

**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 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 "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, engagement 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.

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 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.

Strips 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.

**Owner & Developer**  
 Old Orchard Development, LLC  
 610 W. Washington Street  
 Chapelier, IN 47610

*Dan Buck* 8-12-13  
 Dan Buck, Member date

**NOTARY CERTIFICATE**

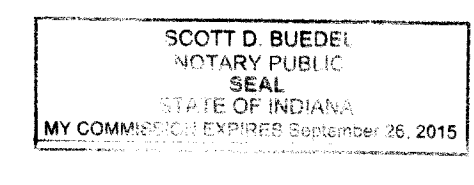
State of INDIANA  
 County of VANDERBURGH

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 12th day of August, 2013.

9-26-2015  
 My Commission expires: \_\_\_\_\_  
 Notary Resides in VANDERBURGH County, Indiana

*Scott D. Buebel*  
 Scott D. Buebel  
 Typed or printed name



**BOUNDARY DESCRIPTION**

Part of the Northeast Quarter of the Southeast Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 5, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section; thence along the south line of said Quarter Quarter Section, North 88 degrees 46 minutes 31 seconds West 235.27 feet to the southeast corner of The Orchard, Section 1, as per plat thereof; recorded in Plat Book 5, page 195 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Section 1, North 01 degree 15 minutes 29 seconds East 629.98 feet to the northeast corner thereof; thence along the north line of said Section 1, North 88 degrees 46 minutes 31 seconds West 235.27 feet to the point of beginning; thence along the boundary of said Section 1, South 01 degree 15 minutes 29 seconds West 64.74 feet; thence continue along the boundary of said Section 1, North 88 degrees 46 minutes 31 seconds West 106.95 feet; thence continue along the boundary of said Section 1, South 01 degree 15 minutes 29 seconds West 235.25 feet; thence continue along the boundary of said Section 1 and also along the north line of The Orchard, Section 2, as per plat thereof; recorded in Plat Book 1, page 29 in the office of said Recorder, North 88 degrees 46 minutes 31 seconds West 395.00 feet to the southeast corner of Lot 20 in The Orchard, Section 5, as per plat thereof; recorded in Plat Book T, page 70 in the office of said Recorder; thence along the east boundary of said Section 5 the following three (3) calls:  
 North 01 degree 15 minutes 29 seconds East 125.00 feet; thence South 88 degrees 46 minutes 31 seconds East 071.07 feet; thence North 01 degree 15 minutes 29 seconds East 174.98 feet; thence South 88 degrees 46 minutes 31 seconds East 494.86 feet the point of beginning and containing a gross area of 2.851 Acres, more or less.

Also, the following offsite easement which is 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 this easement, is approved by Vanderburgh County and recorded in the Vanderburgh County Recorder's office.

1. A variable width Public Utility Easement that lies west of The Orchard, Section 5, as per plat thereof; recorded in Plat Book T, page 70 in the office of the Recorder of Vanderburgh County, Indiana. The limits of this easement are defined by the dimensions shown on this plat.

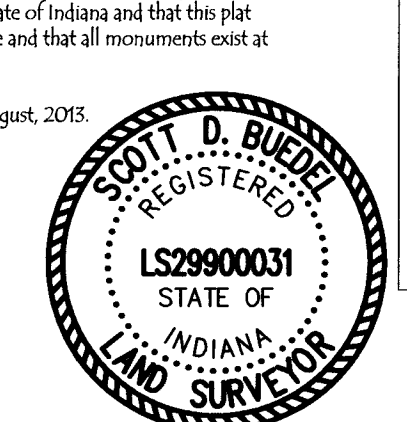
Subject to all easements and rights-of-ways of record.

