**County Commissioners Ordnance No. 2017- 14**

**Ordinance to Vacate (3) Drainage Easements, (2) Public Utility Easements, a Portion of a Lakeside Maintenance and Storm Drainage Easement, and (3) Drainage and Underground Public Utility Easements all located within the Orchard View Condominiums-P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana.**

Whereas, a sworn Petition was presented to the Board of Commissioners of Warrick County, Indiana requesting that the (3) Drainage Easements, (2) Public Utility Easements, a Portion of a Lakeside Maintenance and Storm Drainage Easement, and (3) Drainage and Underground Public Utility Easements all located on the real estate commonly known as:

Part of Orchard View Condominiums- P.U.D. Section 1

which is described:

## Drainage Easement Vacation Description

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 21.39 feet to the North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the 10 foot Drainage Easement to be Vacated; thence along said North line, South 89 Degrees 23 Minutes 28 Seconds East 189.86 feet to the Northeast corner of said Easement; thence South 00 degrees 36 minutes 32 seconds West 10.00 feet to the Southeast corner of said Easement; thence along the South line of said Easement, North 89 degrees 23 minutes 28 seconds West 189.77 feet to the said East line of Section 1C; thence along said East line, North 00 degrees 06 minutes 08 seconds East 10.00 feet to the point of beginning, containing 1,898 sq. ft. or 0.04 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00

degrees 06 minutes 08 seconds West 178.06 feet to the extended North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the 10 foot Drainage Easement to be Vacated; thence along said extended North line and said North line, South 89 Degrees 56 Minutes 48 Seconds East 180.95 feet to the East Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and being a non-tangent curve to the left, having a central angle of 15 Degrees 12 Minutes 09 Seconds, a radius of 50.00 feet, from which the chord bears South 40 Degrees 56 Minutes 39 Seconds West 13.23 feet; thence along the arc of said Right-of-Way and curve 13.27 feet to the South line of the 10 foot Drainage Easement to be Vacated; thence along said South line, North 89 Degrees 56 Minutes 48 Seconds West 172.30 feet to said East line of Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 10.00 feet to the point of beginning, containing 1,762 sq. ft. 0.04 acres more or less.

**Description #3**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence South 26 degrees 20 minutes 25 seconds West 350.21 feet to the South line of a Lakeside Maintenance & Storm Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the Drainage Easements to be Vacated; thence along said South line and East line of said Lakeside Maintenance & Storm Drainage Easement, North 78 Degrees 37 Minutes 23 Seconds East 1.86 feet; thence North 27 Degrees 52 Minutes 48 Seconds East 5.75 feet to the South line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1; thence along said South line, South 63 Degrees 39 Minutes 35 Seconds East 5.37 feet to the East line of a 7 foot Offsite Drainage Easement as dedicated in Engelbrecht Place Section 2-Phase 1 and recorded in Document Number 2005R-005507 in the Office of said Recorder; thence along said East line, South 26 Degrees 20 Minutes 25 Seconds West 90.93 feet to the East line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said East line, South 00 Degrees 00 Minutes 00 Seconds West 71.94 feet; thence South 27 degrees 39 minutes 30 seconds West 99.87 feet to the Northeast line of Orchard View Townhouses P.U.D. Section 1D Phase II as recorded in Document Number 2016R-010706 in the Office of said Recorder; thence along said Northeast line, North 63 degrees 39 minutes 35 seconds West 10.00 feet to the West line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said West line North 27 degrees 39 minutes 30 seconds East 97.64 feet; thence North 00 degrees 00 minutes 00 West 49.28 feet to the said East line of said 7 foot Offsite Drainage Easement; thence along said East line, South 26 Degrees 20 Minutes 25 Seconds West 22.77 feet to the Northeast line of Lot 13 (Now Vacated) as dedicated in said Engelbrecht Place Section 2-Phase 1; thence along said Northeast line, North 63 Degrees 39 Minutes 35 Seconds West 7.00 feet to the East line of said Section 1C; thence along the East line of said Section 1C, North 26 degrees 20 minutes 25 seconds East 129.35 feet to the point of beginning, containing 2,538 sq. ft. or 0.06 acres more or less.

## Public Utility Easement Vacation Description

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and

being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the East line of said Section 1, South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1, thence continue along said East line, South 00 degrees 06 minutes 04 seconds West 140.87 feet to the North line of a Public Utility Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of a Public Utility Easement to be Vacated; thence continue along said East line, South 00 Degrees 06 Minutes 04 Seconds West 10.00 feet to the beginning of a non-tangent curve to the left, having a central angle of 58 Degrees 26 Minutes 10 Seconds, a radius of 50.00 feet, from which the chord bears South 60 Degrees 53 Minutes 55 Seconds West 48.81 feet; thence along the arc of said curve 51.00 feet to the West Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and the beginning of a non-tangent curve to the left, having a central angle of 39 Degrees 30 Minutes 36 Seconds, a radius of 50.00 feet, from which the chord bears South 30 Degrees 57 Minutes 41 Seconds West 33.80 feet; thence along said Right-of-Way and the arc of said curve 34.48 feet to the beginning of a non-tangent curve to the right, having a central angle of 92 Degrees 43 Minutes 00 Seconds, a radius of 60.00 feet, from which the chord bears North 43 Degrees 45 Minutes 21 Seconds East 86.84 feet; thence along the arc of said curve 97.09 feet to the point of beginning containing 726 sq. ft. or 0.02 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence South 26 degrees 20 minutes 25 seconds West 598.56 feet to the North corner of Orchard View Townhouses P.U.D. Section 1D Phase II as recorded in Document Number 2016R-010706; thence along the Northeast line of said Section 1D Phase II, South 63 degrees 39 minutes 35 seconds East 185.00 feet to Northwest line of a 10 foot Public Utility Easement as dedicated in Engelbrecht Place Section 2–Phase 2 as recorded in Document Number 2006R-007043 in the Office of said Recorder and the Point of Beginning of the 10 foot Public Utility Easement to be Vacated; thence along said 10 foot Public Utility Easement to be Vacated, North 26 Degrees 20 Minutes 25 Seconds East 119.00 feet to the Northeast line of Lot 13 (Now Vacated) of said Phase 2 and the 10 foot Public Utility Easement to be Vacated as dedicated in said Section 1; thence along said 10 foot Public Utility Easement to be Vacated, North 26 Degrees 20 Minutes 25 Seconds East 473.72 feet to the beginning of a curve to the left, having a central angle of 11 Degrees 36 Minutes 23 Seconds, a radius of 210.00 feet, from which the chord bears North 20 Degrees 32 Minutes 13 Seconds East 42.47 feet; thence along the arc of said curve 42.54 feet to the beginning of a tangent curve to the left, having a central angle of 09 Degrees 10 Minutes 31 Seconds, a radius of 25.00 feet, from which the chord bears North 10 Degrees 08 Minutes 46 Seconds East 4.00 feet; thence along the arc of said curve 4.00 feet to the West Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and the beginning of a non-tangent curve to the right, having a central angle of 37 Degrees 25 Minutes 12 Seconds, a radius of 35.00 feet, from which the chord bears South 10 Degrees 54 Minutes 38 Seconds East 22.45 feet, thence along the Right-of-Way and the arc of said curve 22.86 feet to the beginning of a non-tangent curve to the right, having a central angle of 07 Degrees 22 Minutes 05 Seconds, a radius of 220.00 feet, from which the chord bears South 22 Degrees 39 Minutes 23 Seconds West 28.27 feet;

