

Stonecreek PUD Section 2, Phase 2

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PLAT BOOK R-5
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BOOK 2002 P0023954
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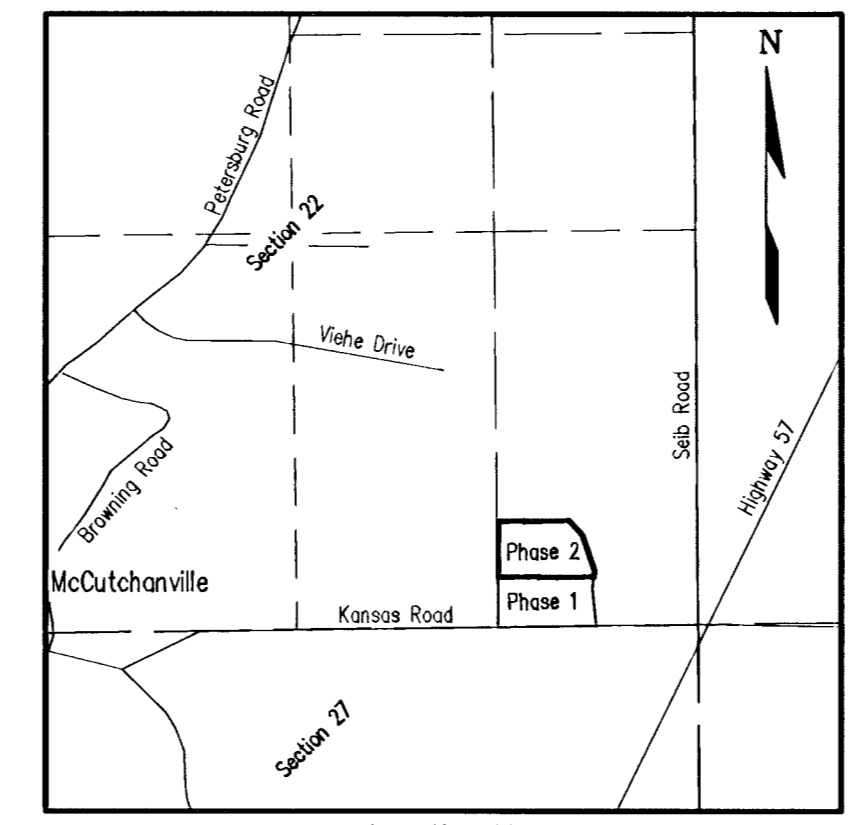
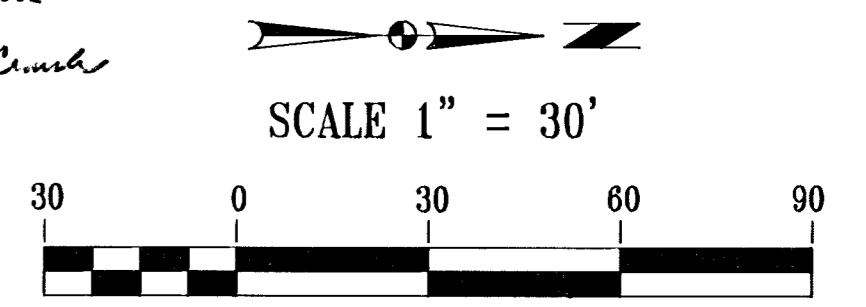
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Legend
 FPG - Flood Protection Grade (Minimum Floor Elevation)
 BM - Bench Mark
 R - Radius
 L - Length
 BL - Lot width at Building Setback Line
 BSL - Building Setback Line
 5' Side Yard Maintenance Easement

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 26 2002
 J. Scott Jagoe
 #4362



Location Map
Scale: 1"=1250'

Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section North 89 degrees 50 minutes 26 seconds West 1315.91 feet to the southwest corner thereof; thence along the west line of said Quarter Quarter Section, North 01 degrees 05 minutes 00 seconds East 328.04 feet to the northwest corner of Stonecreek PUD, Section 2, Phase 1, as recorded in Plat Book Q, Page 113 in the office of the Recorder of Vanderburgh County, Indiana, and being the point of beginning; thence continue along the west line of said Quarter Quarter Section, North 01 degrees 05 minutes 00 seconds East 367.05 feet; thence South 89 degrees 50 minutes 26 seconds East 167.15 feet to the beginning of a non-tangent curve to the left, having a central angle of 00 degrees 14 minutes 50 seconds and a radius of 475.00 feet, from which the chord bears South 12 degrees 28 minutes 40 seconds East 2.05 feet; thence along the arc of said curve 2.05 feet; thence South 89 degrees 50 minutes 26 seconds East 295.98 feet to the center of Firlick Creek; thence along the center of said creek, the following three (3) calls:

South 40 degrees 07 minutes 09 seconds East 130.33 feet; thence South 18 degrees 01 minutes 31 seconds East 248.90 feet; thence South 06 degrees 38 minutes 25 seconds West 33.58 feet to the northeast corner of said Stonecreek PUD, Section 2, Phase 1; thence along the north line of said subdivision the following five (5) calls:
 South 89 degrees 58 minutes 53 seconds West 238.30 feet; thence North 89 degrees 50 minutes 26 seconds East 121.94 feet to the beginning of a non-tangent curve to the left, having a central angle of 00 degrees 08 minutes 51 seconds and a radius of 525.00 feet, from which the chord bears North 10 degrees 00 minutes 07 seconds West 1.05 feet; thence along the arc of said curve 1.05 feet; thence North 10 degrees 03 minutes 33 seconds West 4.03 feet; thence North 89 degrees 50 minutes 26 seconds East 268.51 feet to the point of beginning and containing a gross area of 4.828 acres. (210,305 square feet)

Also, a 12-foot Public Utility Easement being part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section North 89 degrees 50 minutes 26 seconds West 1315.91 feet to the southwest corner thereof; thence along the west line of said Quarter Quarter Section, North 01 degrees 05 minutes 00 seconds East 695.09 feet; thence South 89 degrees 50 minutes 26 seconds East 158.47 feet to the point of beginning; thence North 19 degrees 52 minutes 27 seconds West 184.76 feet; thence North 70 degrees 07 minutes 33 seconds East 12.00 feet; thence South 19 degrees 52 minutes 27 seconds East 191.27 feet; thence North 89 degrees 50 minutes 26 seconds West 4.37 feet to the beginning of a non-tangent curve to the right, having a central angle of 00 degrees 14 minutes 50 seconds and a radius of 475.00 feet, from which the chord bears North 12 degrees 28 minutes 40 seconds West 2.05 feet; thence along the arc of said curve 2.05 feet; thence North 89 degrees 50 minutes 26 seconds West 8.68 feet to the point of beginning.

Surveyor's Certificate

I, Danny K. Lesk, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of May, 2002.

Danny K. Lesk
 Danny K. Lesk, R.L.S.
 Indiana Registration No. SO480
 Morley and Associates, Inc.
 600 SE. Sixth Street
 Evansville, IN. 47713
 (812) 464-9585

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, November 3, 1999.

Mark Fortin
 President

Shirley Smith
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Shirley Smith
 Executive Director

PLAT RELEASE DATE: June 26, 2002

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on December 20, 1999.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on January 4, 2000.

APC # 30-3-99 R-5 pg. 4255 Section1-Phase2-Plat.dwg 5/10/02, SD8

Owners Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Stonecreek PUD, Section 2, Phase 2**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for purposes of roadways and public utilities.

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 structures other than such utility facilities shall be located within said areas of land, and 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.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resources. The Flood Control Act, I.C. 13-2-22, states that it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.

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 and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

Five foot wide side yard maintenance easement for the zero setback line side of the house on the adjoining lot are dedicated as shown by (.....).

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.

Jagoe Land Corporation

By: *J. Scott Jagoe* (President)
 J. Scott Jagoe (President)
 P.O. Box 23019
 Owensboro, KY. 42304

Notary Certificate

STATE OF Indiana, COUNTY OF Vanderburgh) ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, J. Scott Jagoe

who acknowledge 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 28th day of May, 2002.

My Commission Expires: 5-3-2009
Joan M. Morley
 Notary Public

Notary Resides in Vanderburgh County, Indiana
Joan M. Morley
 (Typed or printed name)

General Notes

Typical Site Plans are recorded in Plat Book Q, page 113 and Plat Book Q, page 173.

The Stonecreek Homeowners Association shall be responsible for the upkeep and maintenance of Firlick Creek and for the areas designated as "Open Space".

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, all of the subdivision lies within the designated 100 year flood zone.

Access: All Lots shall access interior streets only.

Utilities: Water and Sanitary sewer services will be extended to the site.
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The FPG for all the lots in this subdivision varies. FPG has been marked on all lots in the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner.

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.

Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc. (All Lots)

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists 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 applicable ordinances.
 2. Keeping all parts of the storm water drainage 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 of all erosion and sedimentation.
 4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
 5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
 6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.

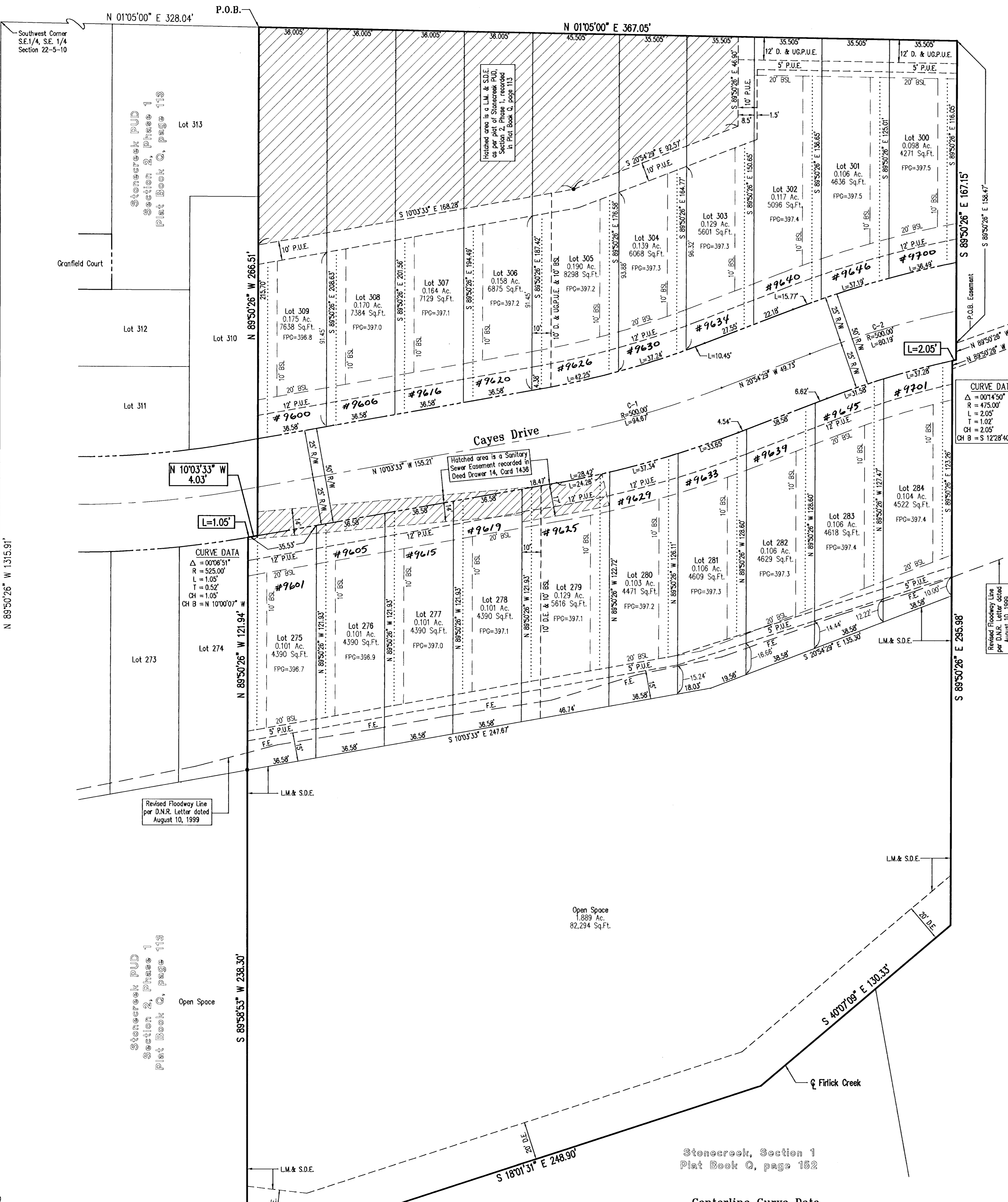
7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data
 TBM - Southeast anchor bolt on the east end of the north grade road on the bridge over Firlick Creek on Kansas Road.
 Elevation = 398.14'



Centerline Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°50'56"	N 15°29'01" W	47.48	500.00	94.67	94.53
C2	09°11'19"	N 16°19'49" W	40.18	500.00	80.19	80.10

Open Space
 1.889 Ac.
 82,294 Sq.Ft.