

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 North Section 3

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.

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.

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

OWNER & DEVELOPER

Field Stone Development, LLC
7452 Baycon Lane
Evansville, IN 47725

Ronald Lee Dauby 6/19/2020
Ronald Lee Dauby, Member

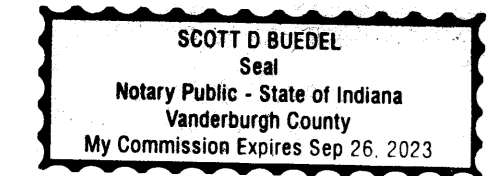
NOTARY CERTIFICATE

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 Ronald Lee Dauby (Field Stone 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 June, 2020.

9-26-2023
My Commission expires: Notary Public
Notary Resides in Vanderburgh
County, Indiana
Typed or printed name



BOUNDARY DESCRIPTION

Part of the Northeast 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 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 251.57 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book 5, page 193 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 629.90 feet to the northeast corner thereof and being the point of beginning, thence along the north line and the extended north line of said Section 1, North 88 degrees 46 minutes 31 seconds West 517.95 feet to the southeast corner of The Orchard North Section 2, as per plat thereof, recorded in Plat Book V, page 7 in the office of said Recorder, thence along the east boundary of said Orchard North Section 2 the following three calls:

North 01 degree 15 minutes 29 seconds East 155.00 feet, thence South 88 degrees 46 minutes 31 seconds East 22.88 feet, thence North 01 degree 15 minutes 29 seconds East 215.53 feet, thence South 88 degrees 46 minutes 31 seconds East 411.88 feet, thence South 57 degrees 14 minutes 35 seconds East 63.57 feet, thence South 32 degrees 53 minutes 15 seconds East 61.10 feet, thence South 04 degrees 06 minutes 32 seconds West 55.67 feet, thence South 10 degrees 31 minutes 31 seconds East 84.05 feet, thence South 08 degrees 15 minutes 15 seconds West 60.75 feet, thence South 01 degree 48 minutes 57 seconds East 50.08 feet to the point of beginning and containing a gross area of 5.908 Acres, more or less.

Also, the following temporary 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 5-foot wide Drainage Easement that lies north of and adjacent to Lots 247, 248, 249, 250 and part of 251. The limits of this easement are defined by the dimensions shown on this plat.
2. A 12-foot wide Public Utility Easement that extends north of the north line of Lot 250. The limits of this easement are defined by the dimensions shown on this plat.
3. A Lake Maintenance and Storm Drainage Easement that lies north of and adjacent to part of Lot 251 and Lot 252. The limits of this easement are defined by the dimensions shown on this plat.
4. A 5-foot wide Drainage Easement that lies north of and adjacent to the north line of part of Lot 252. The limits of this easement are defined by the dimensions shown on this plat.

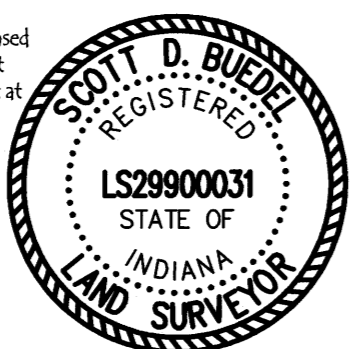
Subject to all easements and rights-of-way of record.

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 9th day of June, 2020

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



GENERAL NOTES

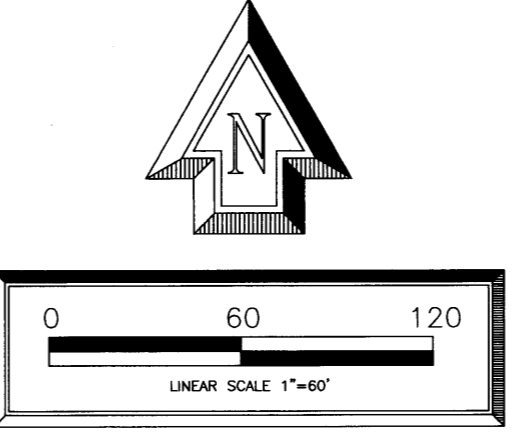
- Public Utilities: PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility. PUBLIC UTILITIES - SEWER: Sewer is available and is provided by the Evansville Water & Sewer Utility.
Access: All Lots shall access internal roads only.
Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18165C0118 D, dated March 17, 2011, part of the proposed subdivision does lie within the limits of the 100 year flood zone (Zone "A").
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.

