

Stonecreek Section 3

Owners Certificate

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as **Stonecreek, Section 3**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the 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.E." (Drainage Easement) are hereby 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 roadway 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 hereby 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.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

Jagoe Land Corporation
By: *[Signature]* Date: 3-12-03
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 12th day of MARCH, 2003.
My Commission Expires: MAY 21, 2010
[Signature]
Notary Public

Notary Resides in: VANDERBURGH County, Indiana
Gerald M. Wilthrow
(typed or printed name)

Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, P.L. 133-1-1, 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.

[Signature]
President
[Signature]
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
[Signature]
Executive Director

PLAT RELEASE DATE: MARCH 24, 2003

Boundary Description

Tract 1
Part of the East Half 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 the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 1418.57 feet to the northeast corner of Stonecreek, Section 2 as recorded in Plat Book R, page 14, in the office of the Recorder of Vanderburgh County, Indiana and being the true point of beginning; thence along the north line of said Stonecreek, Section 2 the following nine (9) calls:

North 88 degrees 52 minutes 32 seconds West 210.00 feet; thence South 01 degree 07 minutes 28 seconds West 70.00 feet; thence North 88 degrees 52 minutes 32 seconds West 120.00 feet; thence South 01 degree 07 minutes 28 seconds West 60.00 feet; thence North 88 degrees 52 minutes 32 seconds West 111.96 feet; thence North 20 degrees 48 minutes 20 seconds West 108.67 feet; thence South 87 degrees 09 minutes 01 second West 209.21 feet to the beginning of a non-tangent curve to the right, having a central angle of 00 degrees 51 minutes 28 seconds and a radius of 725.00 feet, from which the chord bears South 22 degrees 25 minutes 15 seconds East 10.85 feet; thence along the arc of said curve 10.85 feet; thence South 68 degrees 00 minutes 29 seconds West 125.70 feet;

thence North 28 degrees 48 minutes 56 seconds West 517.13 feet; thence North 20 degrees 48 minutes 19 seconds West 36.42 feet; thence North 69 degrees 19 minutes 41 seconds East 130.10 feet to the beginning of a non-tangent curve to the right, having a central angle of 01 degree 08 minutes 51 seconds and a radius of 525.00 feet, from which the chord bears North 21 degrees 13 minutes 44 seconds West 10.21 feet; thence along the arc of said curve 10.21 feet; thence North 20 degrees 48 minutes 19 seconds West 37.96 feet; thence North 69 degrees 19 minutes 41 seconds East 59.25 feet; thence South 88 degrees 52 minutes 32 seconds East 122.54 feet; thence South 68 degrees 13 minutes 04 seconds East 58.69 feet; thence South 88 degrees 52 minutes 32 seconds East 111.92 feet; thence South 01 degree 14 minutes 59 seconds West 199.00 feet; thence South 88 degrees 52 minutes 32 seconds East 290.47 feet; thence North 01 degree 07 minutes 28 seconds East 219.00 feet; thence South 88 degrees 52 minutes 32 seconds East 330.00 feet to a point on the east line of the Southeast Quarter of said section; thence along said east line, South 01 degree 07 minutes 28 seconds East 420.00 feet to the true point of beginning and containing a Gross Area of 9.338 acres.

Also, a Lake Maintenance and Storm Drainage Easement, being part of the East Half 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 the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 1638.57 feet; thence North 38 degrees 52 minutes 32 seconds West 330.00 feet; thence South 01 degree 07 minutes 28 seconds West 219.00 feet; thence North 88 degrees 52 minutes 32 seconds West 225.97 feet to the point of beginning; thence continue North 88 degrees 52 minutes 32 seconds West 64.50 feet; thence North 01 degree 14 minutes 59 seconds West 199.00 feet; thence North 88 degrees 52 minutes 32 seconds West 111.92 feet; thence North 68 degrees 13 minutes 04 seconds West 58.69 feet; thence North 75 degrees 36 minutes 01 second East 37.36 feet; thence South 88 degrees 52 minutes 32 seconds East 152.53 feet; thence South 01 degree 14 minutes 59 seconds West 209.00 feet; thence South 88 degrees 52 minutes 32 seconds East 41.00 feet; thence South 01 degree 14 minutes 59 seconds West 20.00 feet to the point of beginning.

