

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 4** All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Streets 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 building 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.

Streets 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. 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.

Streets or areas of land, of the dimensions shown on this plat and marked "L.M.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 of the land within these easements must have the approval of the Board of Public Works. Buildings, 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

Field Stone Development, LLC
7432 Bryan Lane
Evansville, IN 47725

Ronald Lee Dauby Dec 22, 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 declarations and restrictions thereon, copies to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22ND day of DECEMBER, 2020.
9-26-2023
My Commission expires: Notary Public

Notary Resides in VANDERBURGH
County, Indiana

Witness to Signator's Signature
Scott D. Buedel
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

Witness printed name: Scott D. Buedel

PROOF OF WITNESS

State of INDIANA)
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the above named Ronald Lee Dauby who acknowledged the execution of the foregoing instrument, who, being by me duly sworn, did depose and say that he/she/knowing signator to be the individual(s) described in and who executed the foregoing instrument, that said WITNESS was present and saw said Signator execute the same, and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and seal this 22ND day of DECEMBER, 2020.
9-26-2023
My Commission expires: Notary Public

Notary Resides in VANDERBURGH
County, Indiana

Witness to Signator's Signature
Scott D. Buedel
Notary Public - State of Indiana
Vanderburgh County
My Commission Expires Sep 26, 2023

GENERAL NOTES

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 2009R000008509 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.

Road 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 August 18, 2020.

Water Plans were approved by the Evansville Water and Sewer Utility on September 8, 2020.

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter and also 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 215.57 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 13 minutes 29 seconds East 629.98 feet to the northeast corner thereof and being the southeast corner of the Orchard North, Section 3, as per plat thereof, recorded in Plat Book V, page 59 in the office of said Recorder; thence along the east side of said Section 5, the following four (4) calls: North 01 degree 48 minutes 57 seconds West 30.08 feet, thence North 08 degrees 25 minutes 15 seconds East 60.75 feet, thence North 10 degrees 21 minutes 35 seconds West 84.05 feet, thence North 04 degrees 06 minutes 52 seconds East 55.67 feet to the point of beginning; thence along the boundary of said Section 5, North 32 degrees 55 minutes 15 seconds West 61.10 feet, thence continue along the boundary of said Section 5, North 37 degrees 14 minutes 55 seconds West 65.57 feet, thence along the north line and the extended north line of said Section 5, North 88 degrees 46 minutes 31 seconds West 724.85 feet to a 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 boundary of said Section 2, the following six (6) calls: South 51 degrees 15 minutes 29 seconds West 91.38 feet, thence North 38 degrees 46 minutes 31 seconds West 185.00 feet, thence South 51 degrees 15 minutes 29 seconds West 63.62 feet, thence North 38 degrees 46 minutes 31 seconds West 135.00 feet, thence North 31 degrees 15 minutes 29 seconds East 211.81 feet, thence North 25 degrees 54 minutes 12 seconds West 73.95 feet to a point on the north line of the Northeast Quarter of the Southeast Quarter of said Section 5; thence along the north line of said Quarter Quarter Section, South 88 degrees 56 minutes 54 seconds East 1282.72 feet to the northeast corner thereof; thence along the east line of the Northeast Quarter of the Southeast Quarter of said Section, South 02 degrees 24 minutes 51 seconds West 458.14 feet, thence North 87 degrees 25 minutes 29 seconds West 74.99 feet to a point on the west right-of-way of Kentucky Avenue, granted to the City of Evansville, in Deed Book 527, page 436 in the Office of said Recorder and being the beginning of a curve to the left having a central angle of 02 degrees 21 minutes 28 seconds a radius of 2347.01 feet and a chord dimension of South 01 degree 15 minutes 47 seconds West 96.58 feet; thence along said right-of-way of Kentucky Avenue and along the arc of said curve 96.59 feet; thence North 88 degrees 46 minutes 31 seconds West 14.53 feet; thence North 60 degrees 55 minutes 59 seconds West 214.66 feet to the point of beginning and containing a gross area of 11,559 Acres, more or less.

Excepting that part, if any, of said property conveyed to the Board of Commissioners of Vanderburgh County in Deed Book 43, pages 236 and 257 and also Deed Book 61, page 521 and 522, both in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to the right-of-way for Kentucky Avenue as described in Deed Book 527, page 436 in the Office of the Recorder of Vanderburgh County, Indiana.

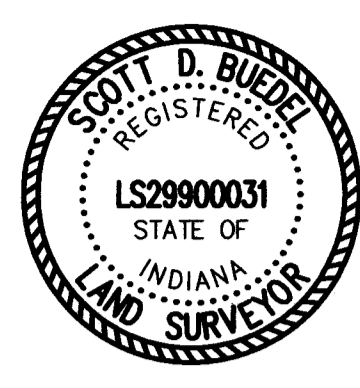
Also, subject to all other easements and rights-of-ways of record.

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 22nd day of December, 2020

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



INSTALLATION OF SIDEWALKS

(i) Each purchaser of, or successor in interest to, an individual lot on 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.

