

LEGEND

- (RD) Record Dimension
- (MD) Measured Dimension
- (CD) Calculated Dimension
- (P.B.) Point of Beginning
- (P.C.) Point of Commencement
- (FPG) Flood Protection Grade

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER	
DATE	02-16-10 3:19p
PLAT BOOK	U
PAGE	129
INSTR#	201800003312
BRIAN GERTH AUDITOR	
693 (AUDITOR NUMBER)	
RECEIVED FOR RECORD	
DEBBIE STUCKI	
VANDERBURGH COUNTY	

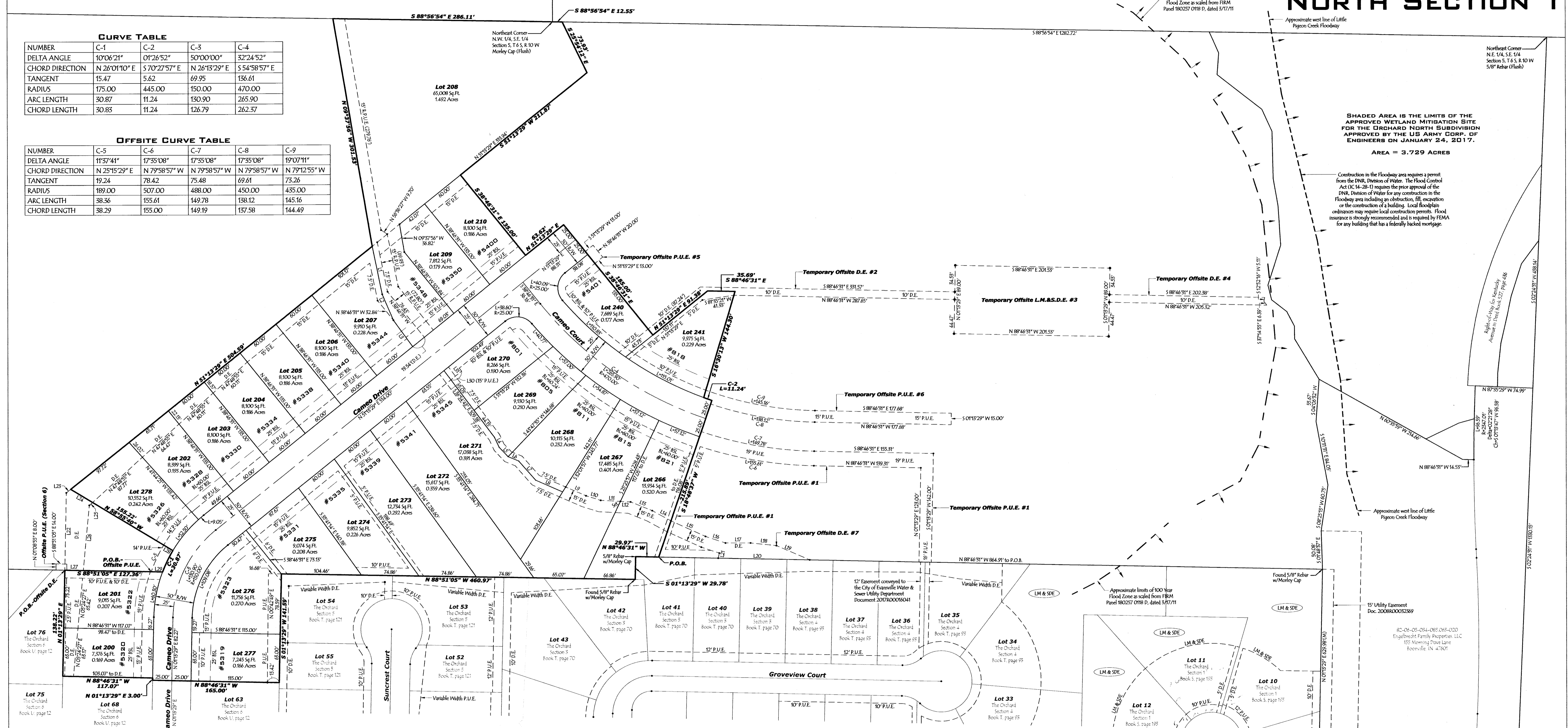
THE ORCHARD NORTH SECTION 1

CURVE TABLE

NUMBER	C-1	C-2	C-3	C-4
DELTA ANGLE	10°06'21"	01°26'52"	50°00'00"	32°24'52"
CHORD DIRECTION	N 26°01'10" E	S 70°27'57" E	N 26°13'29" E	S 54°58'57" E
TANGENT	15.47	5.62	69.95	136.61
RADIUS	175.00	445.00	150.00	470.00
ARC LENGTH	30.87	11.24	150.90	265.90
CHORD LENGTH	30.83	11.24	126.79	262.57

OFFSITE CURVE TABLE

NUMBER	C-5	C-6	C-7	C-8	C-9
DELTA ANGLE	11°57'41"	17°35'08"	17°35'08"	17°35'08"	19°07'11"
CHORD DIRECTION	N 25°15'29" E	N 79°58'57" W	N 79°58'57" W	N 79°58'57" W	N 79°12'55" W
TANGENT	19.24	78.42	75.48	69.61	73.26
RADIUS	189.00	507.00	488.00	450.00	435.00
ARC LENGTH	38.36	155.61	149.78	138.12	145.16
CHORD LENGTH	38.29	155.00	149.19	137.58	144.49



LOT LINE TABLE

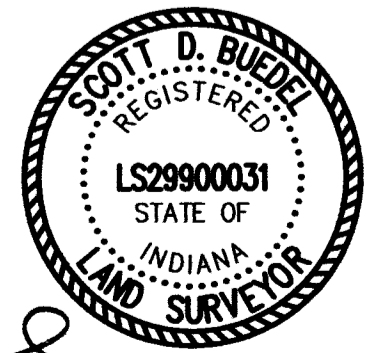
NUMBER	DIRECTION	DISTANCE
L1	S 11°36'27" E	63.80'
L2	S 23°19'31" E	36.91'
L3	S 35°49'00" E	42.72'
L4	S 24°38'50" E	14.44'
L5	S 43°13'02" E	17.07'
L6	S 67°45'55" E	14.92'