thence along said Right-of-Way and the arc of said curve 28.29 feet; thence South 26 Degrees 20 Minutes 25 Seconds West 473.72 feet to the Northeast Line of said Lot 13; thence South 26 Degrees 20 Minutes 25 Seconds West 119.00 feet to the East corner of said Orchard View Townhouses P.U.D. Section 1D Phase II; thence along the Northeast line of said Phase II, North 63 Degrees 39 Minutes 35 Seconds West 10.00 feet to the point of beginning, containing 6,324 sq. ft. or 0.15 acres more or less.

## Lakeside Maintenance and Storm Drainage Easement Vacation Description

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 188.06 feet to the extended South line of a 10-foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of Lakeside Maintenance and Storm Drain Easement to be Vacated; thence along said extended South line, South 89 Degrees 56 Minutes 48 Seconds East 5.96 feet to the Northeast corner of said Easement to be Vacated; thence along the Southeast lines of said Easement the next 6 calls:
1) South 11 Degrees 25 Minutes 28 Seconds West 43.10 feet; thence
2) South 29 Degrees 41 Minutes 54 Seconds West 121.30 feet to the North line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1; thence
3) South 23 Degrees 57 Minutes 08 Seconds West 10.02 feet to the South line of said 10 foot Drainage and Underground Public Utility Easement; thence
4) South 25 Degrees 56 Minutes 38 Seconds West 181.71 feet to the North line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1, thence
5) South 27 Degrees 53 Minutes 39 Seconds West 10.00 feet to the South line of said 10 foot Drainage and Underground Public Utility Easement; thence
6) South 27 Degrees 52 Minutes 48 Seconds West 5.75 feet to the Southeast corner of said Easement to be Vacated; thence South 78 Degrees 37 Minutes 23 Seconds West 1.86 feet to the Southeast line of said Section 1C; thence along said Southeast line, North 26 Degrees 20 Minutes 25 Seconds East 350.21 feet to the East Line of said Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 20.61 feet to the point of beginning, containing 895 sq. ft. or 0.02 acres more or less.

## Drainage and Underground Public Utility Easement Vacation Description

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann

Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 21.39 feet to the North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of a Drainage and Underground Utility Easement to be Vacated, thence along said North line, South 89 Degrees 23 Minutes 28 Seconds East 5.22 feet to the extended East line of said Easement to be Vacated; thence along said extended East line and the East line of said Easement to be Vacated, South 00 Degrees 06 Minutes 42 Seconds West 166.62 feet to the extended South line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said extended South line, North 89 Degrees 56 Minutes 48 Seconds West 5.20 feet to the East line of said Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 166.67 feet to the point of beginning, containing 868 sq. ft. or 0.02 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C the next two calls:
1) South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence
2) South 26 degrees 20 minutes 25 seconds West 141.61 feet to the extended Northeast line of a 10 foot Drainage and Underground Public Utility Easement to be Vacated and being the Point of Beginning; thence along said extended Northeast line and the Northeast line of said Easement to be Vacated, South 63 Degrees 39 Minutes 35 Seconds East 167.00 feet; thence along the North line of said Easement to be Vacated, South 86 Degrees 33 Minutes 47 Seconds East 19.55 feet to the Northeast corner of said Easement and being a point on the Northwest line of a 10 foot Public Utility Easement; thence along said 10 foot Public Utility Easement, South 26 Degrees 20 Minutes 25 Seconds West 10.86 feet to the Southeast corner of said 10 foot Drainage and Underground Public Utility Easement to be Vacated; thence along the South line of said Easement to be Vacated, North 86 Degrees 33 Minutes 47 Seconds West 17.36 feet; thence along the Southwest line of said Easement to be Vacated and the extended Southwest line of said Easement to be Vacated, North 63 Degrees 39 Minutes 35 Seconds West 169.02 feet to the East line of said Section 1C; thence along said East line, North 26 Degrees 20 Minutes 25 Seconds East 10.00 feet to the point of beginning, containing 1,866 sq. ft. or 0.04 acres more or less.

**Description #3**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View

Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C the next two calls:
1) South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence
2) South 26 degrees 20 minutes 25 seconds West 333.32 feet to the extended Northeast line of a 10 foot Drainage and Underground Public Utility Easement to be Vacated and being the Point of Beginning; thence along said extended Northeast line and the Northeast line of said Easement to be Vacated, South 63 Degrees 39 Minutes 35 Seconds East 142.71 feet; thence along the North line of said Easement to be Vacated, North 87 Degrees 05 Minutes 22 Seconds East 48.49 feet to the Northeast corner of said Easement and being a point on the Northwest line of a 10 foot Public Utility Easement; thence along said 10 foot Public Utility Easement, South 26 Degrees 20 Minutes 25 Seconds West 11.46 feet to the Southeast corner of said 10 foot Drainage and Underground Public Utility Easement to be Vacated; thence along the South line of said Easement, South 87 Degrees 05 Minutes 22 Seconds West 45.50 feet; thence along the Southwest line of said Easement to be Vacated and the extended Southwest line of said Easement to be Vacated, North 63 Degrees 39 Minutes 35 Seconds West 145.32 feet to the East line of said Section 1C; thence along said East line, North 26 Degrees 20 Minutes 25 Seconds East 10.00 feet to the point of beginning, containing 1,910 sq. ft. or 0.04 acres more or less.

