

# Stonecrest Subdivision Section 2

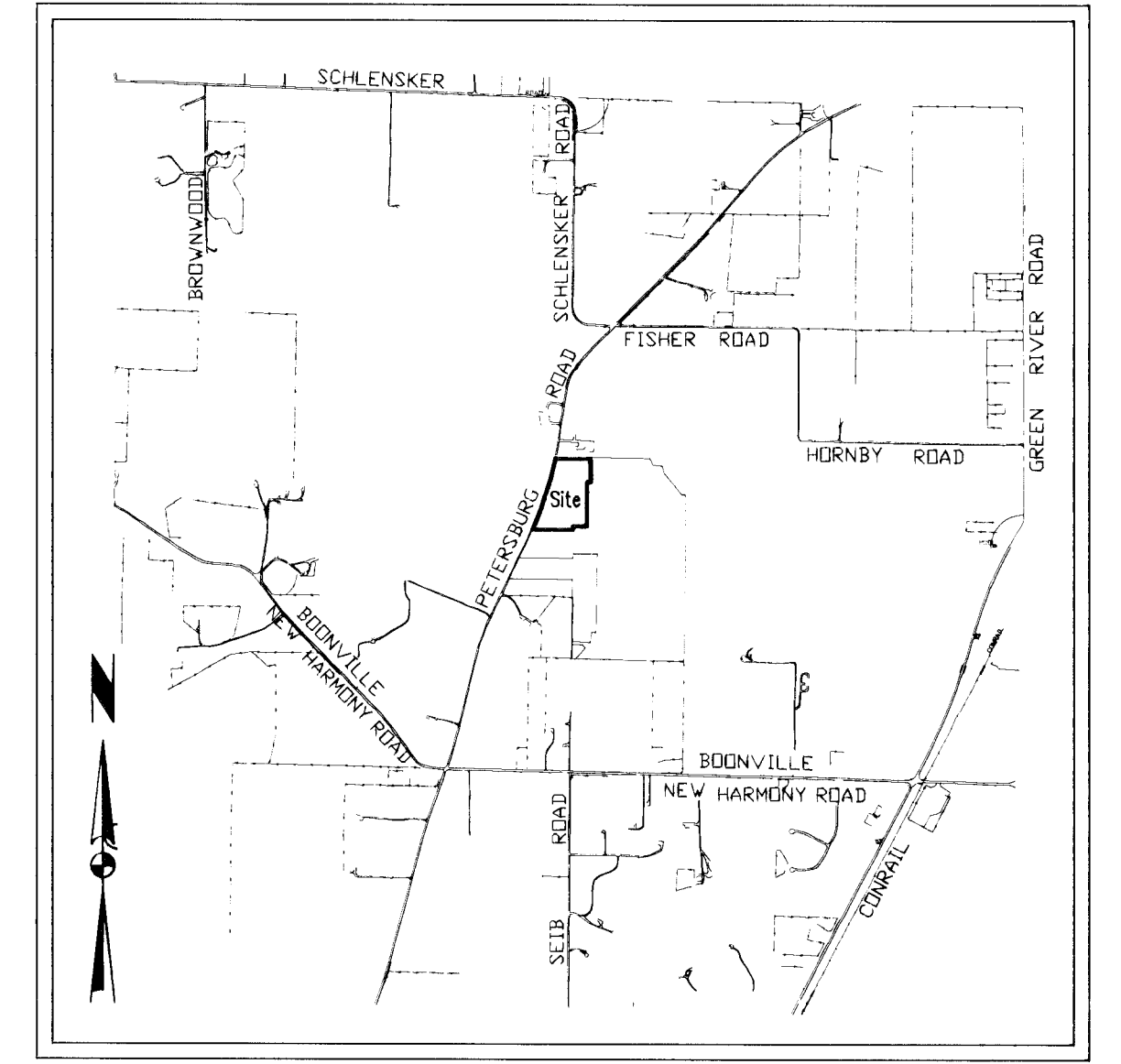
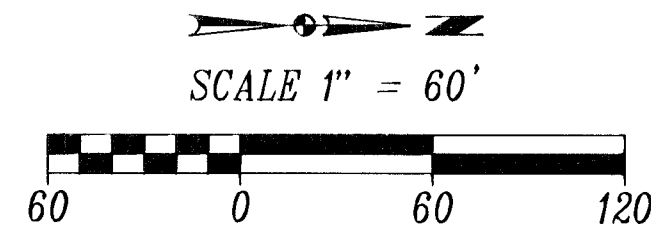
RECEIVED FOR RECORD  
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Nov 17 2000  
Plat Book Q-105  
Page 105  
BATTY J. HERMANN REGISTERED  
LAND SURVEYOR  
2000R00034055

