

**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 47534  
 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: *Scott D. Buedel*  
 PRINTED NAME: **Scott D. Buedel**

**CURVE TABLE - BOUNDARY**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	07°45'51"	S 20°44'10" W	22.05	525.00	44.04	44.01
C-2	00°53'52"	N 02°34'11" W	15.77	2025.00	31.53	31.53
C-3	00°05'16"	N 02°58'19" W	1.51	1975.00	3.05	3.05

**CURVE TABLE - CENTERLINE & EASEMENT**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-4	05°57'52"	N 00°56'45" W	69.22	2000.00	138.59	138.36
C-5	90°00'00"	S 46°02'11" W	60.00	60.00	94.25	84.85
C-6	60°00'00"	S 37°02'11" W	57.74	100.00	104.72	100.00
C-7	14°29'10"	S 68°16'46" W	12.71	100.00	25.28	25.22
C-8	02°36'36"	S 62°20'28" W	3.96	174.00	7.95	7.95
C-9	10°14'42"	S 68°46'07" W	15.60	174.00	31.11	31.07
C-10	95°28'36"	N 58°22'14" W	11.00	10.00	16.66	14.80

**LEGEND**

P.O.B. Point of Beginning  
 P.O.C. Point of Commencement

0 50 100  
 LINEAR SCALE 1" = 50'

**RECEIVED FOR RECORD**

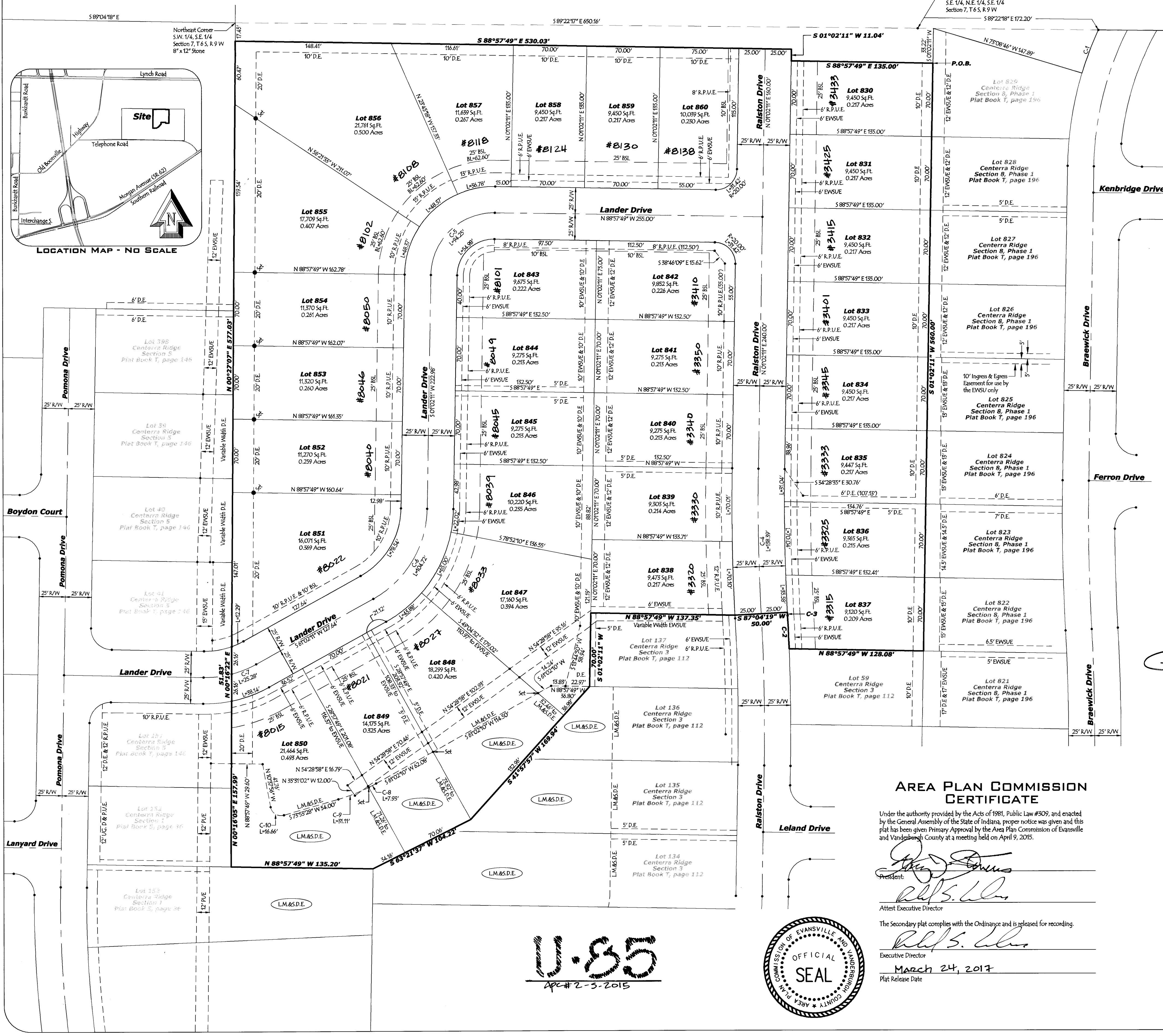
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR. 24, 2017  
 DATE