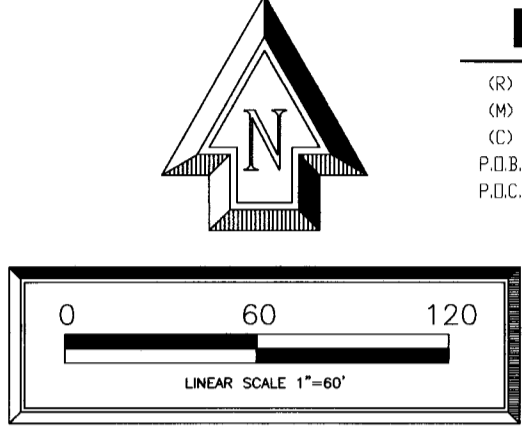
(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(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 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.

CURVE TABLE

NUMBER	DELTA ANGLE	C-1
		40°00'00"
	CHORD DIRECTION	N 71°15'29" E
	TANGENT	145.59
	RADIUS	400.00
	ARC LENGTH	279.25
	CHORD LENGTH	273.62



LEGEND

- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- P.O.B. Point of Beginning
- P.L.C. Point of Commencement

RECEIVED FOR RECORD
DATE 2/25/2021 10:17 AM
PLAT BOOK V
PAGE 086
INSTR 2021R00005189
DEBBIE STUCKI
VANDERBURGH COUNTY

THE ORCHARD NORTH SECTION 4

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.

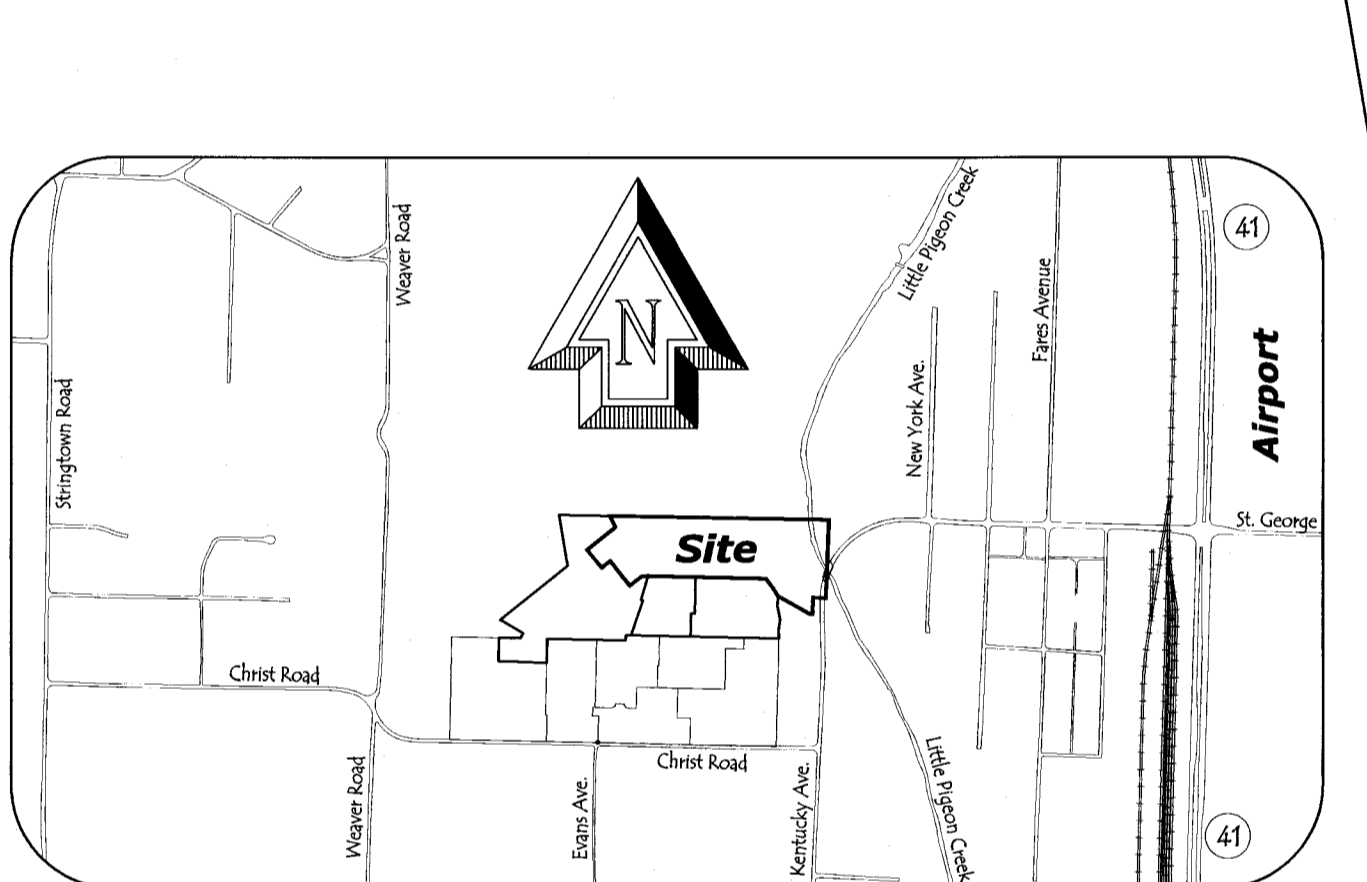
President: STACEY STEVENS
Stacey Stevens