ONLY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

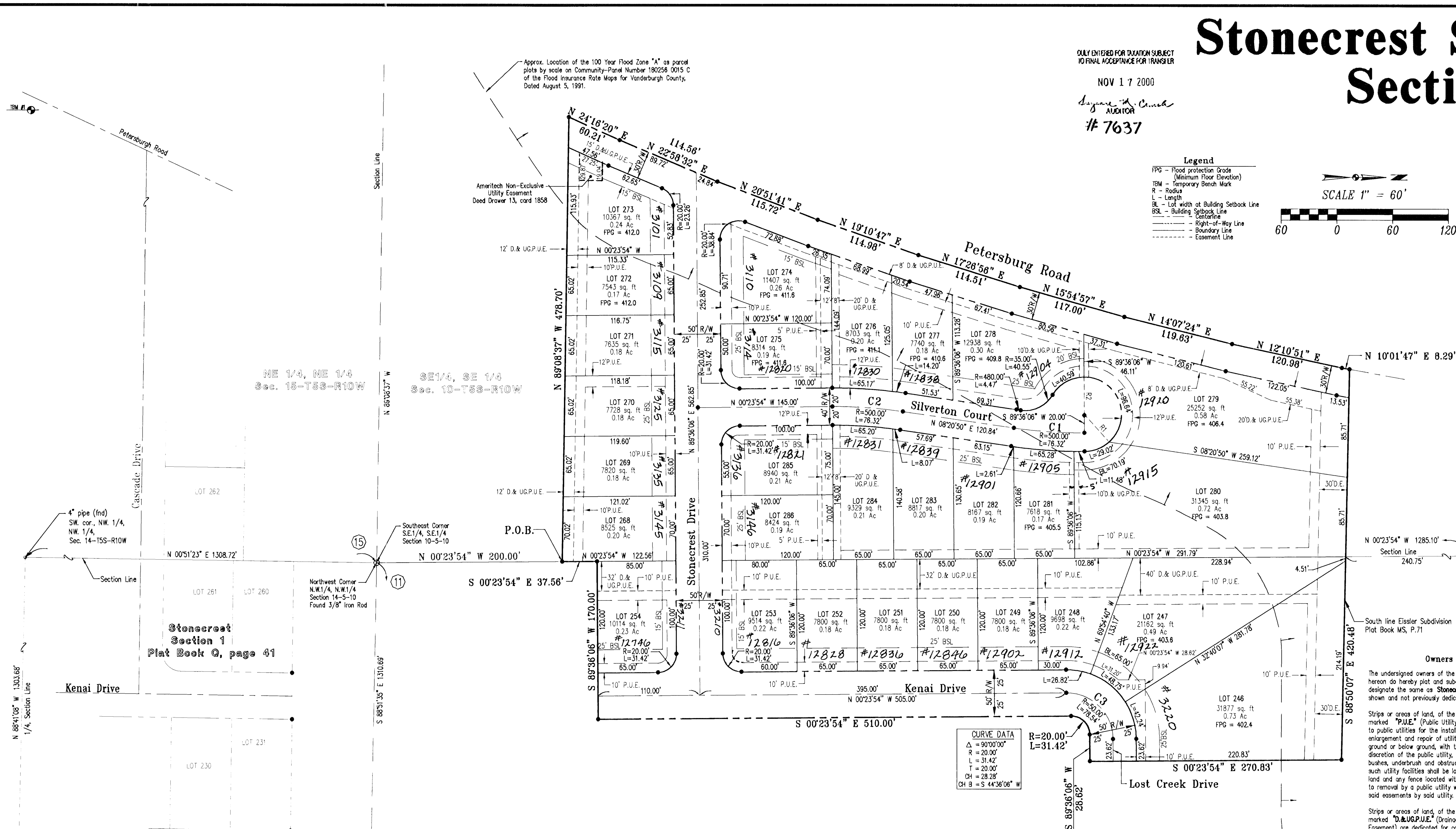
NOV 17 2000

*Shane A. Claments*  
AUDITOR  
# 7637

**Legend**  
FPG - Flood Protection Grade  
(Minimum Floor Elevation)  
TBM - Temporary Bench Mark  
R - Radius  
L - Length  
SL - Lot width at Building Setback Line  
BSL - Building Setback Line  
S - Setback Line  
- Right-of-Way Line  
- Boundary Line  
- Easement Line



**LOCATION MAP**  
NO SCALE



**CURVE DATA**

Δ = 90°00'00"
R = 20.00'
L = 31.42'
T = 20.00'
DH = 28.28'
CH B = S 44°36'06" W

Approx. Location of the 100 Year Flood Zone "A" as parcel  
plots by scale on Community-Parcel Number 180258-0015 C  
of the Flood Insurance Rate Maps for Vanderburgh County,  
Dated August 5, 1991.

Approx. Location of the 100 Year Flood Zone "A" as parcel  
plots by scale on Community-Parcel Number 180258-0015 C  
of the Flood Insurance Rate Maps for Vanderburgh County,  
Dated August 5, 1991.