BRIAN GERTH AUDITOR  
 1329  
 (AUDITOR NUMBER)

DATE 03-24-17 2:22p  
 PLAT BOOK U  
 PAGE 85  
 INSTR# 2017R00007190  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

**CENTERRA RIDGE SECTION 8 PHASE 2**



**OWNER'S CERTIFICATE**

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Centerra Ridge Section 8 Phase 2**. 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 "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. 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 "EWSUE" (Evanville Water and Sewer Utility Easement), are hereby dedicated to the public water utilities and public sewer 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, electric utilities, 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, electric facilities (except crossings and service connections), 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 and sewer utility companies without liability in the use of said easements and the permitted water and sewer 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.

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

Porterfield Development, LLC  
 3638 Citadel Circle  
 Newburgh, IN 47650

Before me, the undersigned, a Notary Public in and for the State of Indiana, personally appeared the said Owner and Subdivider Bruce A. Biggestaff, Sr. (Porterfield Development, LLC) who acknowledged the execution of the foregoing plat with the declarations 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 20th day of MARCH 2017

Bruce A. Biggestaff, Sr., Member date

**NOTARY CERTIFICATE**

State of Indiana )  
 ) ss:  
 County of Vanderburgh )

SCOTT D. BUEDEL  
 Notary Public - State of Indiana  
 Vanderburgh County  
 My Commission Expires Sep 26, 2023

Before me, the undersigned, a Notary Public in and for the State of Indiana, personally appeared the said Owner and Subdivider Bruce A. Biggestaff, Sr. (Porterfield Development, LLC) who acknowledged the execution of the foregoing plat with the declarations 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 20th day of MARCH 2017

9-26-2023  
 My Commission expires: Notary Public

Notary Resides in  
 Vanderburgh County, Indiana  
 Scott D. Buedel  
 Typed or printed name

**APPROVAL DATES**

Road Plans approved by the Evansville Board of Public Works on May 21, 2015.  
 Drainage Plans approved by the Evansville Board of Public Works on May 21, 2015.  
 Sewer Plans approved by the Evansville Water and Sewer Utility on September 6, 2016  
 Water Plans approved by the Evansville Water and Sewer Utility on October 6, 2016

Sidewalks were waived by the Vanderburgh County Commissioners on June 15, 2006 under APC docket number 3-5-2006

**BOUNDARY DESCRIPTION**

Part of the Southeast Quarter of Section 7, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Southeast Quarter of said Section 7 which is also the northeast corner of Centerra Ridge Section 8, Phase 1, as per plat thereof, recorded in Plat Book T, page 196 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Quarter Quarter Section and along the north line of said Centerra Ridge Section 8, Phase 1, North 89 degrees 22 minutes 18 seconds West 477.96 feet to the beginning of a curve to the left, having a central angle of 07 degrees 45 minutes 51 seconds, a radius of 525.00 feet and a chord dimension of South 20 degrees 44 minutes 10 seconds West 44.01 feet; thence along the arc of said curve and along the boundary of said subdivision 44.04 feet; thence continue along the boundary of said subdivision, North 75 degrees 08 minutes 46 seconds West 147.89 feet to the northwest corner of Lot 829 in said Centerra Ridge Section 8, Phase 1; thence along the west line of said subdivision, South 01 degree 02 minutes 11 seconds West 32.22 feet to the point of beginning; thence continue along the west line of said subdivision, South 01 degree 02 minutes 11 seconds West 560.00 feet to the northeast corner of Centerra Ridge, Section 3, as per plat thereof, recorded in Plat Book T, page 112 in the Office of said Recorder; thence along the boundary of said Centerra Ridge, Section 3 the following eight (8) calls:

