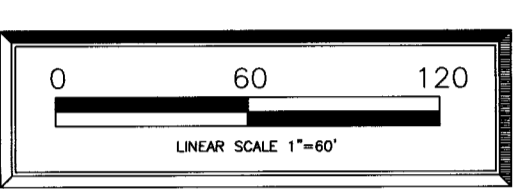


Location Map (No Scale)



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 6**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Stips 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, enhancement 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.

Stips 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 to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

Stips 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.

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

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and to from said easements for necessary construction, maintenance or reconstruction.

Owner & Developer of all lots and rights-of-way
Old Orchard Development, LLC
600 W. Washington Street
Clarksville, IN 47601

Scott D. Buedel 1-27-16
Date

Owner of Offsite Public Utility Easement (P.U.E.)
Connie Engelbrecht
600 Christ Road
Evansville, IN 47711

Connie Engelbrecht 1-28-2016
Date

Connie Engelbrecht
AK/A CONNIE S ENGELBRECHT

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 (Old Orchard 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 29th day of JANUARY, 2016.

My Commission expires: 4-26-2023

Notary Public:
VANDERBURGH 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 Connie Engelbrecht, who acknowledged the execution of the foregoing plat with the dedications thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 28th day of JANUARY, 2016.

My Commission expires: 4-26-2023

Notary Public:
VANDERBURGH SCOTT D. BUEDL
County, Indiana
Typed or printed name

BOUNDARY DESCRIPTION

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 Northwest Quarter of the Southeast Quarter of said Section 5, thence along the south line of said Quarter Quarter Section, North 88 degrees 51 minutes 05 seconds West 298.55 feet to the southwest corner of the Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning, thence continue along the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 88 degrees 51 minutes 05 seconds West 580.24 feet, thence perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 01 degree 08 minutes 55 seconds East 600.00 feet, thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of said Section, South 88 degrees 51 minutes 05 seconds East 276.96 feet, thence South 01 degree 13 minutes 29 seconds West 588.22 feet, thence South 88 degrees 46 minutes 31 seconds East 117.07 feet, thence South 01 degree 13 minutes 29 seconds West 5.00 feet, thence South 88 degrees 46 minutes 31 seconds East 165.00 feet to the west line of said Orchard, Section 5, thence along the west side of said Section 5, the following three (3) calls:
South 01 degree 13 minutes 29 seconds West 303.00 feet, thence South 88 degrees 46 minutes 31 seconds East 10.00 feet, thence South 01 degree 13 minutes 29 seconds West 155.40 feet to the point of beginning and containing a gross area of 6.825 Acres.

Also a Public Utility Easement being a 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 Northwest Quarter of the Southeast Quarter of said Section 5, thence along the south line of said Quarter Quarter Section, North 88 degrees 51 minutes 05 seconds West 866.77 feet, thence perpendicular to the south line of the Northwest Quarter of the Southeast Quarter of said Section, North 01 degree 08 minutes 55 seconds East 600.00 feet, thence parallel with the south line of the Northwest Quarter of the Southeast Quarter of said Section, South 88 degrees 51 minutes 05 seconds East 205.44 feet to the point of beginning, thence North 01 degree 08 minutes 55 seconds East 8.00 feet, thence South 88 degrees 51 minutes 05 seconds East 14.00 feet, thence South 01 degree 08 minutes 55 seconds West 8.00 feet, thence North 88 degrees 51 minutes 05 seconds West 14.00 feet to the point of beginning.

Also, the following offset 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 by Vanderburgh County and recorded in the Vanderburgh County Recorder's office:

- A 2.5-foot Public Utility Easement that lies east of and adjacent to the east line of Lot 76. The limits of this easement are defined by the dimensions shown on this plat.
- A 10-foot Drainage Easement that lies east of and adjacent to the east line of the 2.5-foot Public Utility Easement described as offsite Easement Number 1. This 10-foot Drainage easement is also east of Lot 76. The limits of this easement are defined by the dimensions shown on this plat.
- A 10-foot by 12-foot Public Utility Easement that lies north of and adjacent to the north line of Lot 45 and which is also at the northern end of the right-of-way of Canoe Drive. The limits of this easement are defined by the dimensions shown on this plat.

Subject to the existing right-of-way for Christ Road.

Also, subject to all other 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 20th day of January, 2016.

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



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb. 18, 2016
(DATE)

BRIAN GERTH AUDITOR
769
(AUDITOR NUMBER)

RECEIVED FOR RECORD

DATE 02-18-16 2:34p
PLAT BOOK U
PAGE 12
INST# 2016 R00003865

Z TULEY RECORDER
VANDERBURGH COUNTY

THE ORCHARD SECTION 6

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #609, 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.

President: *John S. ...*
Attest Executive Director: *John S. ...*

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

Executive Director: *John S. ...*

Feb. 18, 2016
Plat Release Date



GENERAL NOTES

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.

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 Map for the City of Evansville, Indiana, Community Panel Number 180257/018 D, dated March 17, 2011, part of Section 6 does lie within the limits of the 100 year flood zone (Zone "A").

Basement: Any basement must be approved by the Vanderburgh County Building Commission.

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 engineered 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 applicable ordinances.
- Keeping all parts of the storm water system operating as designed and as constructed and free of trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines and basins free of waterways and basins free from erosion and sedimentation.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from causing to any part of the storm water system and easement which lies on his or her property.

GENERAL NOTES

For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20 IIC C(6) of the City of Evansville's Municipal Code must be provided if unimproved areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20 IIC C(1) of the Evansville Municipal Code.

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 2009000008309 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 set 5/8" Rebar with plastic cap stamped "Cash Wagner & Associates #00096".

Double Frontage: Lots 84 through 90 are not considered double frontage lots for the purpose of placing fences.

Sidewalk Setbacks: The 10 foot RSL on the street side of Lot 88 and 89 shall be increased to 15 feet if a side-load garage is used. The 15 foot setback will allow an adequate distance to park a standard car in the driveway and stay out of the sidewalk along the street.

Road Plans were approved by the Evansville Board of Public Works on March 3, 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 April 15, 2010. Water Plans were approved by the Evansville Water and Sewer Utility on December 8, 2014.

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 the 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 to 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(s) 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 modification 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.

SIGN EASEMENT

NUMBER	DIRECTION	DISTANCE
L1	N 88°51'05" W	5.00'
L2	N 01°13'29" E	5.13'
L3	S 88°51'05" E	5.00'
L4	N 44°53'48" E	27.47'
L5	N 88°29'22" W	4.00'
L7	S 01°13'29" W	16.25'
L7	S 88°51'05" E	5.00'
L8	N 01°13'29" E	5.00'
L9	N 88°51'05" W	5.00'
L10	N 45°46'31" W	31.16'
L11	S 88°46'31" E	7.00'
L12	S 01°13'29" W	15.91'

CURVE DATA

NUMBER	C-1	C-2	C-3
DELTA ANGLE	90°00'00"	90°00'00"	90°00'00"
CHORD DIRECTION	N 43°46'31" W	N 43°46'31" W	N 43°46'31" W
TANGENT	75.00	50.00	25.00
RADIUS	75.00	50.00	25.00
ARC LENGTH	117.81	78.54	39.27
CHORD LENGTH	106.07	70.71	35.36

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 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

U-12
APC # 7-5-2010