Whereas, after proper notice a public hearing was held by the Board of Commissioners of Warrick County, Indiana where all interested persons were permitted to address the Board of Commissioners of Warrick County, Indiana concerning said vacation.

**Section 1:**
The Board of Commissioners of Warrick County, Indiana, after due consideration has determined that the (3) Drainage Easements, (2) Public Utility Easements, a Portion of a Lakeside Maintenance and Storm Drainage Easement, and (3) Drainage and Underground Public Utility Easements located on the real estate commonly known as:

Part of Orchard View Condominiums- P.U.D. Section 1

which is described above and on the attached Exhibits "B, D, F and H" and shown on the attached Exhibit "A, C, E and G" is no longer required for public use and the public interest will be served by its vacation.

**Section 2:**
The Board of Commissioners of Warrick County, Indiana, does hereby vacate the (3) Drainage Easements, (2) Public Utility Easements, a Portion of a Lakeside Maintenance and Storm Drainage Easement, and (3) Drainage and Underground Public Utility Easements all located on the real estate commonly known as:

Part of Orchard View Condominiums- P.U.D. Section 1

which is described above and on the attached Exhibits "B, D, F and H" and shown on the attached Exhibit "A, C, E and G" is no longer required for public use and the public interest will be served by its vacation.

**Section 3:**
The (3) Drainage Easements, (2) Public Utility Easements, a Portion of a Lakeside Maintenance and Storm Drainage Easement, and (3) Drainage and Underground Public Utility Easements all located within the Orchard View Condominiums-P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of

Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana.

**Section 4:**
This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of Warrick County, Indiana.

Final passage by the Board of Commissioners of Warrick County, Indiana this 13 day of June, 2017.

BOARD OF COMMISIONERS
WARRICK COUNTY, INDIANA

Marlin Weisheit

Dan Saylor

Bob Johnson

ATTEST:

Deborah K. Stevens
Warrick County Auditor

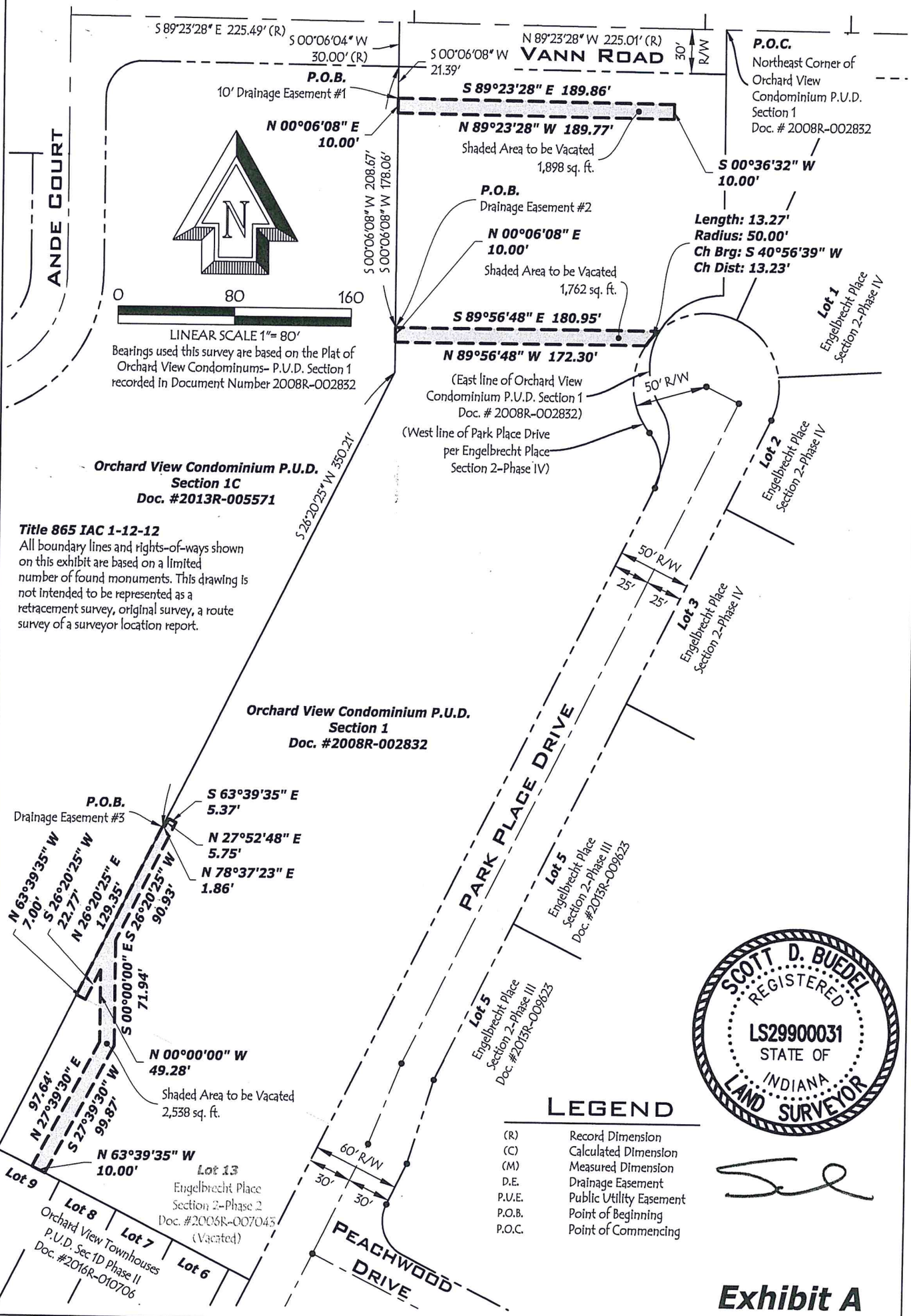
This instrument prepared by Scott Buedel, Cash Waggner and Associates, PC, 414 Citadel Circle, Suite B, Evansville, IN 47715, Phone 812-401-5561

