**DULY ENTERED FOR TAXATION SUBJECT** TO FINAL ACCEPTANCE FOR TRANSFER 02-16-2018 (DATE) LEGEND Record Dimension **BRIAN GERTH AUDITOR** Measured Dimension Calculated Dimension Point of Beginning Point of Commencement Flood Protection Grade THE ORCHARD NORTH SECTION Approximate limits of 100 Year Flood Zone as scaled from FIRM Panel 180257 0118 D, dated 3/17/11 ∕-S 88°56'54" E 12.55' S 88°56'54" E 286.11' Approximate west line of Little
 Pigeon Creek Floodway 5 88\*56'54" E 1282.72 Northeast Corner— CURVE TABLE N.W. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W NUMBER Morley Cap (Flush) 10°06′21″ 01°26′52″ 50°00′00″ 32°24′52″ DELTA ANGLE CHORD DIRECTION | N 26°01″10″ E | S 70°27′57″ E | N 26°13′29″ E S 54°58′57″ E **TANGENT** 470.00 RADIUS 175.00 445.00 150.00 65,008 Sq.Ft. 130.90 265.90 ARC LENGTH 30.87 CHORD LENGTH 30.83 126.79 262.37 SHADED AREA IS THE LIMITS OF THE APPROVED WETLAND MITIGATION SITE FOR THE ORCHARD NORTH SUBDIVISION APPROVED BY THE US ARMY CORP. OF OFFSITE CURVE TABLE ENGINEERS ON JANUARY 24, 2017. NUMBER AREA = 3.729 ACRES 17°35′08″ 17°35′08″ DELTA ANGLE 11°37′41" N 79°58′57″ W N 79°12′55″ W CHORD DIRECTION N 25°15′29" E N 79°58′57" W N 79°58′57″ W Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC14-28-1) requires the prior approval of the **TANGENT** 19.24 78.42 RADIUS 189.00 507.00 488.00 450.00 435.00 DNR, Division of Water for any construction in the 149.78 138.12 145.16 Floodway area including an obstruction, fill, excavation ARC LENGTH or the construction of a building. Local floodplain 149.19 137.58 144.49 155.00 CHORD LENGTH ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage. 8,100 Sq.Ft. 0.186 Acres Temporary Offsite P.U.E. #5 7,812 Sq.Ft. -N 51°13′29" E 13.00' 588°46′31″ E 201.53′ — — — — → emporary Offsite D.E. #2 35.69' S 88°46'31" E Temporary Offsite D.E. #4 S 88"46'31" E 331.57'

10' D.E.

N 88"46'31" W 287.65' 5 88\*46'31" E 202.38' 10' D.E. N 88'46'31" W 205.32' Lot 207 N 88\*46′31″ W 201.53′ 8,100 Sq.Ft. 8,266 Sq.Ft. 0.190 Acres 8,100 Sq.Ft. Temporary Offsite P.U.E. #6 15' P.U.E. 5 01"13'29" W 15.00' 10,115 Sq.Ft. 8,399 Sq.Ft. 17,485 Sq.Ft. 0.193 Acres Lot 272 **Lot 266** 13,934 Sq.Ft. 0.320 Acres 15,617 Sq.Ft. 0.359 Acres 12,734 Sq.Ft. Approximate west line of Little **Lot 274** 9,852 Sq.Ft. 0.226 Acres **Lot 275** 9,074 Sq.Ft. N 88\*46'31" W 864.91' to P.O.B. Found 5/8" Rebar — w/Morley Cap - \$ 01°13'29" W 29.78' the City of Evansville Water & Lot 276

