

Stonecreek Section 7

MAR 01 2005
#1254

Boundary Description

Part of the East Half of the Southeast Quarter and part of the South Half of the Southeast Quarter of the Northeast 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 of said Quarter Section, North 01 degree 07 minutes 28 seconds East 2486.61 feet; thence North 89 degrees 56 minutes 17 seconds West 157.98 feet; thence North 03 degrees 03 minutes 43 seconds East 4.85 feet; thence North 89 degrees 56 minutes 17 seconds West 45.00 feet to the point of beginning; thence continue North 89 degrees 56 minutes 17 seconds West 15.00 feet; thence North 00 degrees 03 minutes 43 seconds East 8.00 feet; thence South 89 degrees 56 minutes 17 seconds East 15.00 feet; thence South 00 degrees 03 minutes 43 seconds East 8.00 feet to the point of beginning.

Boundary Description Continued

Commencing at the Southeast corner of the Southeast Quarter of said Section; thence along the east line of said Quarter Section, North 01 degree 07 minutes 28 seconds East 2486.61 feet; thence North 89 degrees 56 minutes 17 seconds West 157.98 feet; thence North 00 degrees 03 minutes 43 seconds East 4.85 feet; thence North 89 degrees 56 minutes 17 seconds West 45.00 feet to the point of beginning; thence continue North 89 degrees 56 minutes 17 seconds West 15.00 feet; thence North 00 degrees 03 minutes 43 seconds East 8.00 feet; thence South 89 degrees 56 minutes 17 seconds East 15.00 feet; thence South 00 degrees 03 minutes 43 seconds East 8.00 feet to the point of beginning.

Also, a 15-foot Drainage and Underground Public Utility Easement, being part of the East Half of the Southeast Quarter and part of the South Half of the Southeast Quarter of the Northeast 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 of said Quarter Section, North 01 degree 07 minutes 28 seconds East 2486.61 feet; thence North 89 degrees 56 minutes 17 seconds West 157.98 feet; thence North 00 degrees 03 minutes 43 seconds East 4.85 feet; thence North 89 degrees 56 minutes 17 seconds West 45.00 feet to the point of beginning; thence continue North 89 degrees 56 minutes 17 seconds West 15.00 feet; thence North 00 degrees 03 minutes 43 seconds East 8.00 feet; thence South 89 degrees 56 minutes 17 seconds East 15.00 feet; thence South 00 degrees 03 minutes 43 seconds East 8.00 feet to the point of beginning.

Also, a 12-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 east line of said Quarter Section, North 01 degree 07 minutes 28 seconds East 2486.61 feet; thence North 89 degrees 56 minutes 17 seconds West 157.98 feet; thence North 00 degrees 03 minutes 43 seconds East 4.85 feet; thence North 89 degrees 56 minutes 17 seconds West 45.00 feet to the point of beginning; thence continue North 89 degrees 56 minutes 17 seconds West 15.00 feet; thence North 00 degrees 03 minutes 43 seconds East 8.00 feet; thence South 89 degrees 56 minutes 17 seconds East 15.00 feet; thence South 00 degrees 03 minutes 43 seconds East 8.00 feet to the point of beginning.

Also, a Drainage and Underground Public Utility Easement, being part of the East Half of the Southeast Quarter and part of the South Half of the Southeast Quarter of the Northeast 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 of said Quarter Section, North 01 degree 07 minutes 28 seconds East 2486.61 feet; thence North 89 degrees 56 minutes 17 seconds West 157.98 feet; thence North 00 degrees 03 minutes 43 seconds East 4.85 feet; thence North 89 degrees 56 minutes 17 seconds West 45.00 feet to the point of beginning; thence continue North 89 degrees 56 minutes 17 seconds West 15.00 feet; thence North 00 degrees 03 minutes 43 seconds East 8.00 feet; thence South 89 degrees 56 minutes 17 seconds East 15.00 feet; thence South 00 degrees 03 minutes 43 seconds East 8.00 feet to the point of beginning.