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Scott D. Buedel

# Drainage Easement Vacation Exhibit
# Orchard View Condominiums P.U.D. Section 1

Part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West
in Ohio Township, Warrick County, Indiana Recorded in Document Number 2008R-002832




## LEGEND

| | |
|---|---|
| (R) | Record Dimension |
| (C) | Calculated Dimension |
| (M) | Measured Dimension |
| D.E. | Drainage Easement |
| P.U.E. | Public Utility Easement |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencing |

**Exhibit A**

| | |
|---|---|
| Project No: | 16-2524 |
| Drawn by: | Ladnier |
| Filename: | 2524 Vacation |
| Scale: | 1" = 80' |
| Date: | 4/3/2017 |
| Project | Orchard View Townhouses |
| Client | Holweger |
| Sheet Title | Vacation Exhibit Park Place Drive Newburgh, IN 47630 |


Cash Waggner & Associates, PC
Consulting Engineers • Land Surveyors
www.CashWaggner.com
414 Citadel Circle Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563

# Drainage Easement
# Vacation Description
# Exhibit B

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 21.39 feet to the North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the 10 foot Drainage Easement to be Vacated; thence along said North line, South 89 Degrees 23 Minutes 28 Seconds East 189.86 feet to the Northeast corner of said Easement; thence South 00 degrees 36 minutes 32 seconds West 10.00 feet to the Southeast corner of said Easement; thence along the South line of said Easement, North 89 degrees 23 minutes 28 seconds West 189.77 feet to the said East line of Section 1C; thence along said East line, North 00 degrees 06 minutes 08 seconds East 10.00 feet to the point of beginning, containing 1,898 sq. ft. or 0.04 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 178.06 feet to the extended North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the 10 foot Drainage Easement to be Vacated; thence along said extended North line and said North line, South 89 Degrees 56 Minutes 48 Seconds East 180.95 feet to the East Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and being a non-tangent curve to the left, having a central angle of 15 Degrees 12 Minutes 09 Seconds, a radius of 50.00 feet, from which the chord bears South 40 Degrees 56 Minutes 39 Seconds West 13.23 feet; thence along the arc of said Right-of-Way and curve 13.27 feet to the South line of the 10 foot Drainage Easement to be Vacated; thence along said South line, North 89 Degrees 56 Minutes 48 Seconds West 172.30 feet to said East line of Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 10.00 feet to the point of beginning, containing 1,762 sq. ft. 0.04 acres more or less.

**Description #3**

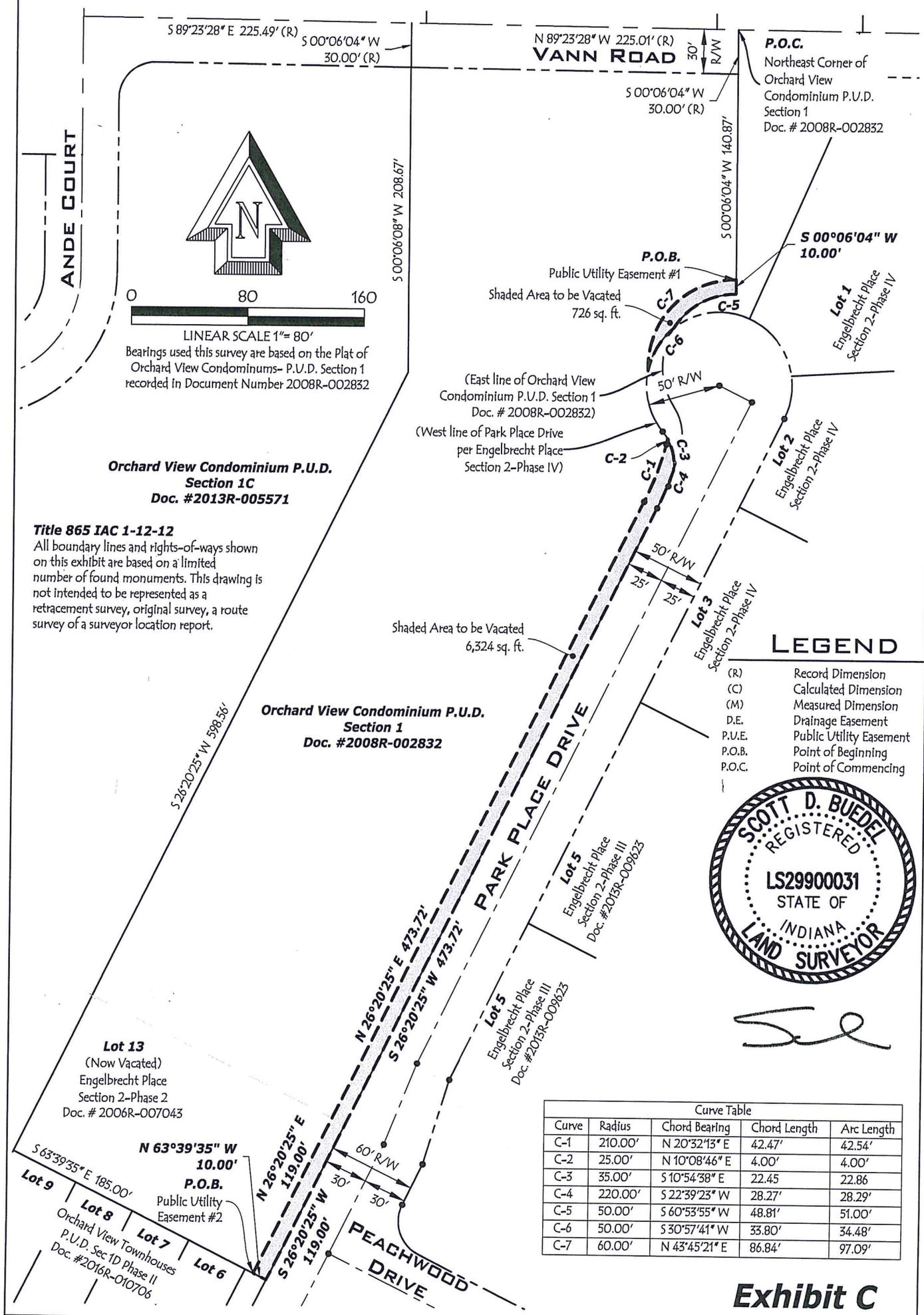
Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence South 26 degrees 20 minutes 25 seconds West 350.21 feet to the South line of a Lakeside Maintenance & Storm Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the Drainage Easements to be Vacated; thence along said South line and East line of said Lakeside Maintenance & Storm Drainage Easement, North 78 Degrees 37 Minutes 23 Seconds East 1.86 feet; thence North 27 Degrees 52 Minutes 48 Seconds East 5.75 feet to the South line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1; thence along said South line, South 63 Degrees 39 Minutes 35 Seconds East 5.37 feet to the East line of a 7 foot Offsite Drainage Easement as dedicated in Engelbrecht Place Section 2-Phase 1 and recorded in Document Number 2005R-005507 in the Office of said Recorder; thence along said East line, South 26 Degrees 20 Minutes 25 Seconds West 90.93 feet to the East line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said East line, South 00 Degrees 00 Minutes 00 Seconds West 71.94 feet; thence South 27 degrees 39 minutes 30 seconds West 99.87 feet to the Northeast line of Orchard View Townhouses P.U.D. Section 1D Phase II as recorded in Document Number 2016R-010706 in the Office of said Recorder; thence along said Northeast line, North 63 degrees 39 minutes 35 seconds West 10.00 feet to the West line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said West line North 27 degrees 39 minutes 30 seconds East 97.64 feet; thence North 00 degrees 00 minutes 00 West 49.28 feet to the said East line of said 7 foot Offsite Drainage Easement; thence along said East line, South 26 Degrees 20 Minutes 25 Seconds West 22.77 feet to the Northeast line of Lot 13 (Now Vacated) as dedicated in said Engelbrecht Place Section 2-Phase 1; thence along said Northeast line, North 63 Degrees 39 Minutes 35 Seconds West 7.00 feet to the East line of said Section 1C; thence along the East line of said Section 1C, North 26 degrees 20 minutes 25 seconds East 129.35 feet to the point of beginning, containing 2,538 sq. ft. or 0.06 acres more or less.