\* 11,756 Sq.Ft. Found 5/8" Rebar -LM & SDE Sewer Utility Department Flood Zone as scaled from FIRM Document 2017R00016041 Panel 180257 0118 D, dated 3/17/11 0.270 Acres 15' Utility Easement The Orchard LM & SDE Doc. 2008R00032369 The Orchard The Orchard Lot 35 The Orchard Section 5 Section 3 Section 3 The Orchard Section 4 Book T. page 121 Book T. page 70 Book T. page 70 The Orchard Section 4 Book T. page 70 S 88\*46'31" E 115.00' 82-06-05-034-085.063-020 LM & SDE Section 4 Section 4 Engelbrecht Family Properties. LLC Book T. page 95 Book T, page 93 155 Morning Dove Lane Section 6 The Orchard Boonville, IN 47601 Section 3 Lot 277 7,376 Sq.Ft. Section 4 Book T, page 70 7,245 Sq.Ft. 0.166 Acres 0.169 Acres 10 10 in The Orchard The Orchard The Orchard , Section 5 LM & SDE 103.07' to D.E. Section 1 Groveview Court Book T. page 121 N 88°46'31" W 117.07' N 01°13'29" E 3.00' /-- Variable Width P.U.E. Book S, page 193 The Orchard Lot 12 The Orchard Section 6 The Orchard Book 17. page 12 Section 6 Section 6 Book V. page 12 OFFSITE EASEMENT LINE TABLE EASEMENT LINE TABLE LOT LINE TABLE DISTANCE NUMBER DIRECTION DIRECTION S 65°30′54″ E 5 11°36′27″ E 63.80′ S 66°15′56" E 28.86′ 5 72°32′41″ E 20.08 S 71°39′50″ E 5 23°19′31″ E 36.91′ N.E. 1/4, S.E. 1/4 Section 5, T 6 S, R 10 W S 89°52′50″ E 32.74′ S 86°43′59" E 25.63' 5 35°49′00″ E 5/8" Rebar (5" deep) 5 84°00′31″ E 33.82′ S 86°43′59″ E 5 24°38′30″ E (Used this survey) S 66°40′31″ E 47.20′ S 67°40′17″ E 5 43°13′02″ E N 88\*46'31" W 1305.38'(M) 5 67°45′33″ E S 61°11′10″ E 27.74' N 88°46′31″ W | 119.19′ N 51°13′29" E N 12°11′57″ E 18.00′ S 41°18′14″ E AFFIRMATION STATEMENT N 01°13′29″ E | 100.66′ N 38°46′31″ W 5.00′ 5 66°15′56″ E I AFFIRM, UNDER THE PENALTIES OF PERJURY, N 51°13′29″ Ę THAT I HAVE TAKEN REASONABLE CARE TO CASH WAGGNER S 58°55′40″ E REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. 5 47°48′55″ W | 5.74′ 5 O5°24′27″ W & ASSOCIATES, PC SHEET 1 N 88°51′05" W

S 58°55′40″ E

N 88°51′05″ W | 14.81′

**RECEIVED FOR RECORD** 

DATE 02-16-18 3:19p

INSTR# 2018R0000 3372

DEBBIE STUCKI

VANDERBURGH COUNTY

Northeast Corner

Section 5, T 6 S, R 10 W 5/8" Rebar (Flush)

N.E. 1/4, S.E. 1/4

N 87'35'29" W 74.99'

414 CITADEL CIRCLE

PH: 812.401.5561

402 E. 13TH STREET

CONSULTING ENGINEERS . LAND SURVEYORS

WWW.CASHWAGGNER.COM

**JASPER, IN 47546** 

PH: 812.634.5015

SUITE 101

EVANSVILLE, IN 47715

N 88\*46'31" W 14.53'---

PLAT BOOK \_\_\_\_\_

PAGE 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** 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, 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.

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. 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.

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.

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 200, 201 and 277

and part of Lot 276 Old Orchard Development, LLC 610 W. Washington Street

Chandler, IN 47610

### NOTARY CERTIFICATE

State of INDIANA County of VANDERBUCH )

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.

