

GENERAL NOTES

Utilities: Sanitary Sewers are provided by Evansville Water & Sewer Utility and they will be extended to all lots.

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 1865C0404D, dated March 17, 2011, 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 Main: 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.

OutLot A: OutLot A will be maintained by the Centerra Ridge Homeowners Association, Inc. as described in the Conditions, Reservations, Restrictions and Protective Covenants affecting title to all lots in Centerra Ridge Subdivision, Section 9-1 as recorded in Document Number 2017R0029928 in the Office of the Recorder of Vanderburgh County, Indiana.

Access to OutLot A is provided through the Ingress and Egress Easement shown, described and delineated by this plat which is west of and adjacent to the west line of Lot 909 and which is north of and adjacent to the north line of Lots 909, 908 and 907.

Mon: 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 Evansville Board of Public Works on November 9, 2017. Application for modification/waiver of subdivision standards: APC Docket Number 26-SW-2016 requesting to waive the installation of sidewalks, as per city code 17.05.150 (B)(1), was approved by the Board of Public Works on November 2, 2017.

Drainage Plans were approved by the Evansville Board of Public Works on November 2, 2017.

Sewer Plans were approved by the Evansville Water and Sewer Utility on April 11, 2017.

Water Plans were approved by the Evansville Water and Sewer Utility on March 22, 2017.

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 August 11, 2016.

Signature of Area Plan Commission member, John Elpas, dated 11-9-17.

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

Signature of Executive Director, dated December 12, 2017.

Plat Release Date: December 12, 2017.



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 Centerra Ridge Section 9 Phase 1 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 the easement for driveways, parking lots and walkways 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 "EWSUE" (Evansville 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, gas 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), gas 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 walkways 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 provided for the conveyance of surface water and/or subsurface water, and dedicated for the use of 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 shall be 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 and 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 Board of Public Works. Buildings, structures and fences shall not be located within the Lake Maintenance and Storm Drainage Easement.

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.

Owner & Developer: Porterfield Development, LLC, 21 Mt. Ashley Road, Evansville, IN 47711

Signature of Notary Public, Scott D. Buebel, dated 11-9-17.

NOTARY CERTIFICATE

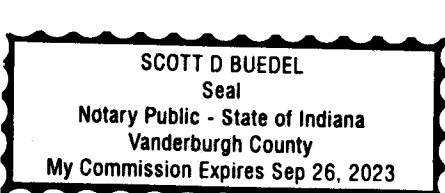
State of INDIANA, County of Vanderburgh.

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider John Elpas (Porterfield 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 9th day of November, 2017.

Signature of Notary Public, Scott D. Buebel, dated 9-26-2023.

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



BOUNDARY DESCRIPTION

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

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 89 degrees 04 minutes 18 seconds East 1299.48 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence South 00 degrees 27 minutes 07 seconds West 17.45 feet to the northwest corner of Centerra Ridge, Section 8, Phase 2, as per plat thereof, recorded in Plat Book U, page 85 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said subdivision, South 88 degrees 57 minutes 49 seconds East 530.03 feet; thence continue along the boundary of said subdivision, South 01 degree 02 minutes 11 seconds West 11.04 feet; thence continue along the boundary of said subdivision, South 88 degrees 57 minutes 49 seconds East 135.00 feet to a point on the west line of Lot 829 in Centerra Ridge, Section 8, Phase 1, as per plat thereof, recorded in Plat Book T, page 196 in the Office of said Recorder; thence along the west line of said lot, North 01 degree 02 minutes 11 seconds East 35.22 feet to the northwest corner thereof and being the point of beginning; thence North 28 degrees 45 minutes 35 seconds East 225.69 feet; thence North 01 degree 02 minutes 11 seconds East 315.49 feet; thence South 89 degrees 22 minutes 18 seconds East 154.2 feet; thence North 00 degrees 57 minutes 42 seconds East 157.65 feet to a point on the north line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 89 degrees 35 minutes 06 seconds East 502.78 feet to the Northeast Corner thereof; thence along the east line of the said Quarter Quarter Section, South 00 degrees 16 minutes 25 seconds East 651.79 feet to the Southeast Corner thereof and being the northeast corner of said Centerra Ridge, Section 8, Phase 1; thence along the south line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section and along the north line of said subdivision, 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 325.00 feet and a chord of 107.28 feet; thence along the north line 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 point of beginning and containing a gross area of 8.0865 acres, more or less.