Scott D. Buedel, PLS

# Public Utility Easment Vacation Exhibit
# Orchard View Condominiums P.U.D. Section 1

Part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West
in Ohio Township, Warrick County, Indiana Recorded in Document Number 2008R-002832




## LEGEND

| | |
|---|---|
| (R) | Record Dimension |
| (C) | Calculated Dimension |
| (M) | Measured Dimension |
| D.E. | Drainage Easement |
| P.U.E. | Public Utility Easement |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencing |

SCOTT D. BUEDEL
REGISTERED
LS29900031
STATE OF
INDIANA
LAND SURVEYOR

Curve Table

| Curve | Radius | Chord Bearing | Chord Length | Arc Length |
|---|---|---|---|---|
| C-1 | 210.00' | N 20°32'13" E | 42.47' | 42.54' |
| C-2 | 25.00' | N 10°08'46" E | 4.00' | 4.00' |
| C-3 | 35.00' | S 10°54'38" E | 22.45 | 22.86 |
| C-4 | 220.00' | S 22°39'23" W | 28.27' | 28.29' |
| C-5 | 50.00' | S 60°53'55" W | 48.81' | 51.00' |
| C-6 | 50.00' | S 30°57'41" W | 33.80' | 34.48' |
| C-7 | 60.00' | N 43°45'21" E | 86.84' | 97.09' |

## Exhibit C

| | |
|---|---|
| Project No: | 16-2524 |
| Drawn by: | Ladnier |
| Filename: | 2524 Vacation |
| Scale: | 1" = 80' |
| Date: | 4/3/2017 |
| Project | Orchard View Townhouses |
| Client | Holweger |
| Sheet Title | Vacation Exhibit Park Place Drive Newburgh, IN 47630 |


Cash Waggner & Associates, PC
Consulting Engineers • Land Surveyors
www.CashWaggner.com
414 Citadel Circle Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563

# Public Utility Easement
# Vacation Description
# Exhibit D

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the East line of said Section 1, South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1, thence continue along said East line, South 00 degrees 06 minutes 04 seconds West 140.87 feet to the North line of a Public Utility Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of a Public Utility Easement to be Vacated; thence continue along said East line, South 00 Degrees 06 Minutes 04 Seconds West 10.00 feet to the beginning of a non-tangent curve to the left, having a central angle of 58 Degrees 26 Minutes 10 Seconds, a radius of 50.00 feet, from which the chord bears South 60 Degrees 53 Minutes 55 Seconds West 48.81 feet; thence along the arc of said curve 51.00 feet to the West Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and the beginning of a non-tangent curve to the left, having a central angle of 39 Degrees 30 Minutes 36 Seconds, a radius of 50.00 feet, from which the chord bears South 30 Degrees 57 Minutes 41 Seconds West 33.80 feet; thence along said Right-of-Way and the arc of said curve 34.48 feet to the beginning of a non-tangent curve to the right, having a central angle of 92 Degrees 43 Minutes 00 Seconds, a radius of 60.00 feet, from which the chord bears North 43 Degrees 45 Minutes 21 Seconds East 86.84 feet; thence along the arc of said curve 97.09 feet to the point of beginning containing 726 sq. ft. or 0.02 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

