

# Stonecreek PUD Section 1, Phase 1

FILED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 05 2003

*Steve Shultz*  
AUDITOR  
#8153

### Boundary Description

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 493.96 feet to the point of beginning; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 160.00 feet; thence North 88 degrees 52 minutes 32 seconds West 108.04 feet; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 150.00 feet to a point on the extended north line of Stonecreek, Section 1, recorded in Plat Book R, page 49 in the office of the Recorder of Vanderburgh County, Indiana; thence along the extended north line and the north line of said subdivision, North 88 degrees 52 minutes 32 seconds West 131.95 feet; thence along the north line of said subdivision the following two (2) calls: North 88 degrees 52 minutes 32 seconds West 122.34 feet; thence North 20 degrees 40 minutes 19 seconds West 280.79 feet; thence South 88 degrees 52 minutes 32 seconds East 521.35 feet to the point of beginning and containing 2.702 acres.

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 150.95 feet to the point of beginning; thence South 00 degrees 03 minutes 43 seconds West 12.00 feet; thence North 88 degrees 52 minutes 32 seconds West 343.23 feet; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds East 12.00 feet; thence North 88 degrees 52 minutes 32 seconds West 392.11 feet; thence North 20 degrees 40 minutes 19 seconds West 12.92 feet; thence South 88 degrees 52 minutes 32 seconds East 239.70 feet; thence South 00 degrees 03 minutes 43 seconds West 12.00 feet to the point of beginning.

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 493.96 feet; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 160.00 feet to the point of beginning; thence South 88 degrees 52 minutes 32 seconds West 12.92 feet; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds East 12.00 feet to the point of beginning.

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 493.96 feet; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 160.00 feet to the point of beginning; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds West 10.00 feet; thence North 88 degrees 52 minutes 32 seconds West 94.04 feet; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds East 10.00 feet; thence South 88 degrees 52 minutes 32 seconds East 94.04 feet to the point of beginning.

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 493.96 feet; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 160.00 feet to the point of beginning; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds West 200.00 feet; thence North 88 degrees 52 minutes 32 seconds West 8.69 feet; thence North 01 degree 14 minutes 59 seconds East 100.00 feet; thence North 88 degrees 52 minutes 32 seconds West 3.53 feet; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds East 100.00 feet; thence South 88 degrees 52 minutes 32 seconds East 12.00 feet to the point of beginning.

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

Commencing at the Southeast Corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 2108.57 feet; thence North 88 degrees 52 minutes 32 seconds West 493.96 feet; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 160.00 feet to the point of beginning; thence parallel with the east line of said Quarter section, South 01 degree 07 minutes 28 seconds West 88.00 feet; thence North 88 degrees 52 minutes 32 seconds West 5.00 feet; thence parallel with the east line of said Quarter section, North 01 degree 07 minutes 28 seconds East 88.00 feet; thence South 88 degrees 52 minutes 32 seconds East 5.00 feet to the point of beginning.

Subject to a Lake Maintenance and Storm Drainage Easement as shown on the recorded plat of Stonecreek, Section 3, recorded in Plat Book R, page 49 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to all other easements, rights-of-way and restrictions of record.

### Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Stonecreek PUD, Section 1, Phase 1. 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, entanglement 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.&U.G.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 "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 major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

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

*J. Scott Jagoe*  
P.O. Box 23019  
Owensboro, KY, 42304

10/9/03  
(Date)