Also, an Ingress and Egress easement being a part of the Southeast Quarter of Section 7, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 89 degrees 04 minutes 18 seconds East 1299.48 feet to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section; thence South 00 degrees 27 minutes 07 seconds West 17.45 feet to the northwest corner of Centerra Ridge, Section 8, Phase 2, as per plat thereof, recorded in Plat Book U, page 85 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said subdivision, South 88 degrees 57 minutes 49 seconds East 530.03 feet; thence continue along the boundary of said subdivision, South 01 degree 02 minutes 11 seconds West 11.04 feet; thence continue along the boundary of said subdivision, South 88 degrees 57 minutes 49 seconds East 135.00 feet to a point on the west line of Lot 829 in Centerra Ridge, Section 8, Phase 1, as per plat thereof, recorded in Plat Book T, page 196 in the Office of said Recorder; thence along the west line of said lot, North 01 degree 02 minutes 11 seconds East 35.22 feet to the northwest corner thereof and being the point of beginning; thence North 28 degrees 45 minutes 35 seconds East 225.69 feet; thence North 01 degree 02 minutes 11 seconds East 315.49 feet; thence South 89 degrees 22 minutes 18 seconds East 154.2 feet; thence North 00 degrees 57 minutes 42 seconds East 157.65 feet to a point on the north line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 89 degrees 35 minutes 06 seconds East 502.78 feet to the Northeast Corner thereof; thence along the east line of the said Quarter Quarter Section, South 00 degrees 16 minutes 25 seconds East 651.79 feet to the Southeast Corner thereof and being the northeast corner of said Centerra Ridge, Section 8, Phase 1; thence along the south line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section and along the north line of said subdivision, 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 325.00 feet and a chord of 107.28 feet; thence along the north line 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 point of beginning and containing a gross area of 8.0865 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 by the City of Evansville and recorded in the Vanderburgh County Recorder's office:

- 1. A 12-foot Evansville Water and Sewer Utility Easement that lies west of and adjacent to the west line of Lot 909. The limits of this easement are defined by the dimensions shown on this plat.
2. A Variable width Drainage Easement that lies west of and adjacent to the west line of Lot 947 through Lot 953. The limits of this easement are defined by the dimensions shown on this plat.

Subject to a 50-foot Right-of-Way Easement, along the east side of the described property, in Deed Book 630, page 236-239 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an easement in favor of Southern Indiana Gas and Electric Company along the east side of the described property, in Deed Book 351, page 205-207 in the office of the Recorder of Vanderburgh County, Indiana.

