

# Stonecreek PUD Section 2, Phase 1

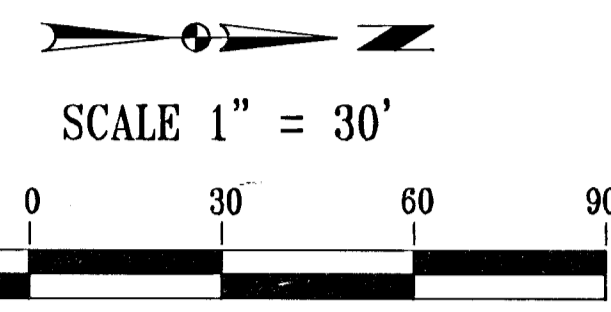
**Q-113**  
 Pg. 1 of 2

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER

JAN 0 5 2001

*Signature*  
 AUDITOR

#135



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 PUD, Section 2, Phase 1**. All roads 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 "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.&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 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 place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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 \_\_\_\_\_, a ten foot side yard setbacks 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  
 By: *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, Scott Jagoe

who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be his voluntary act and deed for the uses and purposes therein set forth.

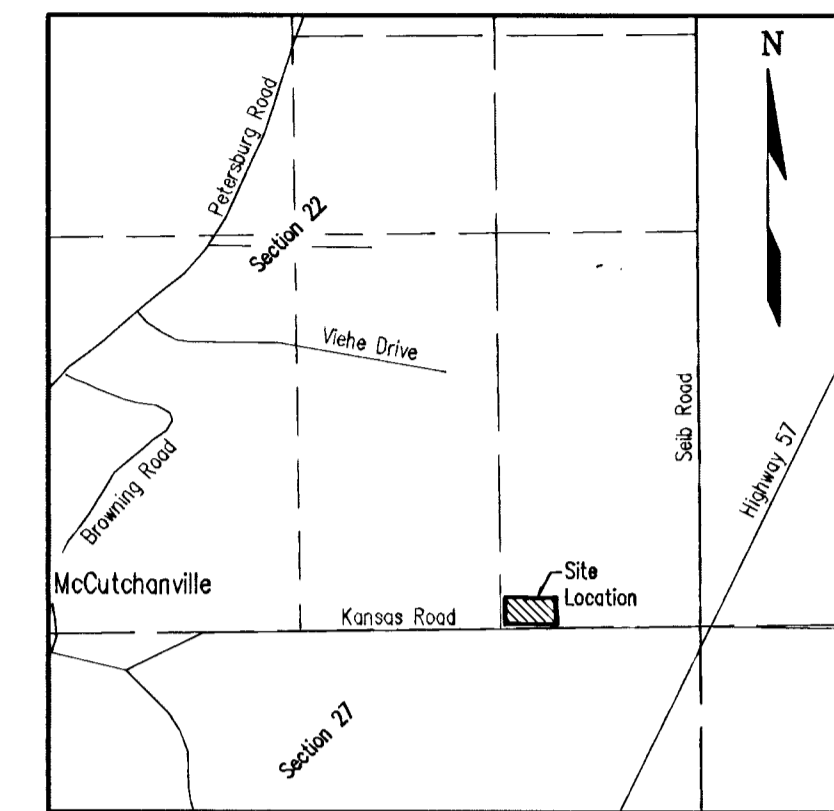
Witness my hand and seal this 4th day of January, 2001

My Commission Expires: 4-11-07

*Baroff, Ruth-Main*  
 Notary Public  
*Sharon J. Ruth-Main*  
 (Typed or printed name)

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on December 20, 1999.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on January 4, 2000.



Location Map  
 Scale: 1"=125'

### Boundary Description

Part of the Southeast Quarter 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 said Quarter Quarter Section; thence along the south line thereof North 89 degrees 50 minutes 28 seconds West 870.18 feet to the centerline intersection of Fritlick Creek and being the true point of beginning; thence continue along the south line of said Quarter Quarter Section North 89 degrees 50 minutes 28 seconds West 845.75 feet to the Southwest corner thereof; thence along the west line of said Quarter Quarter Section, North 01 degrees 05 minutes 00 seconds East 328.04 feet; thence South 89 degrees 50 minutes 28 seconds East 268.51 feet; thence South 10 degrees 03 minutes 33 seconds East 4.03 feet to the beginning of a tangent curve to the right, having a central angle of 00 degrees 08 minutes 51 seconds and a radius of 525.00 feet from which the chord bears South 10 degrees 00 minutes 07 seconds East 1.05 feet; thence along the arc of said curve 1.05 feet; thence South 89 degrees 50 minutes 28 seconds East 121.94 feet; thence North 89 degrees 50 minutes 53 seconds East 238.30 feet to the center of Fritlick Creek; thence along the center of said creek South 08 degrees 38 minutes 25 seconds West 80.21 feet; thence continue along the center of said creek South 04 degrees 57 minutes 39 seconds East 245.02 feet to the true point of beginning and containing a Gross Area of 4.709 acres (205,117 square feet).

Also, a Lake Maintenance and Storm Detention Easement being a part of the Southeast Quarter 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 said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section North 89 degrees 50 minutes 28 seconds West 1315.91 feet to the Southwest corner thereof; thence along the west line of said Quarter Quarter Section, North 01 degrees 05 minutes 00 seconds East 328.04 feet to the true point of beginning; thence continue along said west line North 01 degrees 05 minutes 00 seconds East 252.03 feet; thence South 89 degrees 50 minutes 28 seconds East 48.90 feet; thence South 20 degrees 54 minutes 29 seconds East 92.57 feet; thence South 10 degrees 03 minutes 33 seconds East 168.28 feet; thence North 89 degrees 50 minutes 28 seconds West 114.09 feet to the true point of beginning.

