

NOV 06 2003
Sub-Duty
AUDITOR
#8155

Stonecreek Section 4

Owners 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, Section 4**. All road right-of-ways and previously dedicated are hereby dedicated to public use for the purposes of roadways and public utilities.

Boundary Description

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 1836.57 feet to the northeast corner of Stonecreek, Section 3 as recorded in Plat Book R, page 48, in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Stonecreek, Section 3 the following seven (7) calls:

North 88 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 290.47 feet; thence North 01 degree 14 minutes 59 seconds East 193.00 feet; thence North 88 degrees 52 minutes 32 seconds West 111.92 feet; thence North 68 degrees 13 minutes 04 seconds West 56.69 feet; thence North 88 degrees 52 minutes 32 seconds West 122.34 feet to the point of beginning; thence continue along the north and west lines of said Stonecreek, Section 3 the following six (6) calls:

South 69 degrees 19 minutes 41 seconds West 50.00 feet; thence South 01 degree 07 minutes 28 seconds West 219.00 feet to the beginning of a tangent curve to the left, having a central angle of 01 degree 08 minutes 51 seconds and a radius of 525.00 feet, from which the chord bears South 21 degrees 13 minutes 44 seconds East 10.21 feet; thence along the arc of said curve 10.21 feet; thence South 59 degrees 19 minutes 41 seconds West 327.31 feet; thence South 65 degrees 45 minutes 05 seconds West 79.69 feet to a corner of Stonecreek PUD, Section 4, Phase 3 as recorded in Plat Book R, page 48, in the office of said Recorder; thence along the east and north lines of said Stonecreek PUD the following six (6) calls:

South 61 degrees 11 minutes 04 seconds West 146.63 feet; thence South 00 degrees 00 minutes 00 seconds West 327.31 feet; thence South 65 degrees 45 minutes 05 seconds West 79.69 feet to a corner of Stonecreek PUD, Section 4, Phase 3 as recorded in Plat Book R, page 48, in the office of said Recorder; thence along the east and north lines of said Stonecreek PUD the following six (6) calls:

North 19 degrees 58 minutes 23 seconds West 132.71 feet; thence North 08 degrees 52 minutes 10 seconds West 99.82 feet; thence North 35 degrees 20 minutes 24 seconds West 89.04 feet; thence North 00 degrees 57 minutes 07 seconds West 217.56 feet; thence North 14 degrees 21 minutes 07 seconds West 68.67 feet; thence North 77 degrees 03 minutes 10 seconds West 36.78 feet; thence North 18 degrees 35 minutes 08 seconds West 287.20 feet; thence South 88 degrees 15 minutes 58 seconds West 45.00 feet to a point on the west line of the East Half of the Southeast Quarter of said Section; thence along said west line, North 01 degree 05 minutes 00 seconds East 665.83 feet; thence South 20 degrees 40 minutes 19 seconds East 272.54 feet; thence North 69 degrees 19 minutes 41 seconds East 130.08 feet to the beginning of a non-tangent curve to the right, having a central angle of 01 degree 22 minutes 12 seconds and a radius of 1025.00 feet, from which the chord bears North 19 degrees 15 minutes 45 seconds West 24.51 feet; thence along the arc of said curve 24.51 feet; thence North 69 degrees 19 minutes 41 seconds East 169.32 feet; thence South 20 degrees 40 minutes 19 seconds East 163.53 feet; thence North 58 degrees 52 minutes 32 seconds West 129.24 feet; thence South 20 degrees 40 minutes 19 seconds East 290.79 feet to the point of beginning and containing a Gross Area of 8.196 acres.

Also, a 9.5-foot Public Utility 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 south line thereof, North 89 degrees 50 minutes 28 seconds West 1315.91 feet to the southwest corner of the East Half of the Southeast Quarter of said Section; thence along the west line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 2399.48 feet; thence South 20 degrees 40 minutes 19 seconds East 263.04 feet to the point of beginning; thence North 69 degrees 19 minutes 41 seconds East 130.25 feet to the beginning of a non-tangent curve to the left, having a central angle of 00 degrees 31 minutes 52 seconds and a radius of 1025.00 feet, from which the chord bears South 19 degrees 40 minutes 55 seconds East 9.50 feet; thence along the arc of said curve 9.50 feet; thence South 69 degrees 19 minutes 41 seconds West 130.08 feet; thence North 20 degrees 40 minutes 19 seconds West 9.50 feet to the point of beginning.