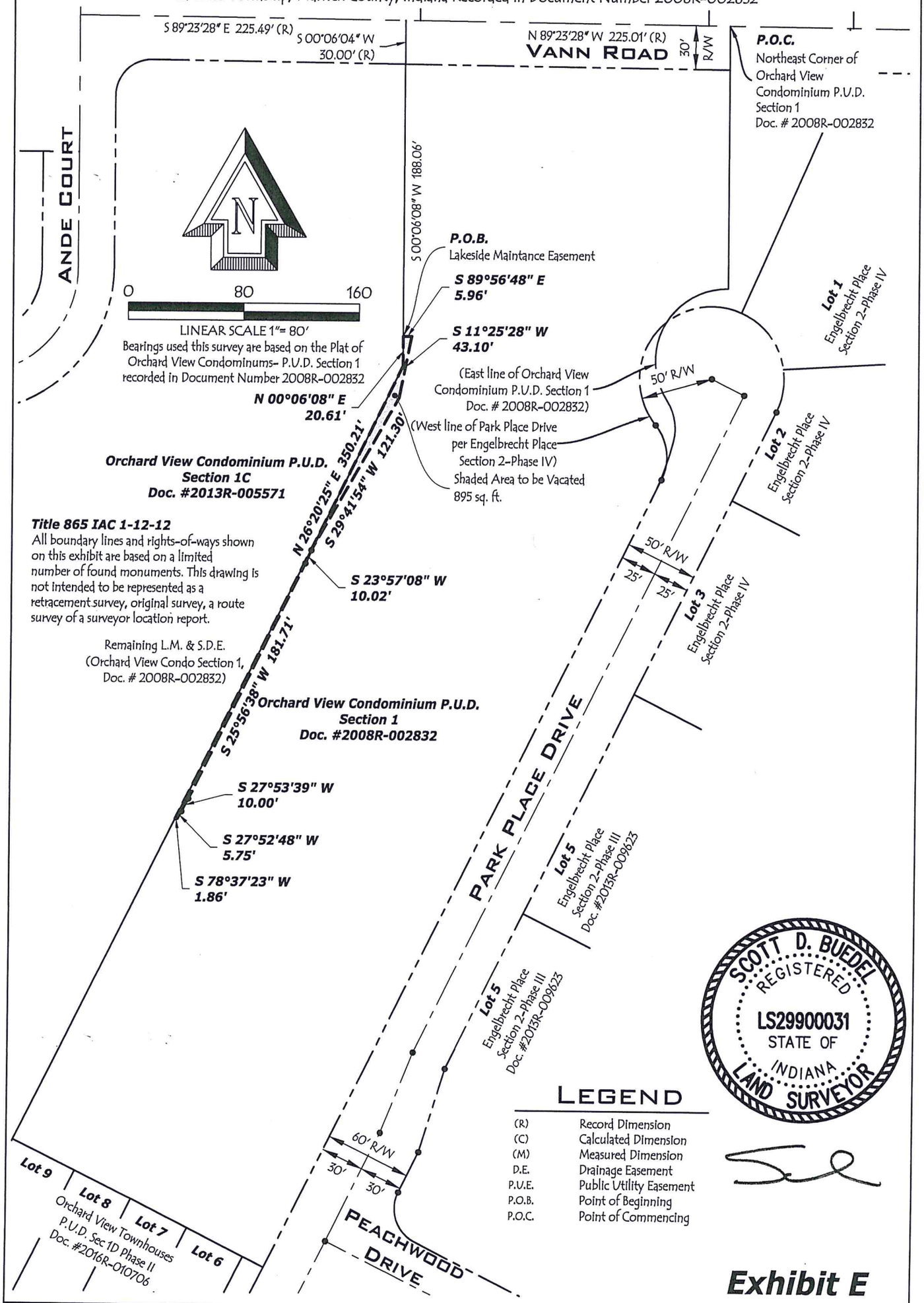
Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann

Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence South 26 degrees 20 minutes 25 seconds West 598.56 feet to the North corner of Orchard View Townhouses P.U.D. Section 1D Phase II as recorded in Document Number 2016R-010706; thence along the Northeast line of said Section 1D Phase II, South 63 degrees 39 minutes 35 seconds East 185.00 feet to Northwest line of a 10 foot Public Utility Easement as dedicated in Engelbrecht Place Section 2–Phase 2 as recorded in Document Number 2006R-007043 in the Office of said Recorder and the Point of Beginning of the 10 foot Public Utility Easement to be Vacated; thence along said 10 foot Public Utility Easement to be Vacated, North 26 Degrees 20 Minutes 25 Seconds East 119.00 feet to the Northeast line of Lot 13 (Now Vacated) of said Phase 2 and the 10 foot Public Utility Easement to be Vacated as dedicated in said Section 1; thence along said 10 foot Public Utility Easement to be Vacated, North 26 Degrees 20 Minutes 25 Seconds East 473.72 feet to the beginning of a curve to the left, having a central angle of 11 Degrees 36 Minutes 23 Seconds, a radius of 210.00 feet, from which the chord bears North 20 Degrees 32 Minutes 13 Seconds East 42.47 feet; thence along the arc of said curve 42.54 feet to the beginning of a tangent curve to the left, having a central angle of 09 Degrees 10 Minutes 31 Seconds, a radius of 25.00 feet, from which the chord bears North 10 Degrees 08 Minutes 46 Seconds East 4.00 feet; thence along the arc of said curve 4.00 feet to the West Right-of-Way of Park Place Drive as dedicated in Engelbrecht Place Section 2-Phase IV and the beginning of a non-tangent curve to the right, having a central angle of 37 Degrees 25 Minutes 12 Seconds, a radius of 35.00 feet, from which the chord bears South 10 Degrees 54 Minutes 38 Seconds East 22.45 feet, thence along the Right-of-Way and the arc of said curve 22.86 feet to the beginning of a non-tangent curve to the right, having a central angle of 07 Degrees 22 Minutes 05 Seconds, a radius of 220.00 feet, from which the chord bears South 22 Degrees 39 Minutes 23 Seconds West 28.27 feet; thence along said Right-of-Way and the arc of said curve 28.29 feet; thence South 26 Degrees 20 Minutes 25 Seconds West 473.72 feet to the Northeast Line of said Lot 13; thence South 26 Degrees 20 Minutes 25 Seconds West 119.00 feet to the East corner of said Orchard View Townhouses P.U.D. Section 1D Phase II; thence along the Northeast line of said Phase II, North 63 Degrees 39 Minutes 35 Seconds West 10.00 feet to the point of beginning, containing 6,324 sq. ft. or 0.15 acres more or less.