Subject to a 16-foot wide Utility Easement in favor of Indiana Bell Telephone Company, recorded in Deed Book 593, page 151 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to two (2) Public Utility Easements and one (1) Lake Maintenance and Storm Drainage Easement, as shown on the recorded plat of Stonecreek, Section 2, recorded in Plat Book R, page 14 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to the right-of-way for Seb Road off the east side thereof.
Also, Subject to all other easements, rights-of-ways and restrictions of record.

Tract 2
Part of the East Half 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 the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 839.63 feet to the point of beginning; thence North 88 degrees 52 minutes 32 seconds West 73.84 feet to a corner of Stonecreek, Section 1 as recorded in Plat Book Q, page 152 in the office of the Recorder of Vanderburgh County, Indiana and being the beginning of a non-tangent curve to the right having a central angle of 10 degrees 18 minutes 23 seconds and a radius of 605.00 feet, from which the chord bears South 40 degrees 20 minutes 46 seconds West 108.68 feet; thence along the boundary of said Stonecreek, Section 1 and along the arc of said curve 108.68 feet; thence continue along the boundary of said Stonecreek, Section 1 the following five (5) calls:

South 45 degrees 23 minutes 57 seconds West 60.79 feet; thence North 45 degrees 30 minutes 03 seconds West 60.00 feet; thence North 45 degrees 28 minutes 57 seconds East 60.79 feet to the beginning of a tangent curve to the left having a central angle of 35 degrees 51 minutes 54 seconds and a radius of 545.00 feet, from which the chord bears North 27 degrees 34 minutes 00 seconds East 335.61 feet; thence along the arc of said curve 341.15 feet; thence North 01 degree 07 minutes 28 seconds East 218.68 feet to the northeast corner of said Stonecreek, Section 1 and also a point on the south line of Stonecreek, Section 2 as recorded in Plat Book R, page 14 in the office of said Recorder; thence along the south line of said Stonecreek, Section 2, South 88 degrees 52 minutes 32 seconds East 36.00 feet to a point on the east line of the Southeast Quarter of said section; thence along said east line, South 01 degree 07 minutes 28 seconds West 476.94 feet to the point of beginning and containing a Gross Area of 0.845 acres.

Subject to a 16-foot wide Utility Easement in favor of Indiana Bell Telephone Company, recorded in Deed Book 593, page 151 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to the right-of-way for Seb Road off the east side thereof.
Also, Subject to all other easements, rights-of-ways and restrictions of record.

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 14th day of MARCH, 2003.

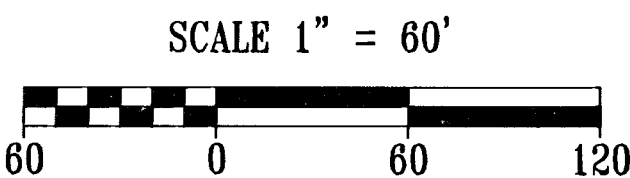
[Signature]
Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

(812) 464-9585

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 25 2003

[Signature]
AUDITOR



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

General Notes

The Stonecreek Homeowners Association shall be responsible for the upkeep and maintenance of Frick Creek.

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 A.

Access: All Lots shall access interior streets only.

Utilities: Water and Sanitary sewer services will be extended

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, installed 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:

- Moving 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.
- 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 right-of-way as shown on the plat of this subdivision.
- 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 & Assoc. I.D. No. 0023."

Bench Mark Data
TBM - Southeast anchor bolt on the east end of the north guard rail on the bridge over Frick 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 May 22, 2000.

