

Stonecreek PUD Section 1, Phase 2

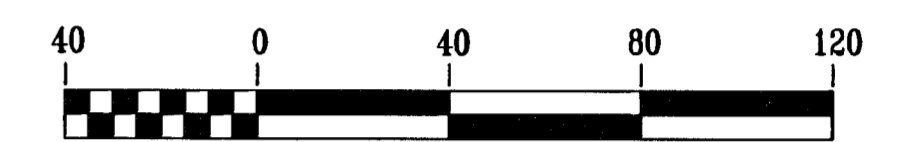
RECEIVED FOR RECORD
DATE 11-29-04 1:05 PM
PLAT BOOK R-143
PAGE 143
INST# 2004R00041039
RETT V KNIGHT-SHIN RECORDER
VANDERBURGH COUNTY

FILED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 29 2004

SW Shultz
AUDITOR
#8411

SCALE 1" = 40'



Boundary Description

Part of the East Half of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Carter 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 49, in the office of the Recorder of Vanderburgh County, Indiana and being the true point of beginning; thence along the north side of said Stonecreek, Section 3 the following four (4) calls:

North 88 degrees 52 minutes 32 seconds West 330.00 feet; thence
South 01 degree 07 minutes 28 seconds West 218.00 feet; thence
North 88 degrees 52 minutes 32 seconds West 290.47 feet; thence
North 01 degree 14 minutes 59 seconds East 199.00 feet to a point on the south line of Stonecreek PUD, Section 1, Phase 1 as recorded in Plat Book R, page 79, in the office of said Recorder; thence along the south and east sides of said Stonecreek PUD, Section 1, Phase 1 the following four (4) calls:

South 88 degrees 52 minutes 32 seconds East 20.04 feet; thence
North 01 degree 07 minutes 28 seconds East 130.00 feet; thence
South 88 degrees 52 minutes 32 seconds East 108.04 feet; thence
North 01 degree 07 minutes 28 seconds East 160.00 feet;

thence South 88 degrees 52 minutes 32 seconds East 493.96 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 270.00 feet to the true point of beginning and containing a Gross Area of 4.779 Acres.

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 Carter 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 218.57 feet; thence North 88 degrees 52 minutes 32 seconds West 138.95 feet to the point of beginning; thence continue North 88 degrees 52 minutes 32 seconds West 12.00 feet; thence North 00 degrees 03 minutes 43 seconds East 238.78 feet; thence South 89 degrees 56 minutes 17 seconds East 12.00 feet; thence South 00 degrees 03 minutes 43 seconds West 237.00 feet to the point of beginning.

Subject to a 18-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 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 two (2) Public Utility Easements, (2) Drainage and Underground Public Utility Easements and one (1) Sideyard Maintenance Easement, as shown on the recorded plat of Stonecreek PUD, Section 1, Phase 1 recorded in Plat Book R, page 79 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-way and restrictions of record.

Surveyor's Certificate

I, Scott D. Buedel, do hereby certify that I am a land surveyor licensed 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 17th day of NOVEMBER, 2004.



Scott D. Buedel, PLS
Indiana Registration No. 29900031
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.

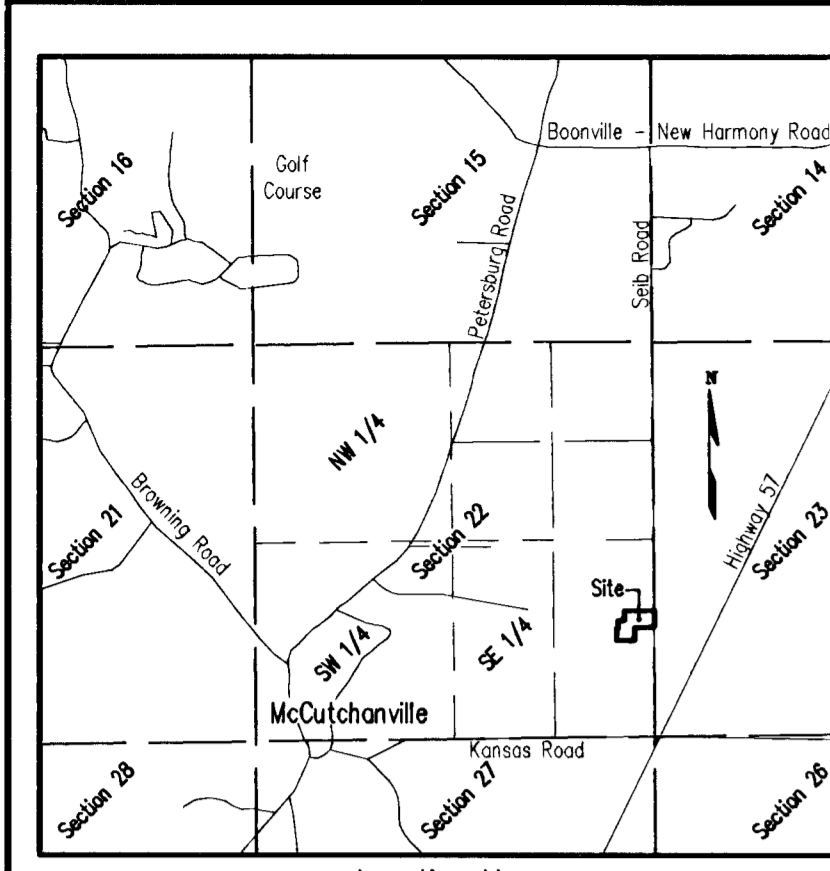
Mark Foster
President
Buddy B. Mill
Attest Executive Director