**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 12th day of August, 2013.

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



**RECEIVED FOR RECORD**

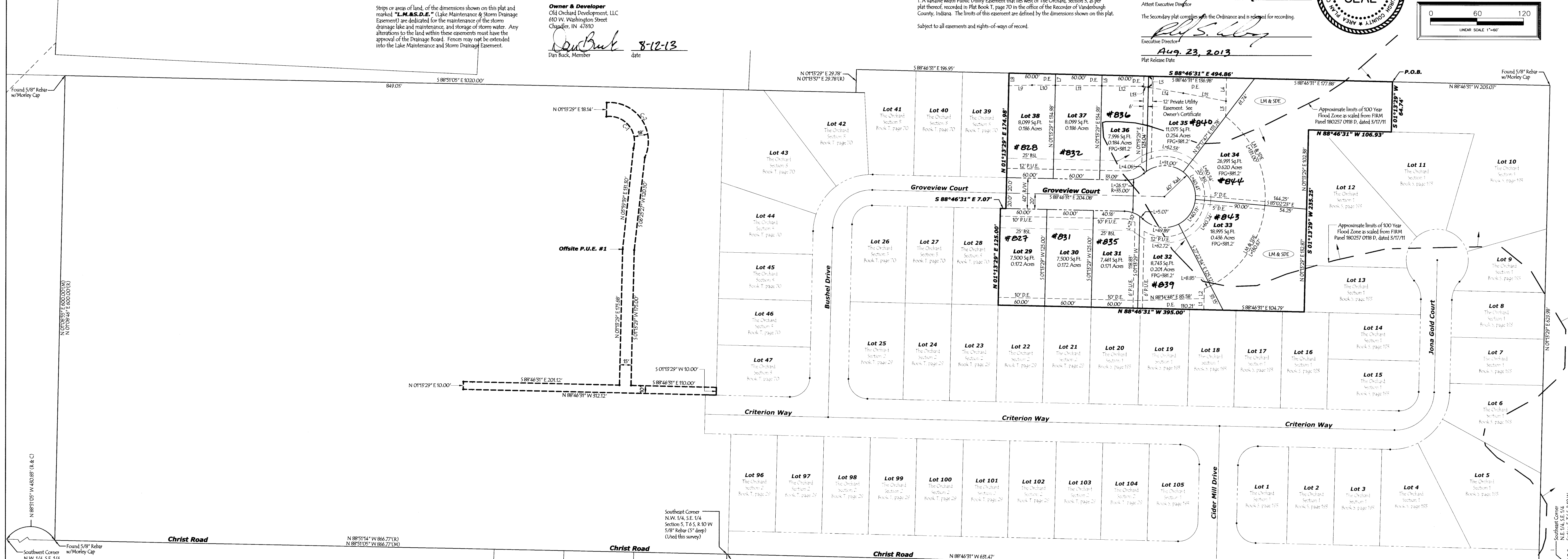
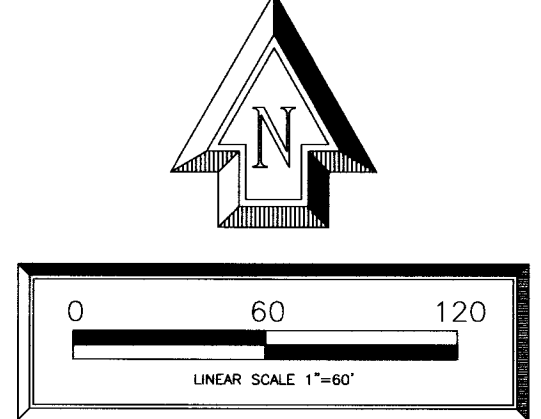
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DATE 08-23-13 2:24 PM  
 PLAT BOOK 7  
 PAGE 93  
 INSTR# 2013 Rose 23151  
 Z TULLEY RECORDER  
 VANDERBURGH COUNTY

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law #209, 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.

*Scott D. Buebel*  
 President  
*Scott D. Buebel*  
 Attorney  
 Attorney Executive Director  
 The Secondary plat complies with the Ordinance and is released for recording.  
 Executive Director  
Aug. 23, 2013  
 Plat Release Date



**GENERAL NOTES**

**Noise Sensitive:** It is understood by the owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

**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 4 does lie within the limits of the 100 year flood zone (Zone "A").

**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 endorsed 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 all applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
- Preventing all persons or parties from causing any unauthorized obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.

**GENERAL NOTES**

**Erosion:** The developer, development contractor, builders, and all lot owners or anyone working with disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District and with all Federal, State and Local erosion control laws.

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top or wheat, within 45 days of disturbance of the soil, which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion control blankets in place within 5 days of disturbance of the soil which must remain in place until final grading and seeding.

Ditch slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Ditch slopes of 2% to 8% shall be sodded and/or stabilized with an erosion control blanket at completion of grading.

Ditch slopes greater than 8%, for a ditch length of 100 feet or more, shall require rip-up or other approved stabilization at the completion of grading.

**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 200900008509 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 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 March 5, 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 August 2, 2011.  
 Water Plans were approved by the Evansville Water and Sewer Utility on May 29, 2012.

**Curve Table - Offsite P.U.E. #1**

NUMBER	C-1	C-2
DELTA ANGLE	115°56'08"	119°02'47"
CHORD DIRECTION	N 40°47'48" W	S 34°59'28" E
TANGENT	49.22	84.96
RADIUS	32.00	50.00
ARC LENGTH	65.65	105.89
CHORD LENGTH	55.66	86.18

**Line Table**

NUMBER	DIRECTION	DISTANCE
L1	N 01°15'29" E	14.45'
L2	N 01°13'29" E	12.49'
L3	N 01°13'29" E	19.75'
L4	N 01°13'29" E	30.12'
L5	N 01°13'29" E	14.38'
L6	N 01°13'29" E	15.93'
L7	N 01°13'29" E	14.64'
L8	N 01°13'29" E	16.49'

**Line Table**

NUMBER	DIRECTION	DISTANCE
L9	N 88°23'15" E	30.11'
L10	S 89°27'22" E	29.93'
L11	S 89°27'22" E	60.00'
L12	S 89°27'22" E	52.66'
L13	S 80°28'47" E	7.42'
L14	S 80°28'47" E	45.75'
L15	S 79°23'42" E	56.10'

**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. Buebel*  
 PRINTED NAME: Scott D. Buebel

**CASH WAGGNER & ASSOCIATES, PC**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561

332 THIRD AVENUE SUITE 13 JASPER, IN 47546 PH: 812.634.5015

**T-93**  
 APC #7-2010