Subject to a 20-foot wide Sanitary Sewer Easement in favor of the City of Evansville, recorded in Deed Drawer 1, card 9143 in the office of the Recorder of Vanderburgh County, Indiana.

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

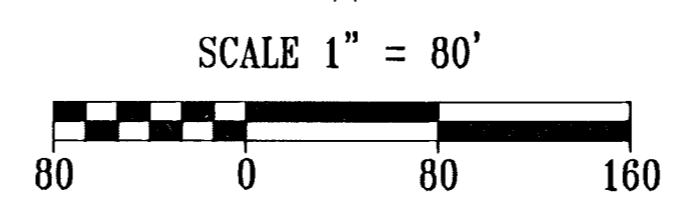
Surveyor's Certificate

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 15th day of October, 2003.

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713
(812) 484-9585

R-80



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 describing 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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- Maintaining that part of the storm water drainage system 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 rights-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.

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 "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.

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 a 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: J. Scott Jagoe (President)
P.O. Box 23019
Owensboro, KY 42304
Date: 10/9/03

Notary Certificate

STATE OF Ky, COUNTY OF Daviess) 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 9th 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

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 100-526, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given **PRIMA FACIE APPROVAL** by the AREA PLAN COMMISSION OF EVANSVILLE, INDIANA, VANDEBURGH COUNTY at a meeting held on, November 3, 1998.

Mark Foster
President
Buddy B. Mill
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording
Buddy B. Mill
Executive Director