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

PLAT RELEASE DATE: Nov. 29, 2004

R-143

APC# 29-5-99 R-143
4255; plat-section1-phase2.dwg 11/16/04, SDB



Location Map
Scale: 1"=2500'

- Legend**
- FGP - 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

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.

Easements: All easements 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 (FGP). The FGP for all the lots in this subdivision varies. FGP has been marked on all lots in the flood plan. 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.
- 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.

General Notes

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.

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.

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 rail on the bridge over Firkick 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.

Limits of 100 Year Flood Zone A, as said tract plots on FIRM Panel Map No. 180256 0025 C, dated 8/5/91

Shaded Area is a D.M.G.P.U.E. per plat of Stonecreek PUD, Section 1, Phase 1, Plat Book R, Page 79

Shaded Area is a 10' P.U.E. per plat of Stonecreek PUD, Section 1, Phase 1, Plat Book R, Page 79

Hatched Area is a D.M.G.P.U.E. per plat of Stonecreek PUD, Section 1, Phase 1, Plat Book R, Page 79

5' Sideyard Maintenance Easement per plat of Stonecreek PUD, Section 1, Phase 1, Plat Book R, Page 79

Shaded Area is a L.M.A.S.D.E. per plat of Stonecreek, Section 3 Plat Book R, Page 49

Lake "C" per affidavit recorded in Doc. 2003900031112

Shaded Area is a L.M.A.S.D.E. per plat of Stonecreek, Section 3 Plat Book R, Page 49

Owner's 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 PUD, Section 1, Phase 2. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "D.M.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 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 "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.

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 Jogoe
P.O. Box 23019
Owensboro, KY. 42304

By: *J. Scott Jogoe* 11-17-04 (Date)
J. Scott Jogoe (President)
P.O. Box 23019
Owensboro, KY. 42304