- North 88 degrees 57 minutes 49 seconds West 128.08 feet to the beginning of a curve to the left having a central angle of 00 degrees 55 minutes 32 seconds, a radius of 2025.00 feet and a chord dimension of North 02 degrees 34 minutes 11 seconds West 31.53 feet; thence
- along the arc of said curve 31.53 feet to the beginning of a curve to the right having a central angle of 00 degrees 05 minutes 16 seconds, a radius of 1975.00 feet and a chord dimension of North 02 degrees 58 minutes 19 seconds West 3.05 feet; thence
- South 87 degrees 04 minutes 19 seconds West 50.00 feet; thence
- North 88 degrees 57 minutes 49 seconds West 137.35 feet; thence
- South 01 degree 02 minutes 11 seconds West 70.00 feet; thence
- South 41 degrees 57 minutes 57 seconds West 169.94 feet; thence

South 65 degrees 21 minutes 57 seconds West 104.22 feet to the northeast corner of Lot 153 in Centerra Ridge, Section 1, as per plat thereof, recorded in Plat Book S, page 36 in the office of said Recorder; thence along the north line of said Lot 153, North 88 degrees 57 minutes 49 seconds West 135.20 feet to the southeast corner of Lot 152 in said Centerra Ridge, Section 1; thence along the east line of said Lot 152 and along the east line of Lot 151 in Centerra Ridge, Section 5, as per plat thereof, recorded in Plat Book T, page 146 in the office of said Recorder; North 00 degrees 16 minutes 05 seconds East 151.99 feet to the northeast corner of said Lot 151; thence North 00 degrees 16 minutes 22 seconds East 51.85 feet to the southeast corner of Lot 41 in said Centerra Ridge, Section 5; thence along the east line and the extended east line of said Centerra Ridge, Section 5, North 00 degrees 27 minutes 07 seconds East 577.05 feet; thence South 88 degrees 57 minutes 49 seconds East 350.05 feet; thence South 01 degree 02 minutes 11 seconds West 11.04 feet; thence South 88 degrees 57 minutes 49 seconds East 135.00 feet to the point of beginning and containing a gross area of 9.856 acres, more or less.

Subject to all easements, rights-of-ways, leases 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 my hand locations.

Witness my hand and seal this 16th day of March, 2017.

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



**GENERAL NOTES**

- Utilities:** Electric will be extended to all lots by Vectren. Water and Sanitary Sewers will be extended to all lots by the Evansville Water and Sewer Utility.
- Access:** All lots shall access interior streets only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 1816C010400, dated March 17, 2010, the subject property does not lie within the limits of the 100 year flood zone.
- 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:
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.
- Temporary Erosion Control:** 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 16.20.110 (C16) of the City of Evansville's Municipal Code must be provided if investigated 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 16.20.150(C) (1) of the Evansville Municipal Code.
- Survey:** The overall boundary of the subject property, which includes Section 8, was re-established by Morley and Assoc. The boundary information for the overall site is shown on the primary subdivision plat for Centerra Ridge which was approved by the APC Plan Commission on April 13, 2006.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior monuments to be a set 5/8" Rebar with Plastic cap stamped "Cash Wagner & Associates #0036". The rear corners of Lots 851, 852, 853, 854, 855, 848 and 849 lie within a lake or a ditch and could not be set. Monuments are set at the noted "Set" locations near these corners.

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law #509, 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 April 9, 2015.

Attest Executive Director  
*Scott D. Buedel*  
 Scott D. Buedel  
 Executive Director  
 March 24, 2017  
 Plat Release Date



**U-85**  
 APR 2-5-2015