L7	S 41°18'14" E	33.51'
L8	S 66°15'56" E	38.24'

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
E1	S 66°15'56" E	28.86'
E10	S 72°32'41" E	20.08'
E11	S 86°43'59" E	25.63'
E12	S 86°43'59" E	13.35'
E13	S 67°40'17" E	30.34'
E14	S 61°11'10" E	27.74'
E30	N 51°13'29" E	18.00'
E31	N 38°46'31" W	5.00'

OFFSITE EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L15	S 65°30'54" E	49.39'
L16	S 71°39'50" E	27.30'
L17	S 89°52'50" E	32.74'
L18	S 84°00'31" E	33.82'
L19	S 66°40'31" E	47.20'
L20	N 88°46'51" W	119.19'
L21	N 12°11'57" E	6.75'
L22	N 01°13'29" E	100.66'
L23	N 51°13'29" E	7.39'
L24	S 58°55'40" E	33.24'
L25	S 47°48'55" W	5.74'
L26	S 05°24'27" W	85.11'
L27	N 88°51'05" W	24.11'
L28	S 58°55'40" E	14.00'
L29	N 88°51'05" W	14.81'



SHEET 1 OF 2

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. Bueder*

PRINTED NAME: Scott D. Buedel

CASH WAGNER & ASSOCIATES, PC
 CONSULTING ENGINEERS - LAND SURVEYORS
 WWW.CASHWAGNER.COM

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

402 E. 13TH STREET SUITE 101 JASPER, IN 47546 PH: 812.634.5015

U-129

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 1

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...

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...

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...

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...

