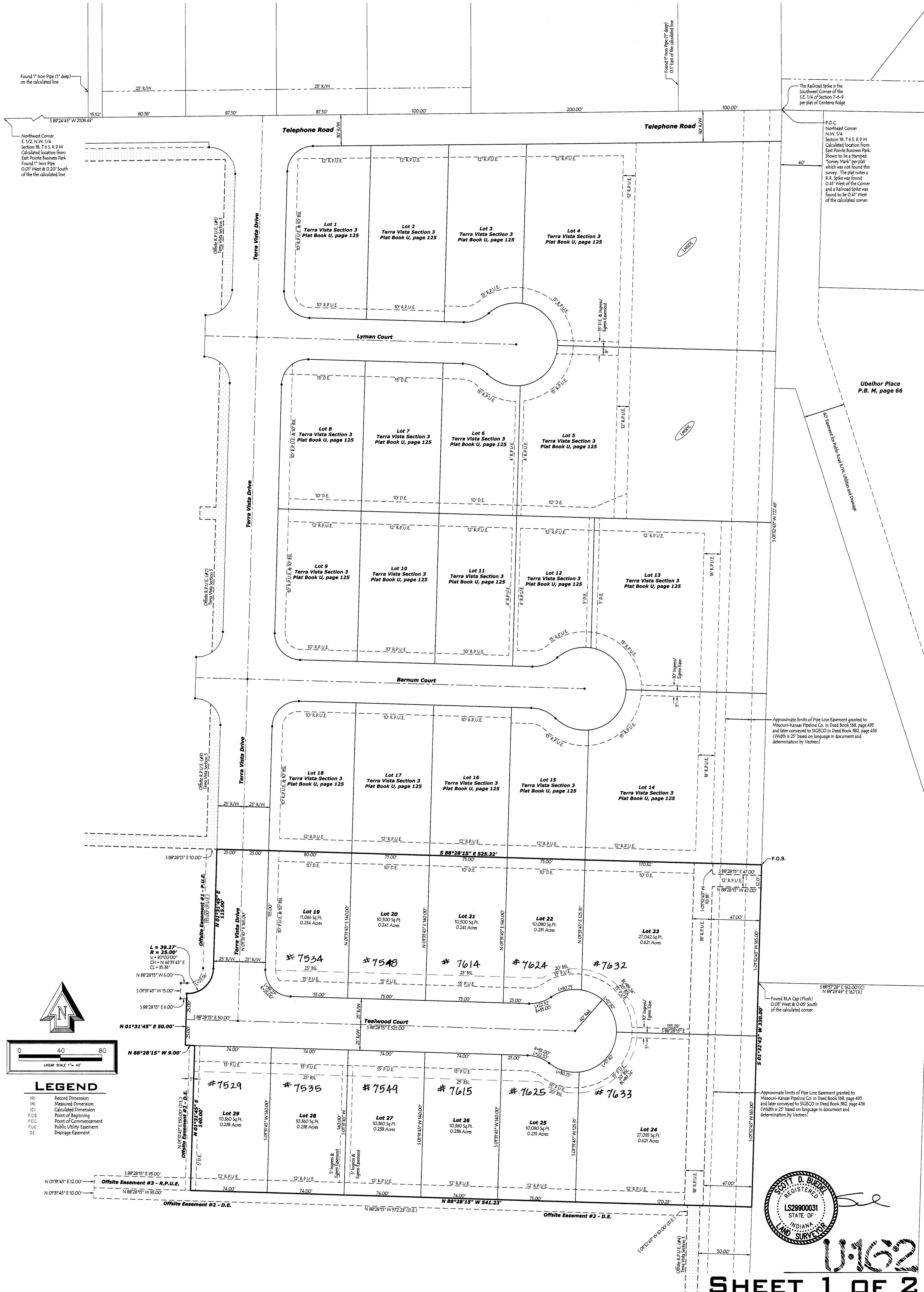


TERRA VISTA SECTION 4

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 9/6/2018
 JOE GRIES AUDITOR
 4508
(AUDITOR NUMBER)

RECEIVED FOR RECORD
 DATE 9/6/2018
 PLAT BOOK U
 PAGE 162
 INSTR# 20180002027B
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Found 1" Iron Pipe (1" deep) on the calculated line