PLAT RELEASE DATE: Nov. 6, 2003

Lot Table

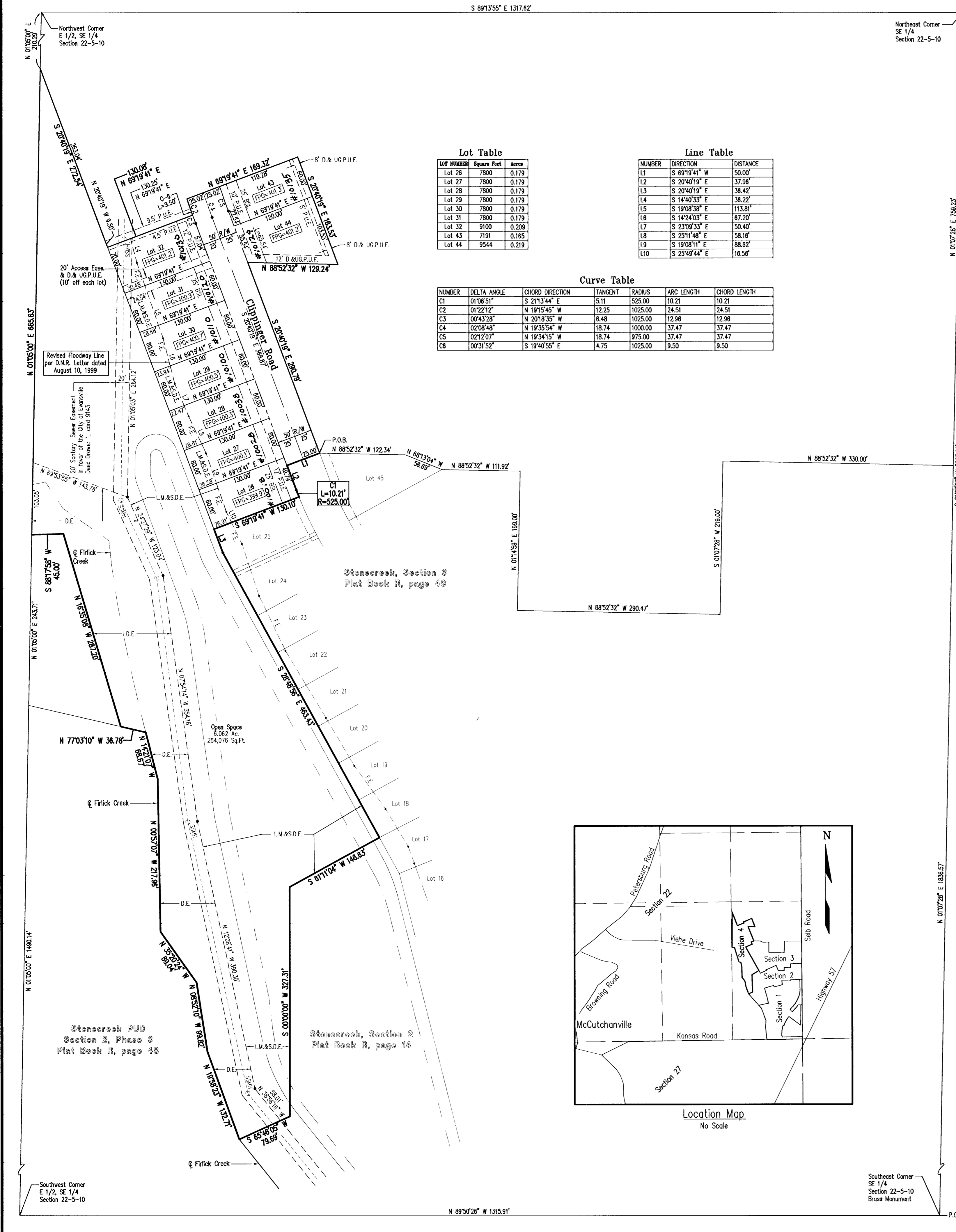
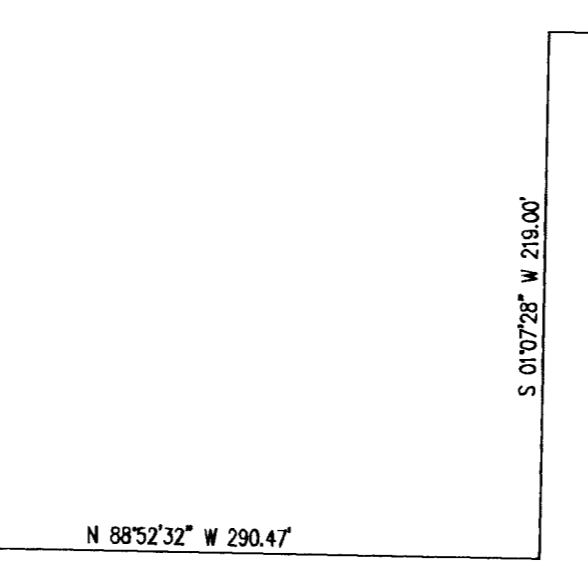
LOT NUMBER	Square Feet	Area
Lot 26	7800	0.179
Lot 27	7800	0.179
Lot 28	7800	0.179
Lot 29	7800	0.179
Lot 30	7800	0.179
Lot 31	7800	0.179
Lot 32	9100	0.209
Lot 43	7191	0.165
Lot 44	9544	0.219

Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 69°19'41" W	50.00'
L2	S 20°40'19" E	37.96'
L3	S 20°40'19" E	36.42'
L4	S 14°40'33" E	38.22'
L5	S 19°08'38" E	113.81'
L6	S 14°24'03" E	67.20'
L7	S 23°09'33" E	58.40'
L8	S 25°11'48" E	58.18'
L9	S 19°08'11" E	88.82'
L10	S 25°49'44" E	16.58'

Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	01°08'51"	S 21°34'44" E	5.11	525.00	10.21	10.21
C2	01°22'12"	N 19°15'45" W	12.25	1025.00	24.51	24.51
C3	00°43'28"	N 20°18'35" W	6.48	1025.00	12.98	12.98
C4	02°08'48"	N 19°35'54" W	18.74	1000.00	37.47	37.47
C5	02°12'07"	N 19°34'15" W	18.74	975.00	37.47	37.47
C8	00°31'52"	S 19°40'55" E	4.75	1025.00	9.50	9.50



Northwest Corner E 1/2, SE 1/4 Section 22-5-10
Northeast Corner SE 1/4 Section 22-5-10
Southwest Corner E 1/2, SE 1/4 Section 22-5-10
Southeast Corner SE 1/4 Section 22-5-10 Brass Monument