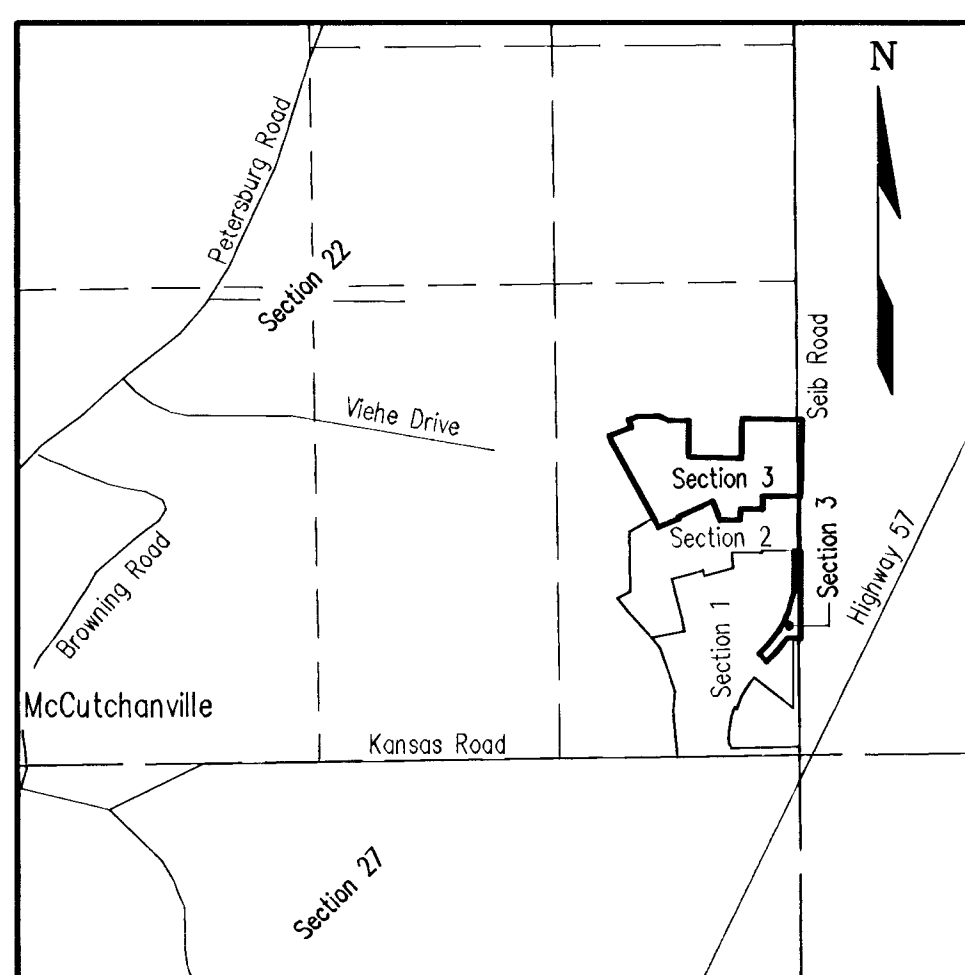
R-49

Line Table for F.P. & L.M.&S.D.E.

NUMBER	DIRECTION	DISTANCE
L1	S 25°49'44" E	34.42
L2	S 18°18'41" E	77.77
L3	S 25°36'32" E	87.31
L4	S 31°08'44" E	111.56
L5	S 30°39'45" E	79.83
L6	S 35°58'07" E	75.85
L7	S 31°06'32" E	62.87
L8	S 19°42'30" E	25.65

Curve Table for Boundary & Centerline

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	00°51'28"	S 22°28'15" E	5.43	725.00	10.85	10.85
C2	01°06'51"	N 21°34'44" W	5.11	525.00	10.21	10.21
C3	08°08'57"	S 24°43'37" E	35.59	500.00	71.07	71.01
C4	05°57'57"	S 25°49'58" E	39.08	750.00	78.09	78.06
C5	10°18'23"	S 40°20'46" W	54.58	605.00	108.83	108.68
C6	35°51'54"	N 27°34'00" E	178.37	545.00	341.15	335.61



Location Map
No Scale