Found 1" Iron Pipe (1" deep) 0.1' East of the calculated line

The Railroad Spike is the Southwest Corner of the S.E. 1/4 of Section 7-4-9 per plat of Centerra Ridge

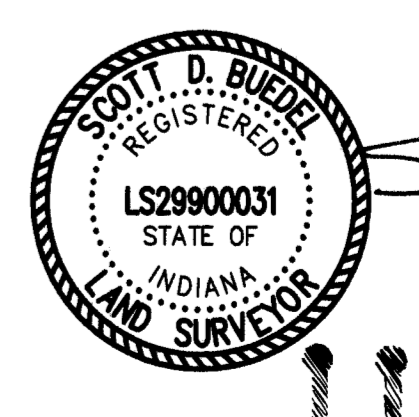
P.O.C. Northeast Corner N.W. 1/4 Section 18, T.6 S. R.9 W Calculated location from East Pointe Business Park. Shown to be a Stamped "Survey Mark" per plat which was not found this survey. The plat notes a R.R. Spike was found 0.41' West of the Corner and a Railroad Spike was found to be 0.41' West of the calculated corner.

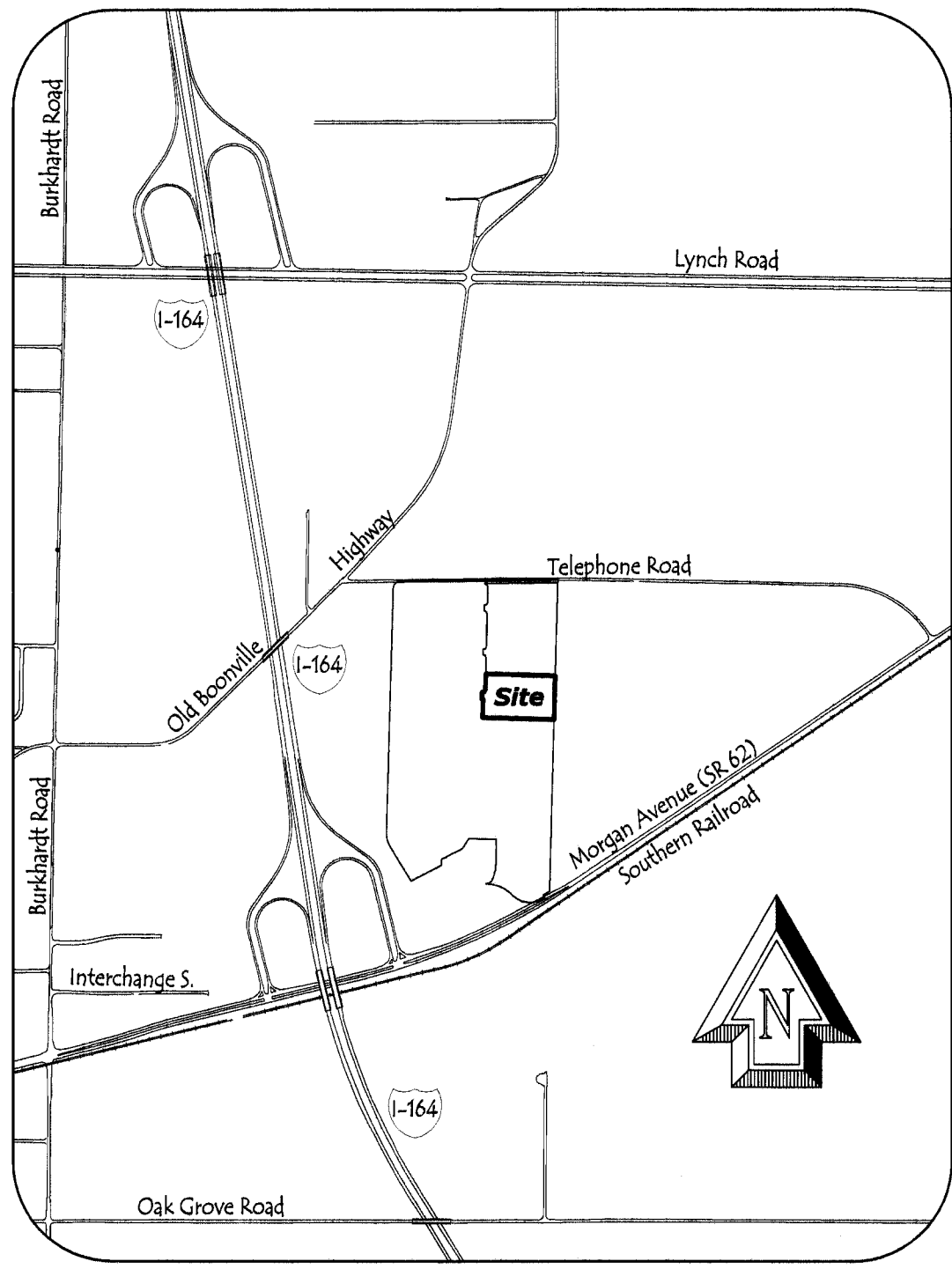
Ubelhor Place P.B. M, page 66

Approximate limits of Pipe Line Easement granted to Missouri-Kansas Pipeline Co. in Deed Book 168, page 495 and later conveyed to SIGECO in Deed Book 382, page 456 (Width is 25' based on language in document and determination by Vector)

Found RLA Cap (Flush) 0.03' West & 0.03' South of the calculated corner

Approximate limits of Pipe Line Easement granted to Missouri-Kansas Pipeline Co. in Deed Book 168, page 495 and later conveyed to SIGECO in Deed Book 382, page 456 (Width is 25' based on language in document and determination by Vector)





Location Map (No Scale)

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 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.

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 43 seconds West 727.49 feet to the southeast corner of Terra Vista Section 3, as per plat thereof, recorded in Plat Book U, page 125 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 43 seconds West 330.00 feet; thence North 88 degrees 28 minutes 15 seconds West 541.23 feet; thence North 01 degree 31 minutes 45 seconds East 140.00 feet; thence North 88 degrees 28 minutes 15 seconds West 9.00 feet; thence North 01 degree 31 minutes 45 seconds East 50.00 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord dimension of North 46 degrees 31 minutes 45 seconds East 35.36 feet; thence along the arc of said curve 39.27 feet; thence North 01 degree 31 minutes 45 seconds East 115.00 feet to the southwest corner of said Terra Vista