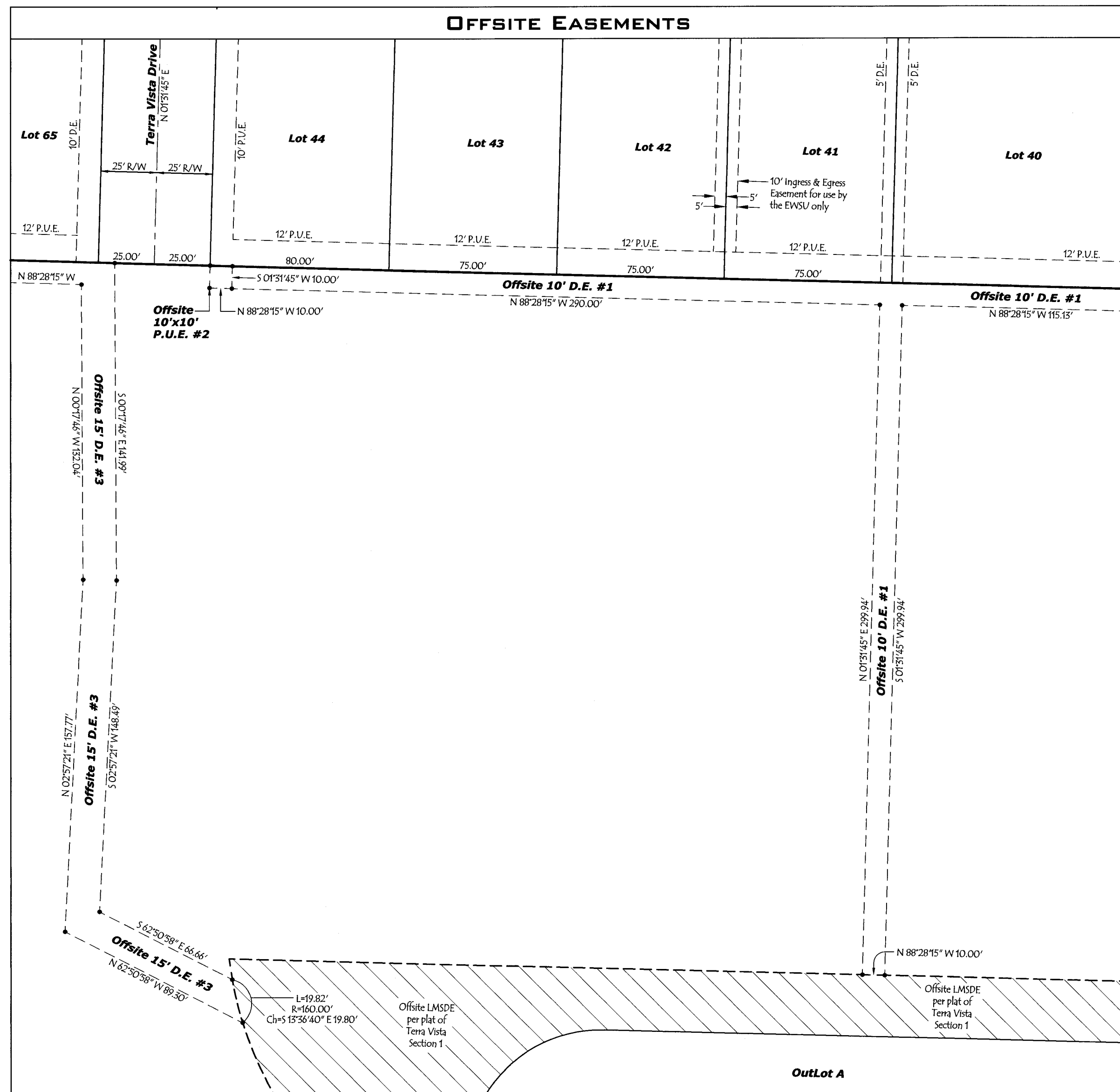
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on November 12, 2015.

[Signature]
President: STACEY STEVENS

[Signature]
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.

[Signature]
Executive Director: RONALD S. LONDON
12/29/2020
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

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: *[Signature]*

PRINTED NAME: Scott D. Buebel