9-26-2023 My Commission expires:

Notary Resides in VANDERBURGH

County, Indiana

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

#### Owner & Developer 203 through 206, Part of Lot 207, Lots 209, 210, 240

275 AND TEMPORARY 241, 266 through **200** Offsite Easements 1 through 7, AND PART OF LOT 276.

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

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 \_\_\_\_\_\_ day of \_FEBEUARY

Owner & Developer

VANIDERBURGH

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

Lots 202, 278, Offsite Drainage Easement and Offsite Public Utility Easement Connie S. Engelbrech 600 Christ Road

Evansville, IN 47711

### NOTARY CERTIFICATE

State of THDIANA County of VANDERBURGED )

> 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 who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14th day of Fesperal , 2018. 9-76-2023 My Commission expires:

Notary Resides in VANDERBURGH

Owner & Developer

vped or printed name

Part of Lot 207 and Lot 208 Engelbrecht Family Limited Partnership 600 Christ Road Evansville, IN 47711

### NOTARY CERTIFICATE

State of TNDIANA County of VANDEREVRGY )

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) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

9-26-2023 Mv Commission expires:

Notary Resides in VANOGRBURGH Scorr D. DVEDEZ

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

SCOTT D BUEDEL

Notary Public - State of Indiana

Vanderburgh County

My Commission Expires Sep 26, 2023

#### **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: thence along the south line of said Quarter Quarter Section, North 88 degrees 46 minutes 31 seconds West 251.37 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book S, page 193 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Section 1, North O1 degree 13 minutes 29 seconds East 629.98 feet to the northeast corner thereof; thence along the north line and the extended north line of said Section 1, North 88 degrees 46 minutes 31 seconds West 864.91 feet to the point of beginning; thence continue along the extended north line of said Section 1 and along the north line of The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of said Recorder, North 88 degrees 46 minutes 31 seconds West 29.97 feet to a corner of said Section 3; thence along the boundary of said Section 3, South O1 degree 13 minutes 29 seconds West 29.78 feet: thence along the north line and the extended north line of said Section 3, North 88 degrees 51 minutes O5 seconds West 460.97 feet to a corner of The Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of said Recorder; thence along the west side of said Section 5, South O1 degree 13 minutes 29 seconds West 141.59 feet to a corner of The Orchard, Section 6, as per plat thereof, recorded in Plat Book U, page 12 in the office of said Recorder; thence along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 165.00 feet; thence continue along the boundary of said Section 6, North 01 degree 13 minutes 29 seconds East 3.00 feet; thence continue along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 117.07 feet; thence continue along the boundary of said Section 6, North O1 degree 13 minutes 29 seconds East 138.22 feet to a corner thereof; thence South 88 Degrees 51 Minutes O5 Seconds East 127.36 feet to the beginning of a curve to the right having a central angle of 10 Degrees O6 Minutes 21 Seconds, a radius of 175.00 feet and a chord dimension of North 26 Degrees 01 Minute 10 Seconds East 30.83 feet; thence along the arc of said curve 30.87 feet; thence North 58 Degrees 55 Minutes 40 Seconds West 155.22 Feet; thence North 51 Degrees 13 Minutes 29 Seconds East 504.59 feet; thence North 09 degrees 37 minutes 56 seconds West 301.53 feet to a point on the north line of the Northwest Quarter of the Southeast Quarter of said Section; thence along the north line of said Quarter Quarter Section, South 88 degrees 56 minutes 54 seconds East 286.11 feet to the northeast corner thereof; thence along the north line of the Northeast Quarter of the Southeast Quarter of said Section, South 88 degrees 56 minutes 54 seconds East 12.55 feet; thence South 25 Degrees 54 Minutes 12 Seconds East 73.93 feet; thence South 51 Degrees 13 Minutes 29 Seconds West 211.87 feet; thence South 38 Degrees 46 Minutes 31 Seconds East 135.00 feet; thence North 51 Degrees 13 Minutes 29 Seconds East 63.62 feet; thence South 38 Degrees 46 Minutes 31 Seconds East 185.00 feet; thence North 51 Degrees 13 Minutes 29 Seconds East 91.38 feet; thence South 88 Degrees 46 Minutes 31 Seconds East 35.69 feet; thence South 16 Degrees 30 Minutes 13 Seconds West 144.30 feet to the beginning of a curve to the left having a central angle of O1 Degree 26 Minutes 52 Seconds, a radius of 445.00 feet and a chord dimension of South 70 Degrees 27 Minutes 57 Seconds East 11.24 feet; thence along the arc of said curve 11.24 feet; thence South 18 Degrees 48 Minutes 37 Seconds West 215.89 feet to the point of beginning and containing a gross area of 8.572 acres, more or less.