Attest Executive Director: RONALD S. LONDON
Ronald S. London

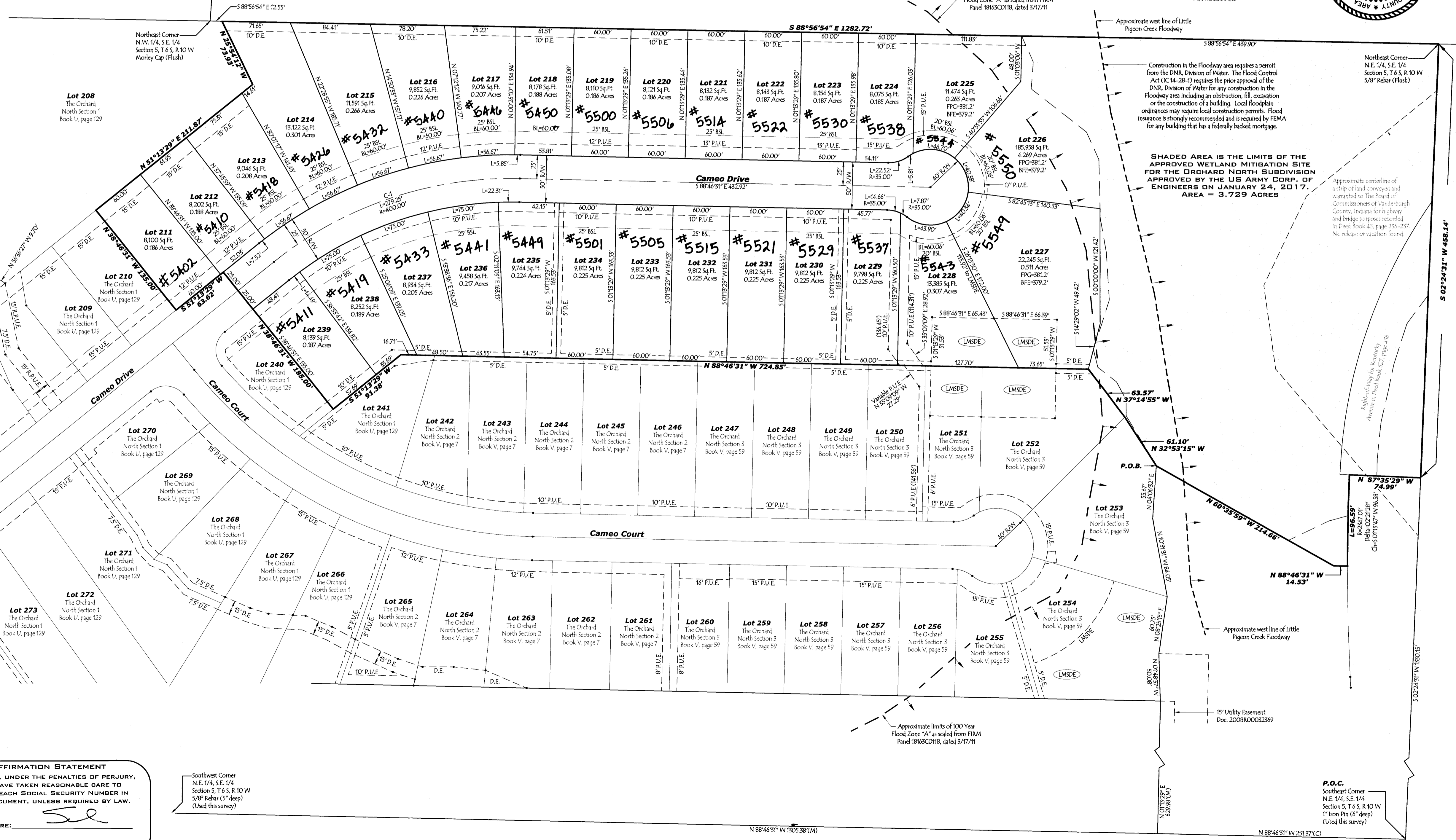
Executive Director: RONALD S. LONDON
2/25/2021
Plat Release Date



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



Location Map (No Scale)



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 1121, JASPER, IN 47546, 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

Southwest Corner
N.E. 1/4, S.E. 1/4
Section 5, T.6 S, R.10 W
5/8" Rebar (5" deep)
(Used this survey)

P.O.C.
Southeast Corner
N.E. 1/4, S.E. 1/4
Section 5, T.6 S, R.10 W
1" Iron Pin (6" deep)
(Used this survey)