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 Lots 203 through 206, Part of Lot 207, Lots 209, 210, 240 241, 266 through 275 AND TEMPORARY Offsite Easements 1 through 7, AND PART OF LOT 276.

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

Ronald Lee Dauby, Member date 2/17/2018

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 Ronald Lee Dauby...

Witness my hand and seal this 17th day of FEBRUARY, 2018.

My Commission expires: 9-26-2023 Notary Public

Notary Resides in Vanderburgh County, Indiana Scott D. Buedel

Owner & Developer Lots 202, 278, Offsite Drainage Easement and Offsite Public Utility Easement

Connie S. Engelbrecht 600 Christ Road Evansville, IN 47711

Connie S. Engelbrecht date 2-14-18

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 Connie S. Engelbrecht...

Witness my hand and seal this 14th day of FEBRUARY, 2018.

My Commission expires: 9-26-2023 Notary Public

Notary Resides in Vanderburgh County, Indiana Scott D. Buedel

Owner & Developer Part of Lot 207 and Lot 208

Engelbrecht Family Limited Partnership 600 Christ Road Evansville, IN 47711

Connie S. Engelbrecht date 2-14-18

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 Connie S. Engelbrecht (General Partner)...

Witness my hand and seal this 14th day of FEBRUARY, 2018.

My Commission expires: 9-26-2023 Notary Public

Notary Resides in Vanderburgh County, Indiana Scott D. Buedel

Owner & Developer Lots 200, 201 and 277 and part of Lot 276

Old Orchard Development, LLC 610 W. Washington Street Chandler, IN 47610

Dan Buck, Member date 2-16-18

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 Dan Buck (Old Orchard Development, LLC)...

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 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 5; 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...

Also, an offsite Drainage Easement being part of the Northwest 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 5; 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...

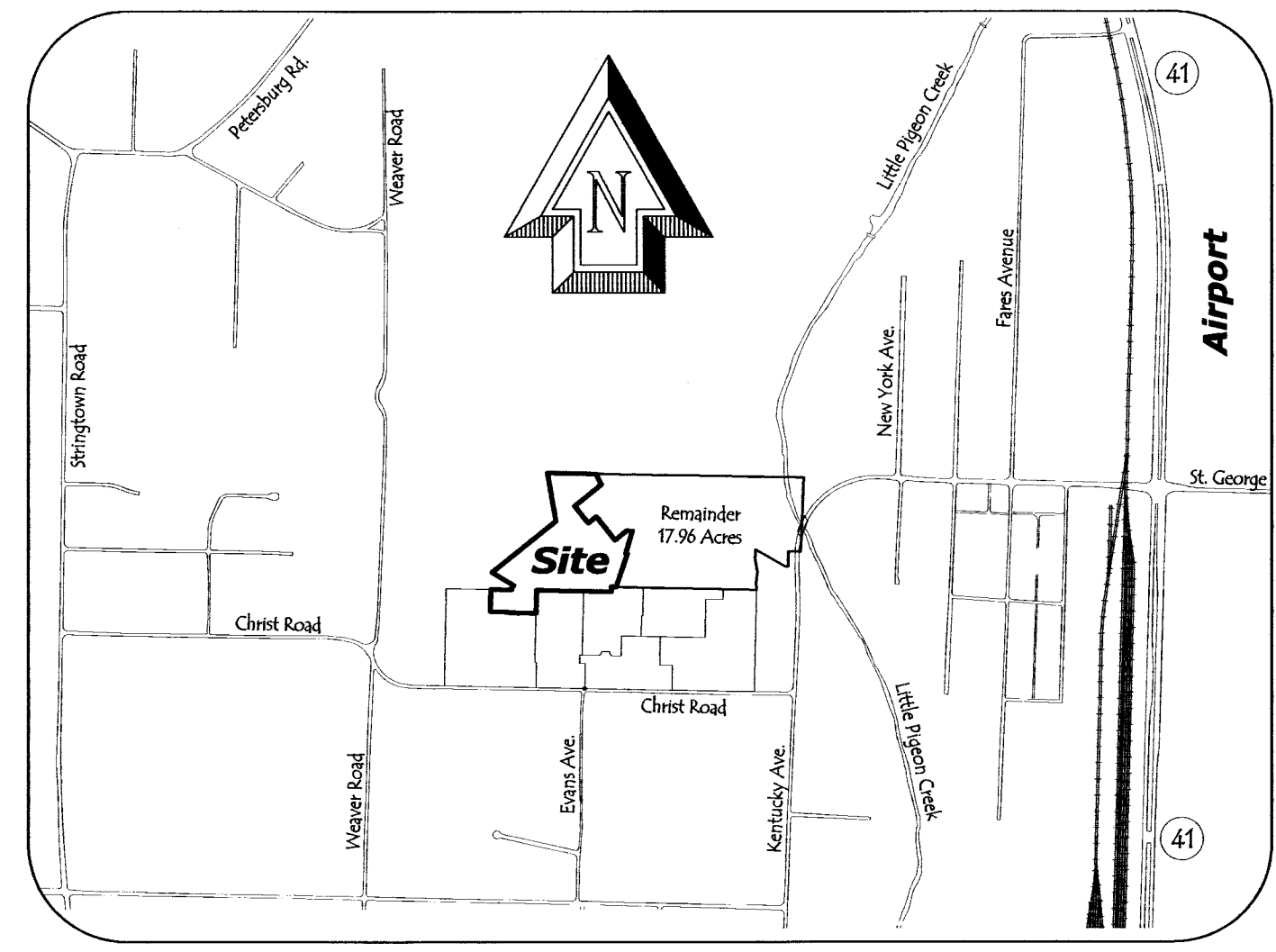
Also, an offsite Public Utility Easement being part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 5; 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...