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 251.37 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book S, page 193 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Section 1, North O1 degree 13 minutes 29 seconds East 629.98 feet to the northeast corner thereof; thence along the north line and the extended north line of said Section 1, North 88 degrees 46 minutes 31 seconds West 894.88 feet to a corner of The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of said Recorder; thence along the boundary of said Section 3, South O1 degree 13 minutes 29 seconds West 29.78 feet; thence along the north line and the extended north line of said Section 3, North 88 degrees 51 minutes O5 seconds West 460.97 feet to a corner of The Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of said Recorder: thence along the west side of said Section 5, South O1 degree 13 minutes 29 seconds West 141.59 feet to a corner of The Orchard, Section 6, as per plat thereof, recorded in Plat Book U, page 12 in the office of said Recorder; thence along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 165.00 feet; thence continue along the boundary of said Section 6, North O1 degree 13 minutes 29 seconds East 3.00 feet; thence continue along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 117.07 feet; thence continue along the boundary of said Section 6, North O1 degree 13 minutes 29 seconds East 138.22 feet to a corner thereof and being the point of beginning; thence North O1 degree 13 minutes 29 seconds East 100.66 feet; thence North 51 degrees 13 minutes 29 seconds East 7.39 feet; thence South 58 degrees 55 minutes 40 seconds East 33.24 feet; thence South 47 degrees 48 minutes 55 seconds West 5.74 feet; thence South 5 degrees 24 minutes 27 seconds West 85.11 feet; thence North 88 degrees 51 minutes O5 seconds West 24.11 feet to the point of

Also, an offsite Public Utility 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 251.37 feet to the southeast corner of The Orchard, Section 1, as per plat thereof, recorded in Plat Book S, page 193 in the office of the Recorder of Vanderburgh County, Indiana; thence along the east line of said Section 1, North O1 degree 13 minutes 29 seconds East 629.98 feet to the northeast corner thereof; thence along the north line and the extended north line of said Section 1, North 88 degrees 46 minutes 31 seconds West 894.88 feet to a corner of The Orchard, Section 3, as per plat thereof, recorded in Plat Book T, page 70 in the office of said Recorder; thence along the boundary of said Section 3, South O1 degree 13 minutes 29 seconds West 29.78 feet; thence along the north line and the extended north line of said Section 3. North 88 degrees 51 minutes 05 seconds West 460.97 feet to a corner of The Orchard, Section 5, as per plat thereof, recorded in Plat Book T, page 121 in the office of said Recorder: thence along the west side of said Section 5, South O1 degree 13 minutes 29 seconds West 141.59 feet to a corner of The Orchard, Section 6, as per plat thereof, recorded in Plat Book U, page 12 in the office of said Recorder; thence along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 165.00 feet; thence continue along the boundary of said Section 6, North O1 degree 13 minutes 29 seconds East 3.00 feet; thence continue along the boundary of said Section 6, North 88 degrees 46 minutes 31 seconds West 117.07 feet; thence continue along the boundary of said Section 6, North O1 degree 13 minutes 29 seconds East 138.22 feet to a corner thereof; thence South 88 degrees 51 minutes O5 seconds East 112.55 feet to the point of beginning and also being the beginning of a curve to the right having a central angle of 11 Degrees 37 Minutes 41 Seconds, a radius of 189.00 feet and a chord dimension of North 25 Degrees 15 Minutes 29 Seconds East 38.29 feet; thence along the arc of said curve 38.36 feet; thence South 58 degrees 55 minutes 40 seconds East 14.00 feet to the beginning of a curve to the left having a central angle of 10 Degrees O6 Minutes 21 Seconds, a radius of 175.00 feet and a chord dimension of South 26 Degrees O1 Minute 10 Seconds West 30.83 feet; thence along the arc of said curve 30.87 feet; thence North 88 degrees 51 minutes O5 seconds West 14.81 feet to the point of beginning.