### Surveyor's Certificate

I, Danny K. Leek, 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 3rd day of JANUARY, 2001



*Danny K. Leek*  
 Danny K. Leek, R.P.S.  
 Indiana Registration No. 50480  
 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.

President  
*Blaine Oliver*  
 Attest Executive Director (ASSIST.)

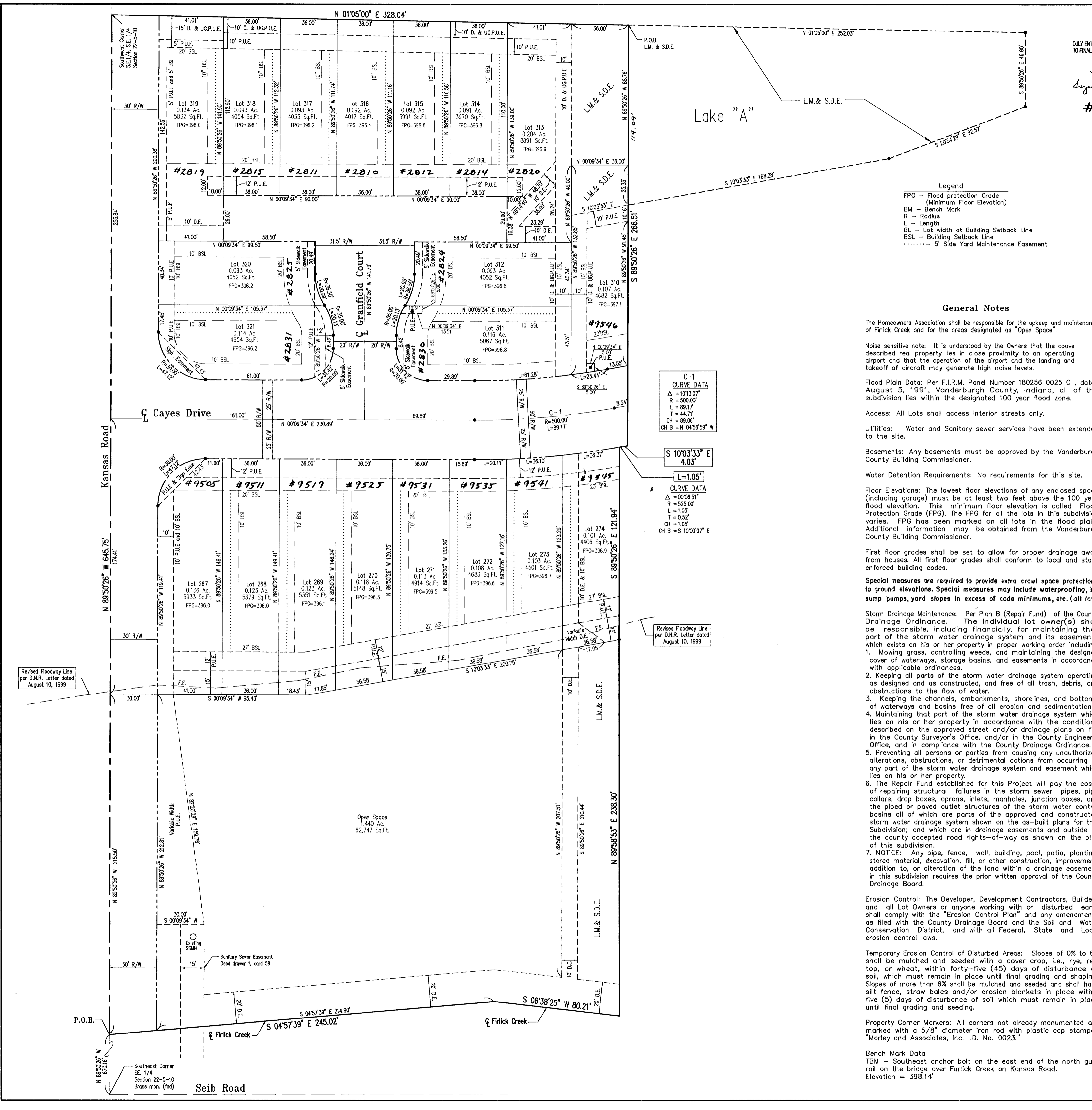
Secondary Plat complies with the Ordinance and is released for Recording.  
*Blaine Oliver*  
 Executive Director (ASSIST.)

PLAT RELEASE DATE: JAN. 5, 2001

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on December 20, 1999.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on January 4, 2000.

APC #30-S-99 4255 Section1-Phase1-Plat.dwg 1/3/01, SDB



### General Notes

The Homeowners Association shall be responsible for the upkeep and maintenance of Fritlick Creek and for the areas designated as "Open Space".

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, all 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 have been extended to the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Water Detention Requirements: No requirements for this site.

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.
- 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 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 Fritlick Creek on Kansas Road.  
 Elevation = 398.14'

C-1 CURVE DATA

Δ = 10713.07'
R = 500.00'
L = 82.17'
T = 44.71'
CH = 89.08'
CH B = N 04°56'59" W

S 10°03'33" E 4.03'  
 L=1.05'

CURVE DATA

Δ = 00096.51'
R = 525.00'
L = 1.05'
T = 0.52'
CH = 1.05'
CH B = S 10°00'07" E

Revised Floodway Line per D.N.R. Letter dated August 10, 1999

Revised Floodway Line per D.N.R. Letter dated August 10, 1999

Southwest Corner SE 1/4 Section 22-5-10 Brass mon. (find)