### Notary Certificate

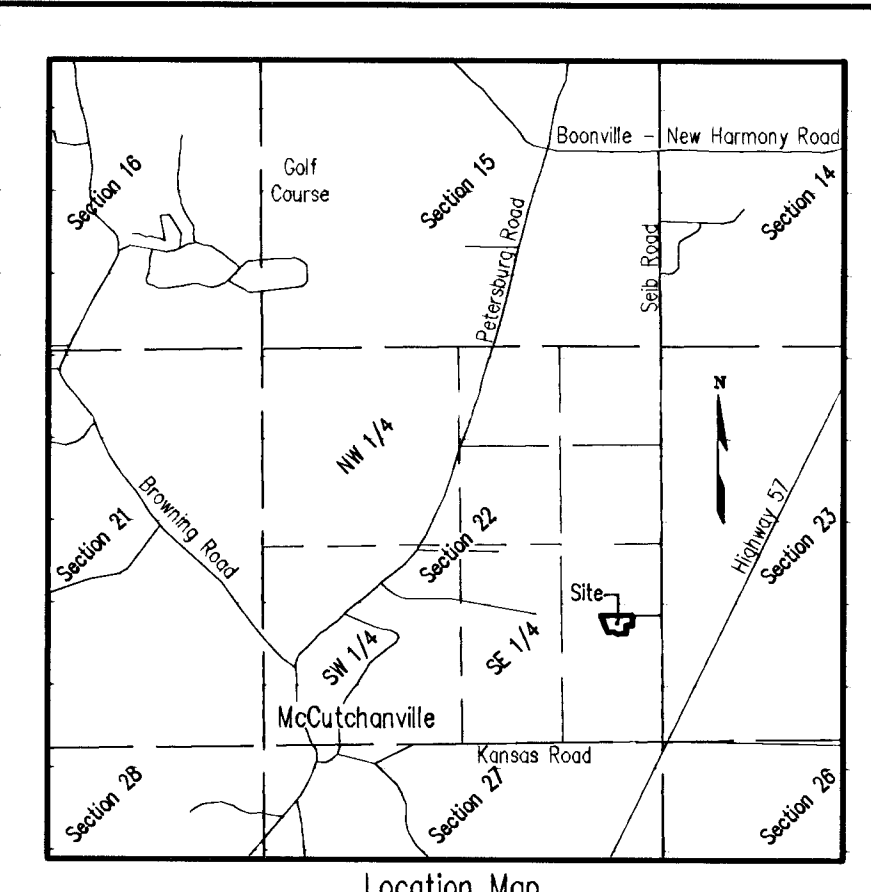
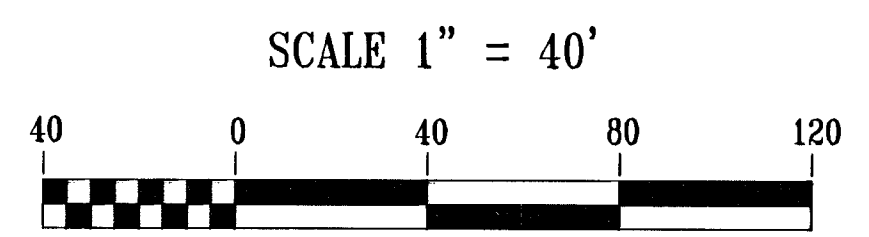
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ) ss:  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivisor, J. Scott Jagoe who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand \_\_\_\_\_ this 9 day of October, 2003.

My Commission Expires: 4-2-2005

*Sharon Gayle Crisp*  
Notary Public  
Sharon Gayle Crisp  
(typed or printed name)

Notary Resides in \_\_\_\_\_ County, KY



### General Notes

Typical Site Plans are recorded in Plat Book Q, page 113, Plat Book Q, page 173, and Plat Book R, page 5.

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, part 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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- 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.

### General Notes Continued

- 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.
- 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.
- NOTICE: Any pipe, fence, wall, building, pool, patio, planting, storage, drop boxes, aprons, inlets, manholes, junction boxes, 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 guard on the bridge over Firlick Creek on Kansas Road.  
Elevation = 398.14'

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on February 28, 2001.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on November 13, 2000.

### Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Stonecreek PUD, Section 1, Phase 1. 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, entanglement 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.&U.G.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.