Subject to a 15-foot Public Utility Easement in favor of the Evansville Water and Sewer Utility, recorded in Document Number 2005R0002236 in the office of the Recorder of Vanderburgh County, Indiana.

Also, a 10-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:

Also, Subject to a 12-foot Drainage and Underground Public Utility Easement on per plot of Stonecreek PUD, Section 1, Phase 1, as recorded in Plat Book R, page 143 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to a 12-foot Public Utility Easement on per plot of Stonecreek PUD, Section 1, Phase 2, as recorded in Plat Book R, page 143 in the office of the Recorder of Vanderburgh County, Indiana.

Also, Subject to a 12-foot Drainage and Underground Public Utility Easement, two Public Utility Easements and one Lake Maintenance and Storm Drainage Easement on per plot of Stonecreek Section 5, as recorded in Plat Book R, page 92 in the office of the Recorder of Vanderburgh County, Indiana.

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

Owner's Certificate

The undersigned owner of the real estate shown and described herein does hereby certify and subdivide said real estate as shown and designated on the plat hereon, with the right to be a part of the record, 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 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 "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 be a part of the record, 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 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.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, on storage of stormwater. 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 "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted across such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and that 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 to and from said easements for necessary construction, maintenance or reconstruction.

Jogoe Land Corporation
By: J. Scott Jago (President)
3624 Waltham Crossin
Owensboro, KY 42301
Date: 2/10/05

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 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, 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.
- 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.

Compaction Certification: Within Flood Zone "A", a soils engineer shall certify the compaction methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

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 & Assoc. I.D. No. 0023".

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.

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 10th day of FEBRUARY 2005.