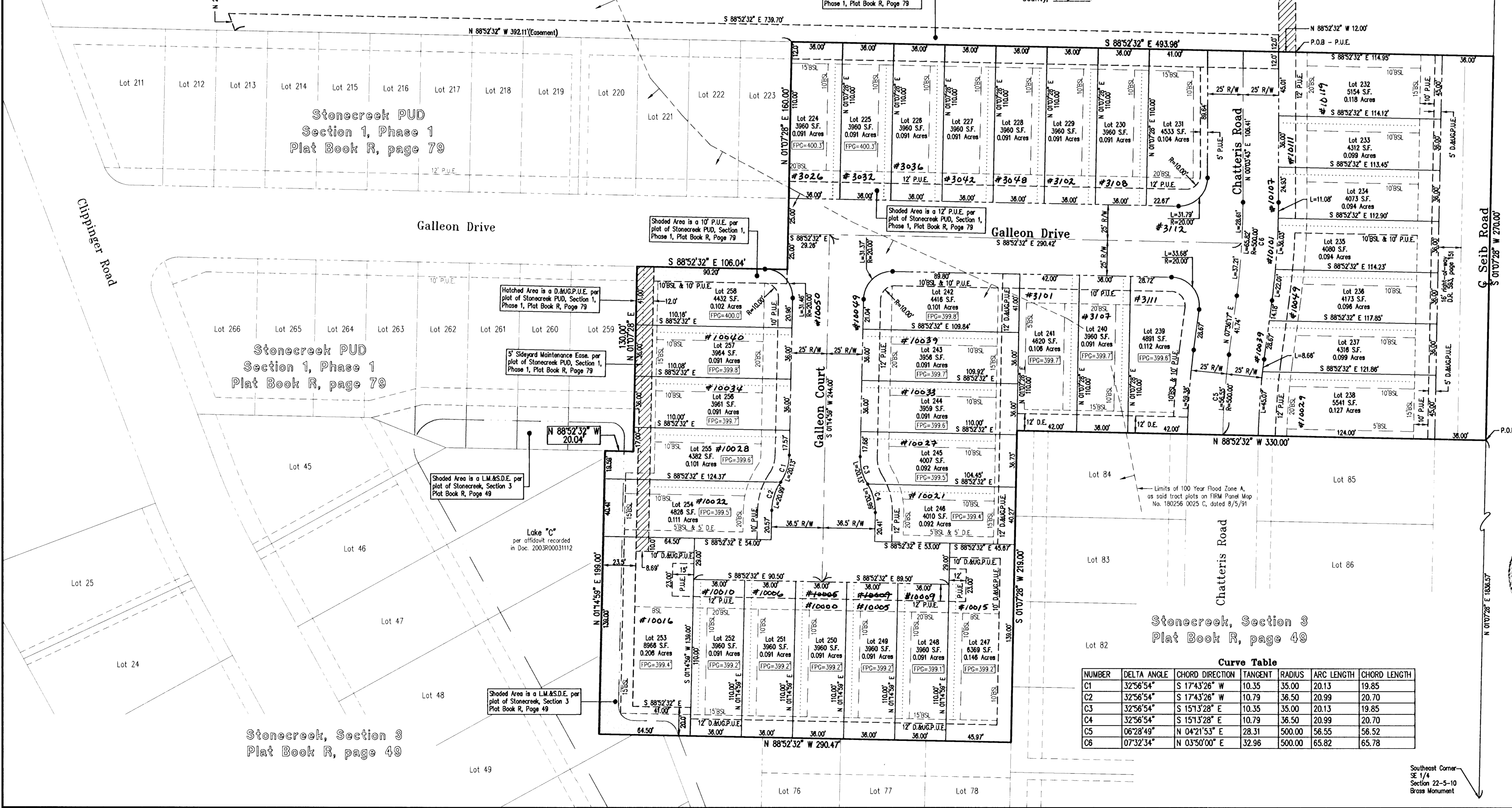
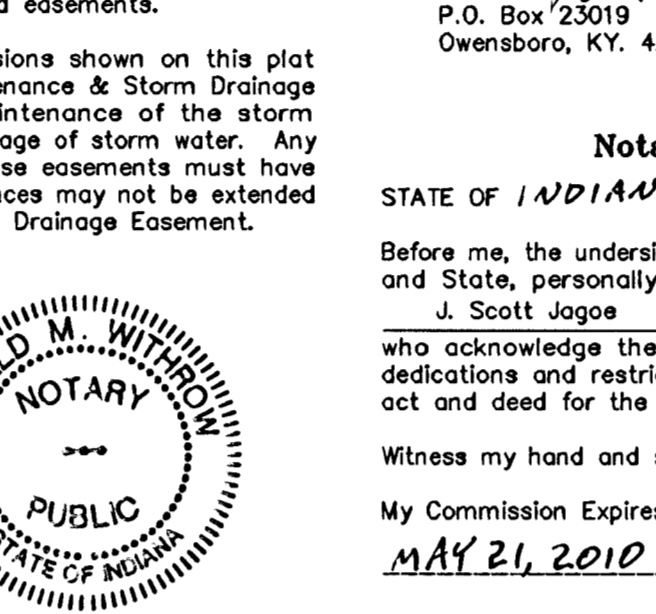
Witness my hand and seal this 17th day of NOVEMBER 2004.

My Commission Expires: MAY 21, 2010

Notary Public
Gerald M. Withrow
Gerald M. Withrow
(typed or printed name)

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.



Curve Table

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	32°56'54"	S 17°43'26" W	10.35	35.00	20.13	19.85
C2	32°56'54"	S 17°43'26" W	10.79	36.50	20.99	20.70
C3	32°56'54"	S 15°13'28" E	10.35	35.00	20.13	19.85
C4	32°56'54"	S 15°13'28" E	10.79	36.50	20.99	20.70
C5	06°28'49"	N 04°21'53" E	28.31	500.00	56.55	56.52
C6	07°32'34"	N 03°50'00" E	32.96	500.00	65.82	65.78

Southeast Corner
SE 1/4
Section 22-5-10
Brose Monument