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°44'44"	S 03°58'28" W	500.00	76.32	76.25
C2	08°44'44"	S 03°58'28" W	500.00	76.32	76.25
C3	90°00'00"	S 44°36'06" W	50.00	78.54	70.71

**RADIAL LINE TABLE**

NUMBER	LENGTH	DIRECTION
R1	40.00'	N48°01'42"E
R2	40.00'	S89°36'06"W

**General Notes**

Access: All lots must access interior streets.

Utilities: Water and Sanitary sewer services have been extended to the site.

Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Per F.I.R.M. Panel Number 180258-0015 C dated August 5, 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.

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).

FPG has been marked on all lots near 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.

Drainage Easements: Any structure within a drainage easement located on a lot with a FPG designation shall maintain an elevation at the lowest point in the crawl space of 0.10 feet above the 100 Year Flood Elevation.

Storm Drainage Maintenance: Per Plan 9 (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.

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 materials, occupation, 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 disturbed earth shall comply with the "Erosion Control Plan" and any amendments thereto filed with the County Drainage Board and the Soil and Water Conservation District, also 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 clover, 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 soil fences, 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 Markings: All corners not already monumented will be marked with a 5/8" diameter iron nail with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

Bench Mark Data  
TBM#1 - Chiseled square on top of existing 10" R.C.P. at southwest corner of entrance. Elevation= 418.95

Final Drainage Plans Were Approved By the Vanderburgh County Drainage Board On: May 22, 2000

Street Construction Plans Were Approved By the Vanderburgh County Commissioners On: August 7, 2000

**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, April 5, 2000.

*Mark...*  
President  
*Shane A. Claments*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
*Shane A. Claments*  
Executive Director

PLAT RELEASE DATE: Nov 17, 2000

**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(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 17th day of November, 2000.

My Commission Expires: 4-11-07  
*Shane A. Claments*  
Notary Public  
Evansville, Indiana

**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 Stonecrest Subdivision, Section 2. 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 "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 not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

**Boundary Description**

Part of the Southeast Quarter of Section 10, Township 5 South, Range 10 West and part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a stone marking the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 5 South, Range 10 West; thence along the south line thereof North 88 degrees 41 minutes 08 seconds West 1303.68 feet to a 4 inch pipe marking the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 14; thence along the west line of the Northwest Quarter of the Northwest Quarter of said Section 14, North 00 degrees 51 minutes 23 seconds East 1308.72 feet to a 3/8 inch iron rod marking the Northeast Corner thereof and also marking the Southeast Corner of the Southeast Quarter of the Southwest Quarter of said Section 10, North 00 degrees 23 minutes 54 seconds East 200.00 feet to the true point of beginning, thence parallel with the south line of the Southwest Quarter of the Southwest Quarter of said Section 10, North 89 degrees 08 minutes 37 seconds West 478.70 feet to the centerline of Petersburg Road; thence along the centerline of Petersburg Road the following nine (9) calls:  
thence North 22 degrees 58 minutes 32 seconds East 114.56 feet;  
thence North 20 degrees 51 minutes 41 seconds East 115.72 feet;  
thence North 19 degrees 10 minutes 47 seconds East 114.98 feet;  
thence North 17 degrees 28 minutes 56 seconds East 114.51 feet;  
thence North 15 degrees 54 minutes 57 seconds East 117.00 feet;  
thence North 14 degrees 07 minutes 24 seconds East 119.63 feet;  
thence North 12 degrees 10 minutes 51 seconds East 120.98 feet;  
thence North 10 degrees 01 minutes 47 seconds East 8.29 feet to the southwest corner of Elsler Subdivision as per plat recorded in Plat Book MS, page 71 in the office of the Recorder of Vanderburgh County, Indiana, thence along the south line of said subdivision South 88 degrees 50 minutes 07 seconds East 420.48 feet; thence South 00 degrees 23 minutes 54 seconds East 270.83 feet; thence South 89 degrees 36 minutes 08 seconds West 28.82 feet to the beginning of a tangent curve to the left, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet, from which the chord bears South 44 degrees 36 minutes 06 seconds West 28.28 feet; thence along the arc of said curve 31.42 feet; thence South 00 degrees 23 minutes 54 seconds East 510.00 feet; thence South 89 degrees 36 minutes 08 seconds West 170.00 feet to a point on the west line of the Southwest Quarter of the Southwest Quarter of said Section 11; thence along said west line South 00 degrees 23 minutes 54 seconds East 37.56 feet to the point of beginning containing 9.697 acres (422,394 sq.ft.).

**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 17th day of November, 2000.



**Q-105**



Danny K. Leek, R.L.S.  
Indiana Registration No. S0480  
Morley and Associates, Inc.  
800 SE. Sixth Street  
Evansville, IN 47713  
(812) 464-9585