- 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 2009R00008509 in the office of the Recorder of Vanderburgh County, Indiana.
Monuments: Monuments either exist or have been set as noted. Monuments set are 5/8 inch rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
Covenants & Restrictions: The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
Approval Dates: Road Plans were approved by the Evansville Board of Public Works on November 16, 2017. Drainage Plans were approved by the Evansville Board of Public Works on April 15, 2017. Sewer Plans were approved by the Evansville Water and Sewer Utility on September 4, 2018. Water Plans were approved by the Evansville Water and Sewer Utility on August 28, 2018.

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 January 8, 2015.

President: STACEY STEVENS
Attest Executive Director: RONALD S. LONDON
PLAT RELEASE for APC DOCKET NO. 15-5-2014
The Secondary plat complies with the Ordinance and is released for recording.
Executive Director: RONALD S. LONDON
7/9/2020
Plat Release Date

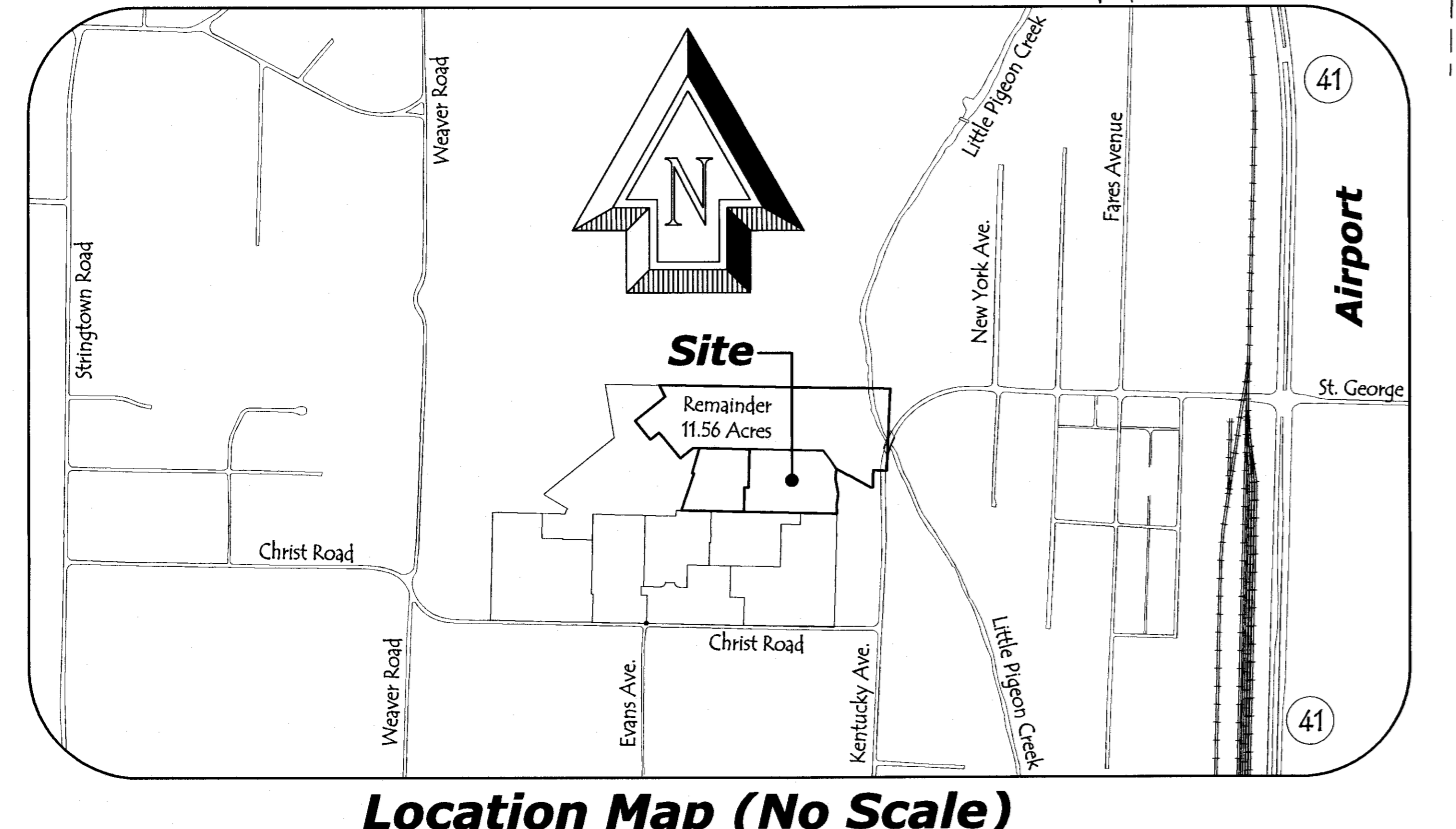
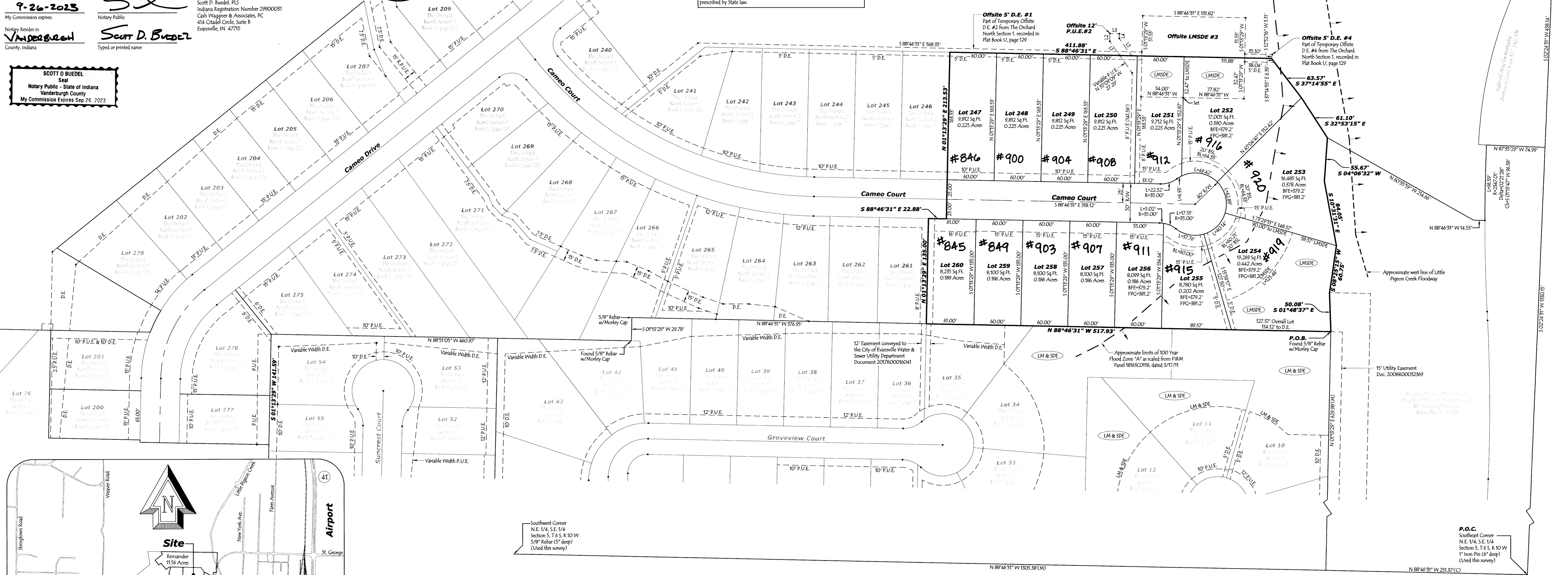


LEGEND
(Ø) Record Dimension
(Ø) Measured Dimension
(Ø) Calculated Dimension
(Ø) Point of Beginning
(Ø) Point of Commencement

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 36-4-6-2 and any amendment or reclassification 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.

EASEMENT LINE TABLE
NUMBER DIRECTION DISTANCE
L1 N 35°09'09" W 22.39'
L2 N 01°13'29" E 9.94'
L3 S 88°46'31" E 12.00'
L4 S 01°13'29" W 6.00'
L5 S 35°09'09" E 27.29'



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: [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 SUITE 101 JASPER, IN 47546 PH: 812.634.5015