Notary Public
STATE OF INDIANA
COUNTY OF VANDEBURGH

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

Notary Public
STATE OF INDIANA
COUNTY OF VANDEBURGH

My Commission Expires: MAY 21, 2010

Notary Resides in VANDEBURGH COUNTY, INDIANA

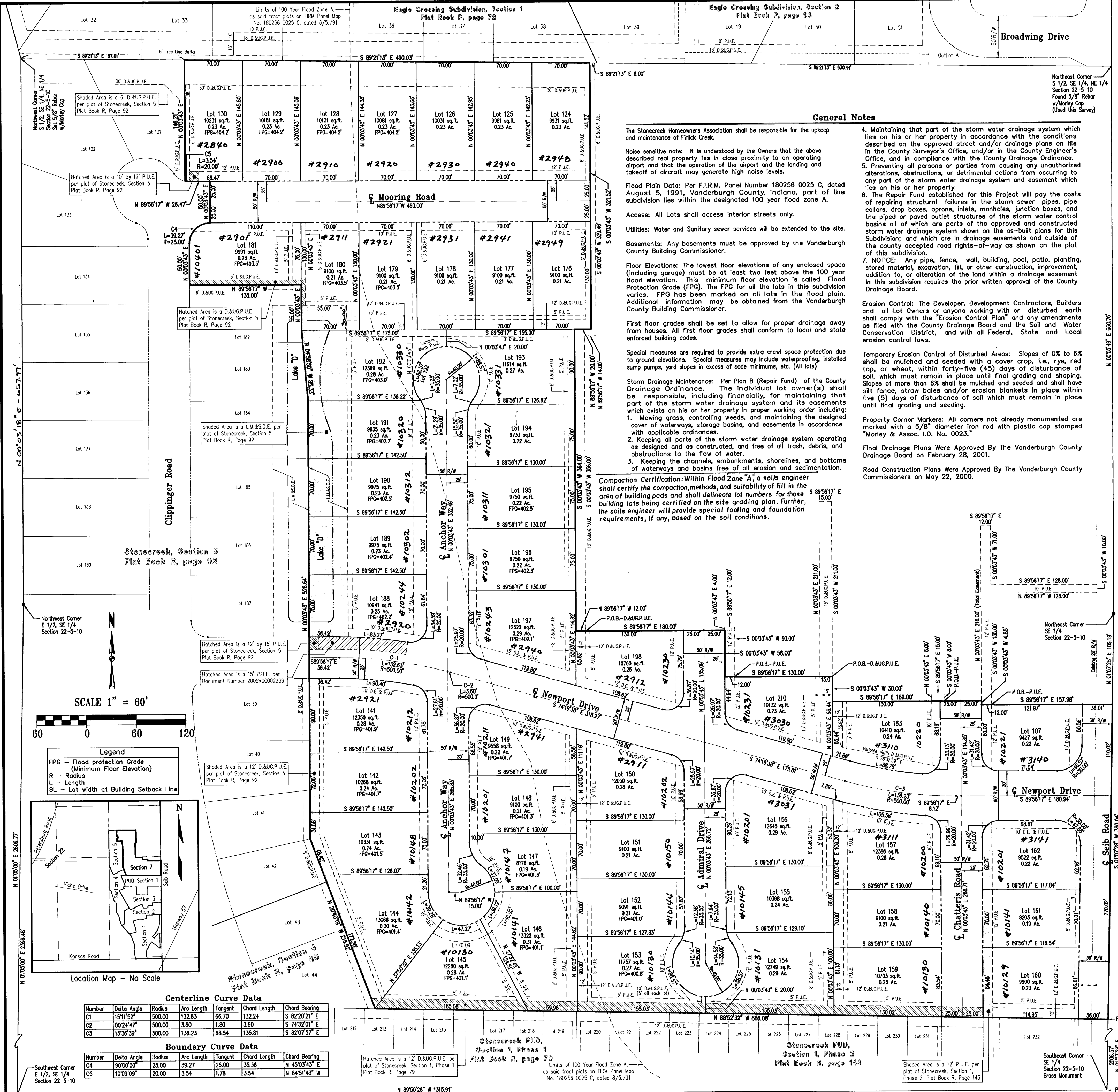
Area Plan Commission Certificate

Under the authority provided by the Acts of the General Assembly of the State of Indiana, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been approved by the AREA PLAN COMMISSION OF EVANSVILLE and VANDEBURGH COUNTY at a meeting held on, November 3, 1999.

Mark Fortner
President
Cathy Smith
Attest Executive Director

PLAT RELEASE DATE: Mar. 01, 2005

R-155

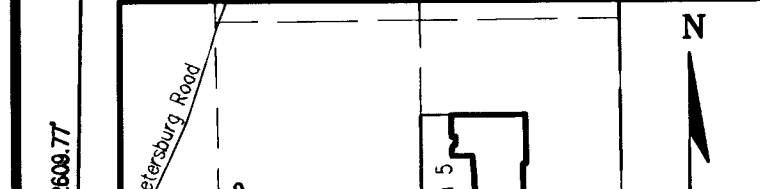
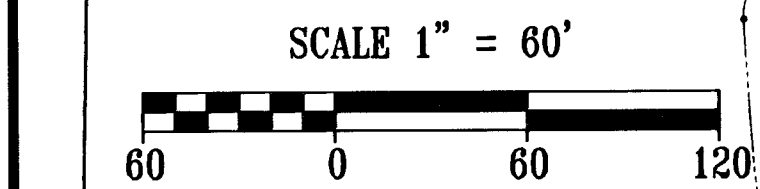


Centerline Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	151°11'52"	500.00	132.63	66.70	132.24	S 82°20'21" E
C2	00°24'47"	500.00	3.60	1.80	3.60	S 74°32'01" E
C3	15°36'39"	500.00	136.23	68.54	135.81	S 82°07'57" E

Boundary Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C4	90°00'00"	25.00	39.27	25.00	35.36	N 45°03'43" E
C5	10°09'09"	20.00	3.54	1.78	3.54	N 84°51'43" W



Centerline Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	151°11'52"	500.00	132.63	66.70	132.24	S 82°20'21" E
C2	00°24'47"	500.00	3.60	1.80	3.60	S 74°32'01" E
C3	15°36'39"	500.00	136.23	68.54	135.81	S 82°07'57" E

Boundary Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C4	90°00'00"	25.00	39.27	25.00	35.36	N 45°03'43" E
C5	10°09'09"	20.00	3.54	1.78	3.54	N 84°51'43" W