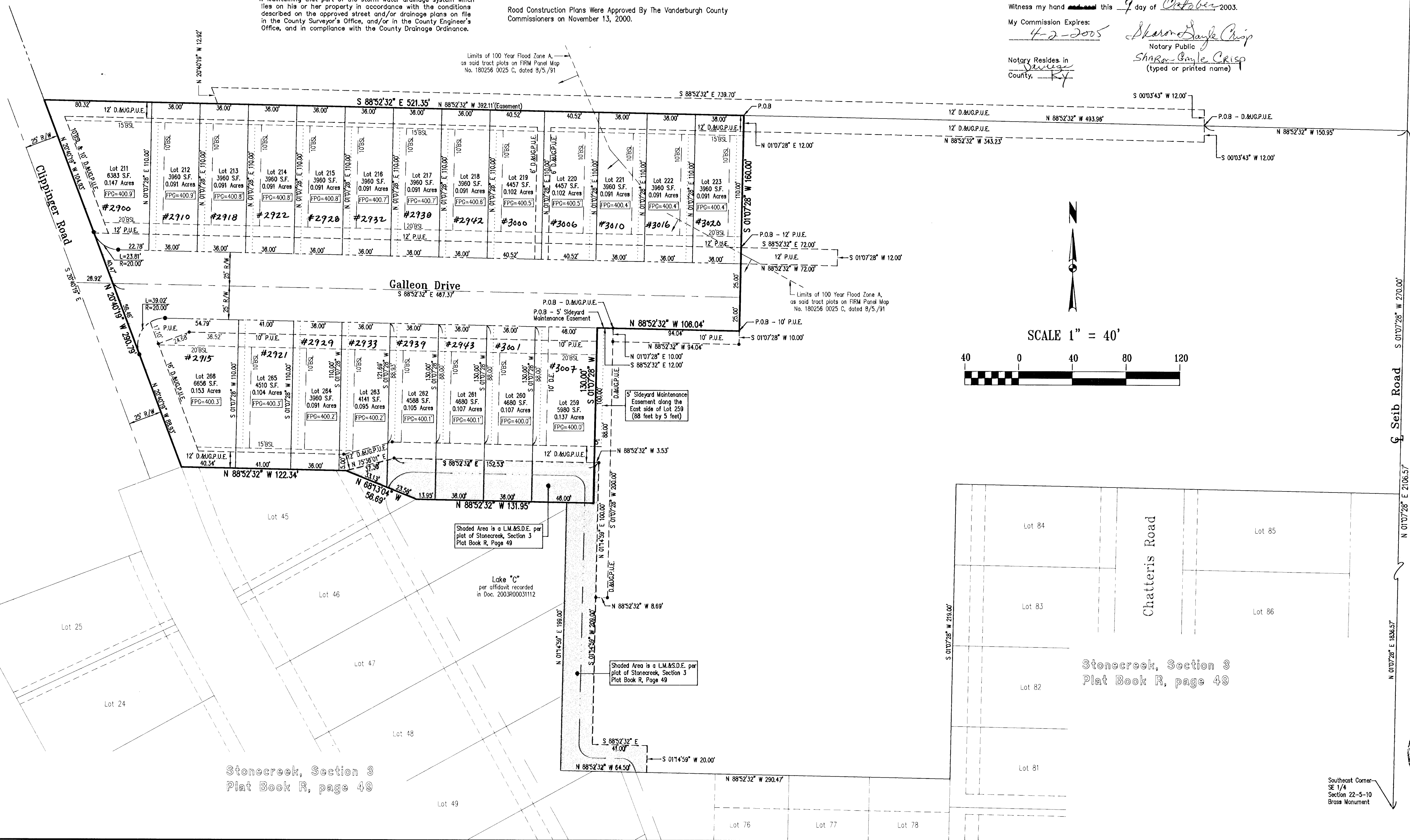
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

### Location Map

Scale: 1"=2500'

### Legend

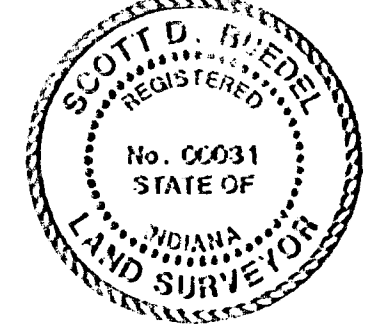
FPG - Flood Protection Grade (Minimum Floor Elevation)  
BM - Bench Mark  
R - Radial  
L - Length  
BL - Lot width at Building Setback Line  
BSL - Building Setback Line  
----- S Side Yard Maintenance Easement



### Surveyor's Certificate

I, Scott D. Buedel, 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 15<sup>th</sup> day of October, 2003.



*Scott D. Buedel*  
Scott D. Buedel, PLS  
Indiana Registration No. 29900031  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, IN, 47713  
(812) 464-9585

# R-79

### 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 Fisher*  
President  
*Buddy Smith*  
Attest Executive Director

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

PLAT RELEASE DATE: Nov. 5, 2003



Stonecreek, Section 3  
Plat Book R, page 49

Stonecreek, Section 3  
Plat Book R, page 49