

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL-1	150.00'	5.612'	103.92'	S 69°38' E	4°25'10"
CL-2	150.00'	106.12'	103.92'	S 69°38' E	4°25'10"

Surveyed Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 6 South, Range 9 West, in Warrick County, Indiana, and more particularly described as follows:

Commencing at a 1-1/2 inch iron pipe at the Southwest corner of said Quarter Quarter Section, thence along the West line thereof, North 00 degrees 50 minutes 54 seconds East 482.65 feet to the Point of Beginning, thence continuing along the West line of said Quarter Quarter Section, North 00 degrees 50 minutes 54 seconds East 291.09 feet, thence South 89 degrees 51 minutes 43 seconds East 530.27 feet to the East line of said Quarter Quarter Section, thence along the East line of said Quarter Quarter Section, South 00 degrees 56 minutes 54 seconds East 299.20 feet, thence South 89 degrees 51 minutes 55 seconds West 565.25 feet, thence North 00 degrees 58 minutes 46 seconds East 10.28 feet, thence North 89 degrees 51 minutes 58 seconds West 944.57 feet to the point of beginning, containing 8.85 acres, more or less.

Subject to the Right of Way of Frame Road to the west side thereof.

Also, Subject to all building and use restrictions of record and all existing easements, highways and right-of-ways.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL-1	25.00'	29.45'	25.47'	S 44°40'24" E	9°22'59"
CL-2	171.00'	120.98'	188.47'	S 69°38' E	4°25'10"
CL-3	129.00'	91.27'	89.57'	S 69°38' E	4°25'10"
CL-4	38.00'	26.28'	27.50'	N 67°00'25" E	4°45'44"
CL-5	46.00'	37.14'	36.14'	N 67°00'25" E	4°45'44"
CL-6	46.00'	72.36'	68.08'	S 45°51'39" W	10°00'00"
CL-7	46.00'	72.36'	68.08'	S 45°51'39" W	10°00'00"
CL-8	46.00'	57.14'	56.14'	N 66°43'51" W	36°57'44"
CL-9	35.00'	26.26'	27.50'	N 66°43'51" W	36°57'44"
CL-10	171.00'	120.98'	188.47'	N 69°38' W	4°45'44"
CL-11	129.00'	91.27'	89.57'	N 69°38' W	4°45'44"
CL-12	25.00'	29.45'	25.47'	S 45°51'39" W	9°22'59"
CL-13	129.00'	91.27'	89.57'	N 69°38' W	4°45'44"
CL-14	25.00'	29.45'	25.47'	S 45°51'39" W	9°22'59"
CL-15	129.00'	91.27'	89.57'	N 69°38' W	4°45'44"
CL-16	129.00'	91.27'	89.57'	N 69°38' W	4°45'44"
CL-17	171.00'	120.98'	188.47'	N 66°43'51" W	36°57'44"
CL-18	171.00'	120.98'	188.47'	N 66°43'51" W	36°57'44"
CL-19	46.00'	298.80'	456.60'	N 00°00'00" E	272°58'29"

General Notes

Zoning: All of the subject property is Currently Zoned R-3 P.U.D.

Buildings: Single Family Residential Structures

Public R/W: No buildings, structures, fences shrubs or trees shall be placed in the public right-of-ways, either existing or to be dedicated by the plat.

Flood: According to the Flood Insurance Rate Maps for Warrick County, Indiana, Community Panel Number 18736C0208D, dated August 2, 2010, No part of the subject property lies within the limits of the 100 year flood zone (Zoned).

Easements: No buildings, structures, fences, shrubs, or trees shall be placed in Drainage Easements.

Mining: Per the Maps at the Indiana Geological Survey Web Site, No underground mines or surface strip mining activity has occurred within the Subdivision Boundary.

Amended: The purpose of the Amended Plat was to increase the sizes of the Building Envelopes from the original Copper's Edge Estates P.U.D. recorded in Document Number 2017R-010230.

Monuments: Monuments have been set at all lot corners. Monuments set are 5/8" Rebar with plastic cap stamped "CASH WAGNER & ASSOCIATES 0069"

Water: Indiana American Water has been extended to all of the lots.

Sever: Newburgh Sewer has been extended to all of the lots.

Access: All Lots shall access Copper's Edge Drive only. Lots 19, and 20 will only access Copper's Edge Drive and Not Bice Place

Outlots: Outlot A is Considered Green Space and will be maintained by the H.O.A. Outlot B is Considered Green Space and will be maintained by the H.O.A. Outlot C: All of Outlot C is a LMS&DE for the Storm Water Detention Basin and will be maintained by the H.O.A.