Scott D. Buedel, PLS

# Lakeside Maintenance and Storm Drain Easement Vacation Exhibit
## Orchard View Condominiums P.U.D. Section 1

Part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West
in Ohio Township, Warrick County, Indiana Recorded in Document Number 2008R-002832




### LEGEND

| | |
|---|---|
| (R) | Record Dimension |
| (C) | Calculated Dimension |
| (M) | Measured Dimension |
| D.E. | Drainage Easement |
| P.U.E. | Public Utility Easement |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencing |

## Exhibit E

| | |
|---|---|
| Project No: | 16-2524 |
| Drawn by: | Ladnier |
| Filename: | 2524 Vacation |
| Scale: | 1" = 80' |
| Date: | 4/3/2017 |
| Project | Orchard View Townhouses |
| Client | Holweger |
| Sheet Title | Vacation Exhibit Park Place Drive Newburgh, IN 47630 |


Cash Waggner & Associates, PC
Consulting Engineers • Land Surveyors
www.CashWaggner.com
414 Citadel Circle Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563

# Lakeside Maintenance and Storm Drainage Easement
# Vacation Description
# Exhibit F

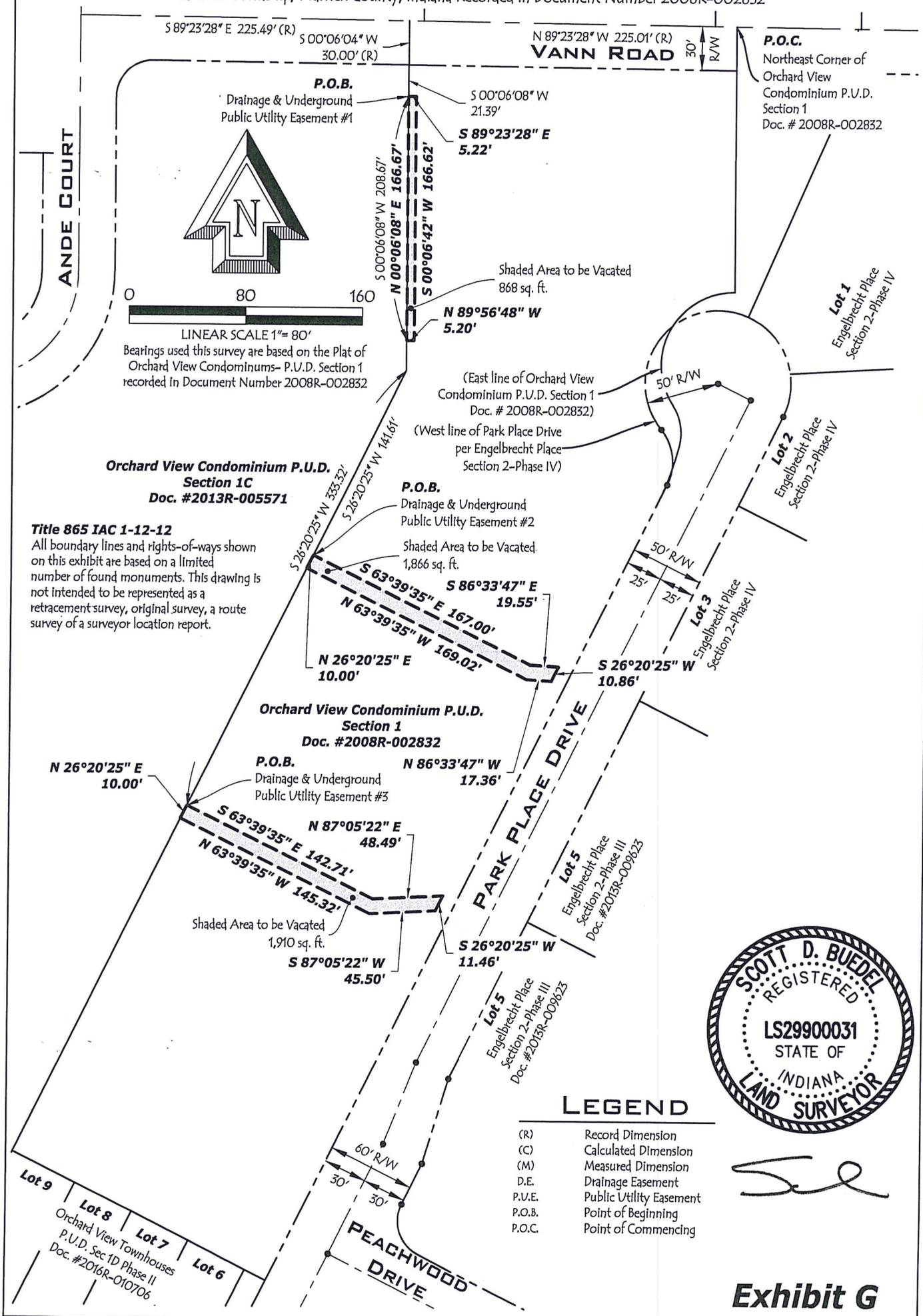
Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 188.06 feet to the extended South line of a 10-foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of Lakeside Maintenance and Storm Drain Easement to be Vacated; thence along said extended South line, South 89 Degrees 56 Minutes 48 Seconds East 5.96 feet to the Northeast corner of said Easement to be Vacated; thence along the Southeast lines of said Easement the next 6 calls:
1) South 11 Degrees 25 Minutes 28 Seconds West 43.10 feet; thence
2) South 29 Degrees 41 Minutes 54 Seconds West 121.30 feet to the North line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1; thence
3) South 23 Degrees 57 Minutes 08 Seconds West 10.02 feet to the South line of said 10 foot Drainage and Underground Public Utility Easement; thence
4) South 25 Degrees 56 Minutes 38 Seconds West 181.71 feet to the North line of a 10 foot Drainage and Underground Public Utility Easement as dedicated in said Section 1, thence
5) South 27 Degrees 53 Minutes 39 Seconds West 10.00 feet to the South line of said 10 foot Drainage and Underground Public Utility Easement; thence
6) South 27 Degrees 52 Minutes 48 Seconds West 5.75 feet to the Southeast corner of said Easement to be Vacated; thence South 78 Degrees 37 Minutes 23 Seconds West 1.86 feet to the Southeast line of said Section 1C; thence along said Southeast line, North 26 Degrees 20 Minutes 25 Seconds East 350.21 feet to the East Line of said Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 20.61 feet to the point of beginning, containing 895 sq. ft. or 0.02 acres more or less.