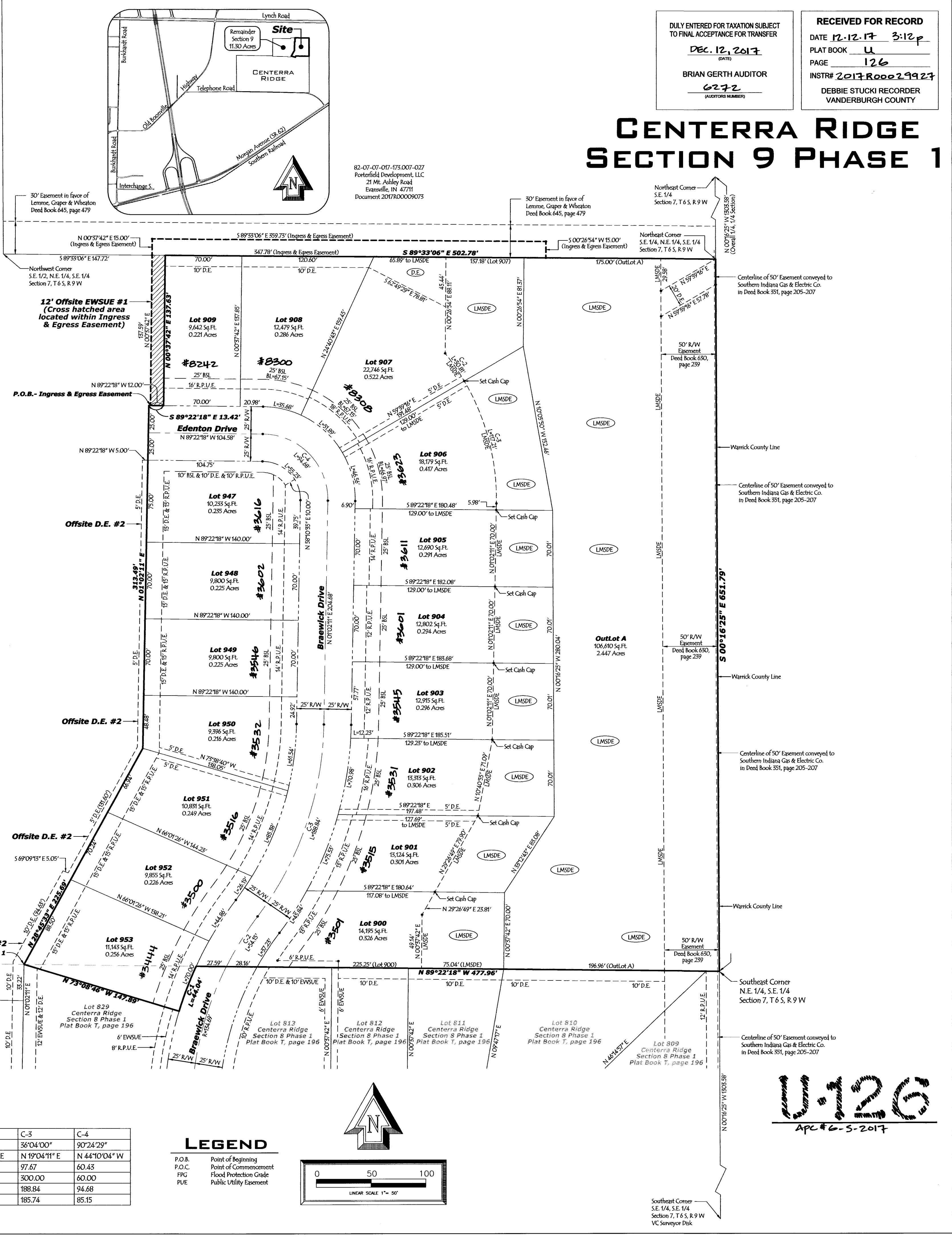
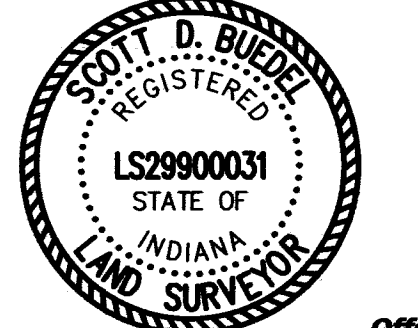
Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

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 9th day of November, 2017.

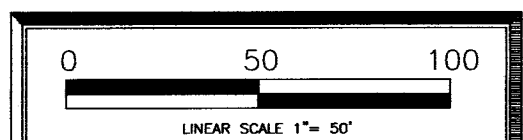
Signature of Surveyor, Scott D. Buebel, dated 11-9-17.



Curve Table with columns for NUMBER, DELTA ANGLE, CHORD DIRECTION, TANGENT, RADIUS, ARC LENGTH, and CHORD LENGTH. Values are provided for curves C-1 through C-4.

LEGEND

- P.O.B. Point of Beginning
P.O.C. Point of Commencement
P.U.E. Flood Protection Grade
P.U.E. Public Utility Easement



RECEIVED FOR RECORD stamp with date 12-12-17, page 126, and auditor name BRIAN GERTH AUDITOR.

CENTERRA RIDGE SECTION 9 PHASE 1

Vertical text on the right side of the plat providing additional survey details, easement descriptions, and corner information.

CASH WAGGNER & ASSOCIATES, PC logo and contact information: 414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561

AFFIRMATION STATEMENT and SIGNATURE section for Scott D. Buebel.

U126 APC #6-3-2017 stamp.