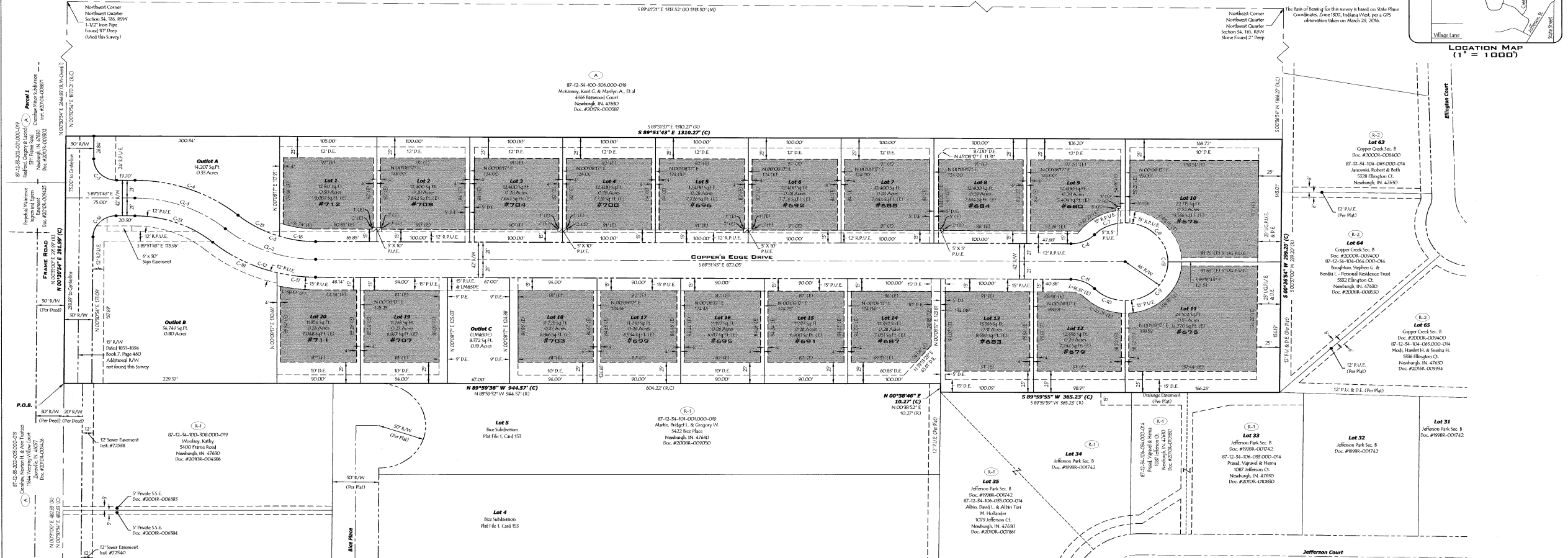
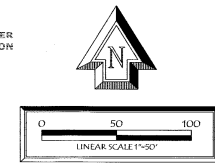
Copper's Edge Estates P.U.D.-Amended

Being an Amended Plat of Copper's Edge Estates as Recorded in Document Number 2017R-008197 in the Office of the Recorder of Warrick County, Indiana and being Part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 6 South, Range 9 West, of Warrick County, Indiana

Legend

P.O.C. - Point of Commencement
 P.O.B. - Point of Beginning
 H.O.A. - Home Owners Association
 R/W - Right of Way Line
 P.U.E. - Public Utility Easement
 U.P.U.E. - Underground Public Utility Easement
 D.E. - Drainage Easement
 R.P.U.E. - Retained Public Utility Easement
 (The R.P.U.E. is restricted to the Town of Newburgh Sanitary Sewer Utility and any other utilities supplying electricity, natural gas and potable water.)
 (C) - Building Envelope
 LMS&DE - Lake Maintenance and Storm Drain Easement

2017R-010230
 PAT BROOKS
 WARRICK COUNTY RECORDER
 RECORDED AS PRESENTED ON
 12/04/2017 10:18 AM
 REC FEE: \$5.00
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Dedication Certificate

The undersigned owner of the real estate shown and described herein, does hereby by, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as **Copper's Edge Estates P.U.D.-Amended** in Ohio Township, Warrick County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, these shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which the public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness my hand this 22nd day of NOVEMBER 2017.

Owner and Developer
 Aaron M. Miller
 Member
 Barrington Custom Homes, LLC.
 254 State Road 231
 Newburgh, IN 47650

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

Notary Certificate

State of INDIANA
 County of VANDERBURGH

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Aaron M. Miller of Barrington Custom Homes, LLC who acknowledged the execution of the foregoing instrument as his voluntary act and deed.

Witness my hand and Notarial Seal this 21st day of NOVEMBER 2017.

Notary Public:
 Scott D. Buegel
 My Commission expires: 9-26-2023

Newburgh Plan Commission Certificate

Under the authority provided by the acts of 1981, Public Law #90, and enacted by the General Assembly of the State of Indiana, and the Newburgh Subdivision Control Ordinance this plat has been given approval by the Newburgh Plan Commission at a meeting held on November 6, 2017. All proper Public Notices were given, and a majority of the members of the Plan Commission concurred in its approval.

Witness my hand and seal November 22, 2017.

This plat complies with the Subdivision Ordinance and is released to the County for recording.

Notary Public: Scott D. Buegel
 Date: 11/21/2017

Surveyor's Certificate

I, Scott D. Buegel, registered Land Surveyor in the State of Indiana, hereby certify: (a) that this plat correctly represents a survey completed by me on April 6, 2016, and that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown and that all property corners have been monumented.

Witness my hand and seal November 22, 2017.

Scott D. Buegel, PLS
 Indiana Registration Number 29900031
 Cash Wagner & Associates, PC
 414 Citadel Circle, Suite B
 Evansville, IN 47715
 Phone: 823-7575 Amended Plat #23



Road Construction Plans

The Town Council President certifies that all Road Construction Plans conform to the current design standards set forth in the Code of Newburgh.

Printed Name: Ann Marie Auward Title: TC President
 Date: 11/23/2017

Storm Water Management

I hereby certify that I am the President of Storm Water Management for the Town of Newburgh and that the Storm Water Management Plan for **Copper's Edge Estates P.U.D.-Amended** was presented before the Board and that on November 20, 2017 the Board approved the plan.

Printed Name: DANA GRACE Title: SW PRES.
 Date: 12/01/2017

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

414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.634.1561

216 W. BIRCH STREET SUITE 1106 JASPER, IN 47546 PH: 812.634.5015