Section 3; thence along the south line of said Terra Vista Section 3, South 88 degrees 28 minutes 15 seconds East 525.32 feet to the point of beginning and containing a gross area of 4.063 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 variable width Public Utility Easement (P.U.E.) that lies west of and adjacent to the west right-of-way of Terra Vista Drive between the southwest corner of Terra Vista Section 3, as per plat thereof, recorded in Plat Book U, page 125 in the Office of the Recorder of Vanderburgh County, Indiana and the north right-of-way of Edenton Court. The limits of this easement are defined by the dimensions shown on this plat.
2. A variable width Drainage Easement (D.E.) that lies west of and adjacent to the west line of Lot 29 and which also lies south of and adjacent to the south line of Lots 24 through 29. The limits of this easement are defined by the dimensions shown on this plat.
3. A variable width Restricted Public Utility Easement (R.P.U.E.) that lies west of and adjacent to the southwest corner of Lot 29 and then extends west 95 feet. 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.

GENERAL NOTES

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 4**. 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.

Owner & Developer of Lots and Offsite Easements
 TVP Development, LLC
 3638 Citadel Circle
 Newburgh, IN 47630

8-23-18
 Bruce A. Biggerstaff, Sr., Member date

NOTARY CERTIFICATE

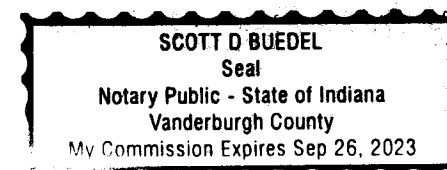
State of Indiana)
) SS:
 County of Vanderburgh)

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 23RD day of August, 2018.

9-26-2023 Notary Public
 My Commission expires:

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



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 22nd day of August, 2018.

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

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
 9/5/2018
 Plat Release Date



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

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 47546
 PH: 812.634.5015