Scott D. Buedel, PLS

# Drainage and Underground Public Utility Easement Vacation Exhibit
# Orchard View Condominiums P.U.D. Section 1

Part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West
in Ohio Township, Warrick County, Indiana Recorded in Document Number 2008R-002832




## LEGEND

| | |
|---|---|
| (R) | Record Dimension |
| (C) | Calculated Dimension |
| (M) | Measured Dimension |
| D.E. | Drainage Easement |
| P.U.E. | Public Utility Easement |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencing |

## Exhibit G

| | |
|---|---|
| Project No: | 16-2524 |
| Drawn by: | Ladnier |
| Filename: | 2524 Vacation |
| Scale: | 1" = 80' |
| Date: | 4/3/2017 |
| Project | Orchard View Townhouses |
| Client | Holweger |
| Sheet Title | Vacation Exhibit Park Place Drive Newburgh, IN 47630 |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414 Citadel Circle Suite B
Evansville, IN 47715
Ph: 812.401-5561
Fax: 812.401-5563

# Drainage and Underground Public Utility Easement
# Vacation Description
# Exhibit H

**Description #1**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C, South 00 degrees 06 minutes 08 seconds West 21.39 feet to the North line of a 10 foot Drainage Easement as dedicated in said Section 1 and being the Point of Beginning of the portion of a Drainage and Underground Utility Easement to be Vacated, thence along said North line, South 89 Degrees 23 Minutes 28 Seconds East 5.22 feet to the extended East line of said Easement to be Vacated; thence along said extended East line and the East line of said Easement to be Vacated, South 00 Degrees 06 Minutes 42 Seconds West 166.62 feet to the extended South line of a 10 foot Drainage Easement as dedicated in said Section 1; thence along said extended South line, North 89 Degrees 56 Minutes 48 Seconds West 5.20 feet to the East line of said Section 1C; thence along said East line, North 00 Degrees 06 Minutes 08 Seconds East 166.67 feet to the point of beginning, containing 868 sq. ft. or 0.02 acres more or less.

**Description #2**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C the next two calls:
1) South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence
2) South 26 degrees 20 minutes 25 seconds West 141.61 feet to the extended Northeast line of a 10 foot Drainage and Underground Public Utility Easement to be Vacated and being the Point of Beginning; thence along said extended Northeast line and the Northeast line of said Easement to be Vacated, South 63 Degrees 39 Minutes 35 Seconds East 167.00 feet; thence along the North line of said Easement to be Vacated, South 86 Degrees 33 Minutes 47 Seconds East 19.55 feet to the Northeast corner of said Easement and being a point on the Northwest line of a 10 foot Public Utility Easement; thence along said 10 foot Public Utility Easement, South 26 Degrees 20 Minutes 25 Seconds West 10.86 feet to the Southeast corner of said 10 foot Drainage and Underground Public Utility Easement to be Vacated; thence along the South line of said Easement to be

Vacated, North 86 Degrees 33 Minutes 47 Seconds West 17.36 feet; thence along the Southwest line of said Easement to be Vacated and the extended Southwest line of said Easement to be Vacated, North 63 Degrees 39 Minutes 35 Seconds West 169.02 feet to the East line of said Section 1C; thence along said East line, North 26 Degrees 20 Minutes 25 Seconds East 10.00 feet to the point of beginning, containing 1,866 sq. ft. or 0.04 acres more or less.

**Description #3**

Part of Orchard View Condominiums- P.U.D. Section 1 which is recorded in Document Number 2008R-002832 in the Office of the Recorder of Warrick County, Indiana and being part of the Southwest Quarter of Section 23, Township 6 South, Range 9 West in Ohio Township, Warrick County, Indiana described as follows:

Commencing at the Northeast corner of said Orchard View Condominiums- P.U.D. Section 1; thence along the North line of said Section 1, North 89 degrees 23 minutes 28 seconds West 225.01 feet to the Northwest Corner of said Section 1; thence South 00 Degrees 06 Minutes 04 Seconds West 30.00 feet to the South Right-of-Way of Vann Road as dedicated in said Section 1 and the Northeast corner of Orchard View Condominiums P.U.D. Section 1C as recorded in Document Number 2013R-005571 in the Office of said Recorder; thence along the East line of said Section 1C the next two calls:
1) South 00 degrees 06 minutes 08 seconds West 208.67 feet; thence
2) South 26 degrees 20 minutes 25 seconds West 333.32 feet to the extended Northeast line of a 10 foot Drainage and Underground Public Utility Easement to be Vacated and being the Point of Beginning; thence along said extended Northeast line and the Northeast line of said Easement to be Vacated, South 63 Degrees 39 Minutes 35 Seconds East 142.71 feet; thence along the North line of said Easement to be Vacated, North 87 Degrees 05 Minutes 22 Seconds East 48.49 feet to the Northeast corner of said Easement and being a point on the Northwest line of a 10 foot Public Utility Easement; thence along said 10 foot Public Utility Easement, South 26 Degrees 20 Minutes 25 Seconds West 11.46 feet to the Southeast corner of said 10 foot Drainage and Underground Public Utility Easement to be Vacated; thence along the South line of said Easement, South 87 Degrees 05 Minutes 22 Seconds West 45.50 feet; thence along the Southwest line of said Easement to be Vacated and the extended Southwest line of said Easement to be Vacated, North 63 Degrees 39 Minutes 35 Seconds West 145.32 feet to the East line of said Section 1C; thence along said East line, North 26 Degrees 20 Minutes 25 Seconds East 10.00 feet to the point of beginning, containing 1,910 sq. ft. or 0.04 acres more or less.

Scott D. Buedel, PLS