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 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, as per plat recorded in Plat Book T, page 93. This Public Utility Easement also lies southeast of and adjacent to the east line of Lot 266 and it extends east of the southeast corner of Lot 266. The limits of these easements are defined by the dimensions shown on this plat.

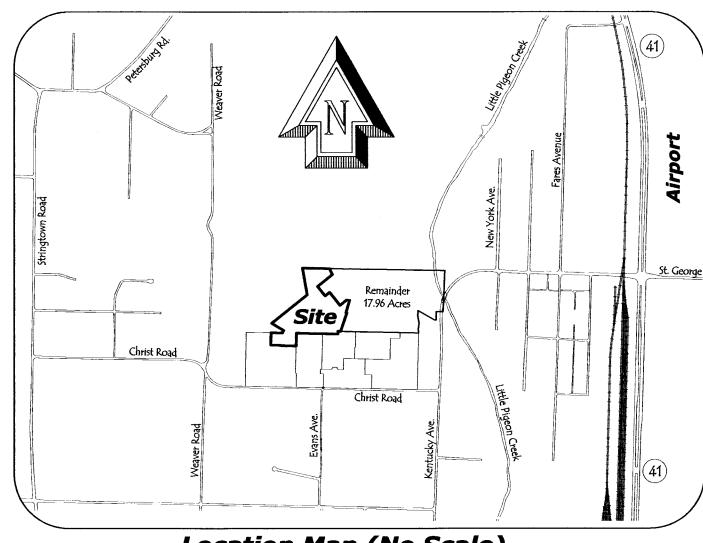
2. A Variable width Drainage Easement that lies northwest of and adjacent to the northwest line of Lot 241 and then extends east along the north line and east of the northeast corner of said Lot 241. The limits of this easement are defined by the dimensions shown on this plat. 3. A Lake Maintenance and Storm Drainage Easement that lies east of Lot 241 and east of the Temporary Offsite Easement #2. The limits of this easement are defined by the dimensions shown on this plat.

4. A 10-foot wide Drainage Easement that lies east of the Temporary Offsite Lake Maintenance and Storm Drainage Easement. The limits of this easement are defined by the dimensions shown on this plat.

The limits of this easement are defined by the dimensions shown on this plat

5. A 13-foot by 15-foot Public Utility Easement that lies northeast of the northeast corner of Lot 240. The limits of this easement are defined by the dimensions shown on this plat. 6. A Variable width Public Utility Easement that extends east of the southeast corner of Lot 241. The limits of this easement are defined by the dimensions shown on this plat. 7. A Variable width Drainage Easement that lies east of Lot 266 and extends southeast to the north line of The Orchard, Section 3, as per plat recorded in Plat Book T, page 70 and the north line of The Orchard, Section 4, as per plat recorded in Plat Book T, page 93.

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



### Location Map (No Scale)

## SURVEYOR'S CERTIFICATE

1. Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the 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 13th day of February, 2018.



Scott D. Buedel, PLS Indiana Registration Number 29900031 Cash Waggner & 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 January 8, 2015.

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

**Executive Director** FEb. 16,2018 Plat Release Date

# THE ORCHARD NORTH SECTION

### GENERAL NOTES

The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themself, 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, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

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.

Gas & Electric is provided by Vectren Energy Delivery of Indiana and will be extended to all of the proposed lots.

All lots shall access interior streets only.

on the soil conditions.

According to the Flood Insurance Rate Maps for Vanderburgh Coutny, Indiana Map Number 18163CO118 D, dated March 17, 2011, part of the proposed subdivision does lie within the limits of the 100 year flood zone (Zone "A").

Compaction 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. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based

Any basement must be approved by the Vanderburgh County Building

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.

The individual lot owners shall be responsible, including financially, for Maintenance: 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 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 occuring to any part of the storm water system and easement which lies on his or her property.

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 2009R00008309 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 Waggner & Associates #0096"

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 13, 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.

WARRALTY DEED 2018 R0000 3370 CRUSS-HARRANTY DEED 2018R00003371

Approval

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

(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.



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

SHEET 2 OF 2