Also, the following temporary offsite easements which are to remain in full force and effect until 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 Variable width Public Utility Easement that extends east of the northeast corner of Lot 266 and then turns south to the northeast corner of Lot 36 in The Orchard, Section 4...

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



Location Map (No Scale)

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 15th day of February, 2018.

Seal of Scott D. Buedel, Registered Professional Land Surveyor, State of Indiana, License No. LS29900031.

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 January 8, 2015.

President: [Signature]

Attest Executive Director: [Signature]

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

Executive Director: [Signature]

Feb. 16, 2018

Plat Release Date

Official Seal of Evansville and Vanderburgh County Area Plan Commission.

THE ORCHARD NORTH SECTION 1

GENERAL NOTES

Noise Sensitive: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of aircraft operations...

Utilities: Sanitary Sewers are provided by Evansville Water & Sewer Utility and they will be extended to all lots. Water is provided by Evansville Water & Sewer Utility and it 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 18163C018 D, dated March 17, 2011, part of the proposed subdivision does lie within the limits of the 100 year flood zone (Zone "A").

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods and suitability of fill in the area of building pads, and shall delineate lot numbers for those building lots being certified on the site grading plan.

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 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.

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 exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" rebar with plastic cap stamped "Cash Wagner & Associates #0096"

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 October 6, 2017.

Water Plans were approved by the Evansville Water and Sewer Utility on August 15, 2017.

Cross-Reference: WARRANTY DEED 2018R00003370 WARRANTY DEED 2018R00003371

INSTALLATION OF SIDEWALKS:

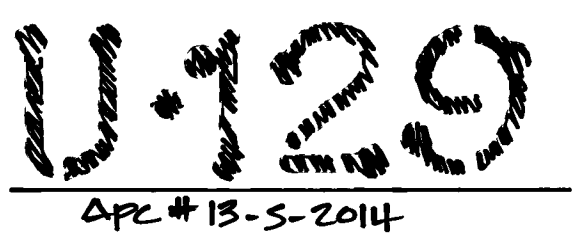
(i) Each purchaser or successor in interest to an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(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...



CASH WAGNER & ASSOCIATES, PC CONSULTING ENGINEERS • LAND SURVEYORS 414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561