

Stonecrest Subdivision Section 3

ONLY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

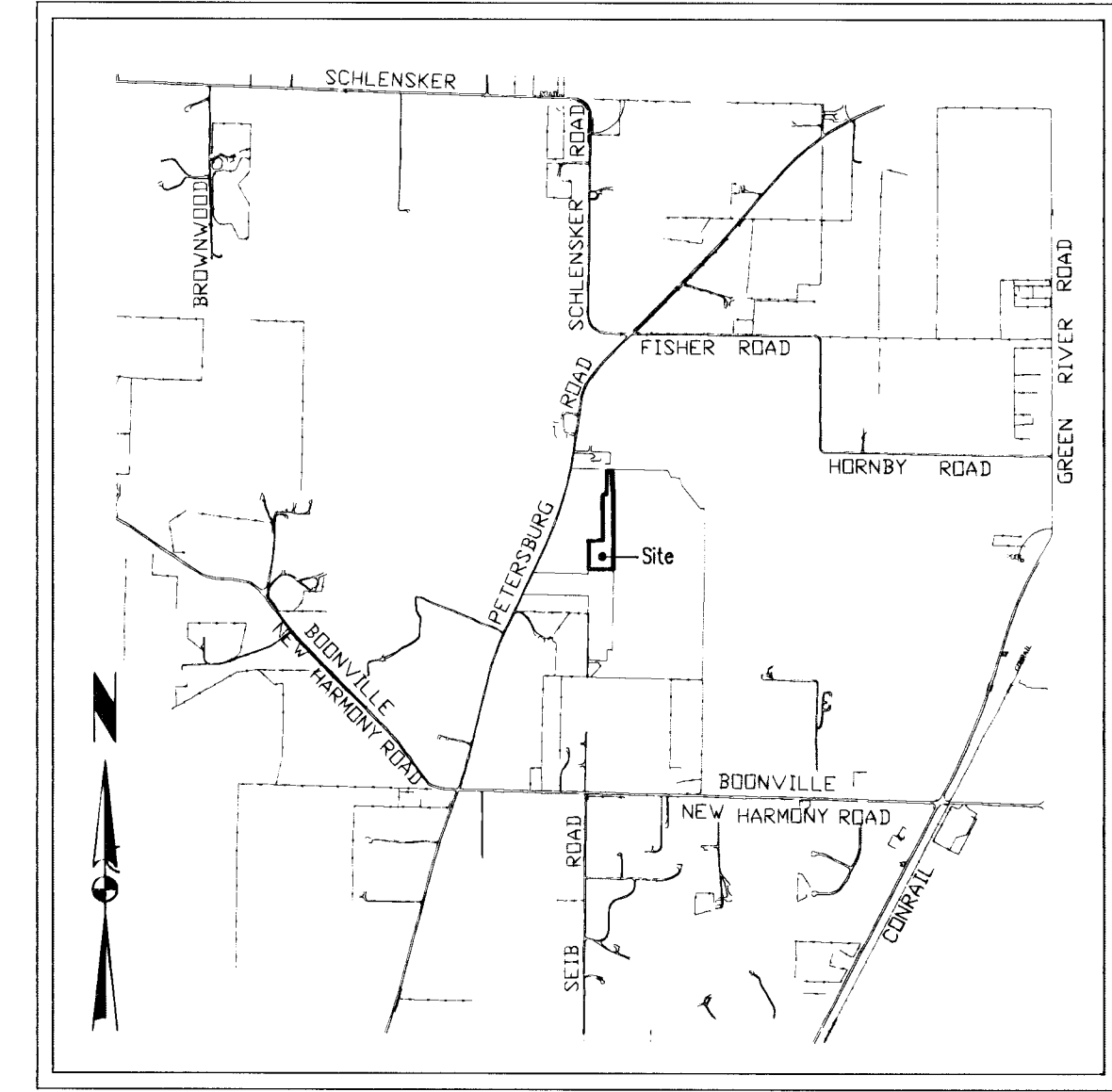
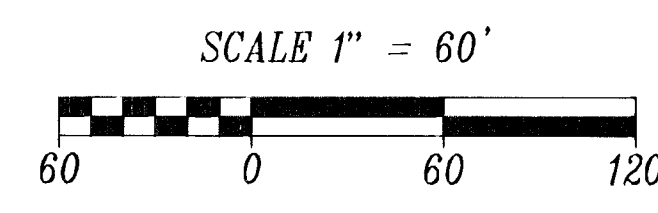
NOV 17 2000

Dwayne A. Conner
AUDITOR

#7636

RECEIVED FOR RECORD
at 3:54 P.M.
Nov 17 2000
Plat Book Q-106
Page 106
BETTY J. HEMMANN RECORDER
VANDEBURGH COUNTY
2000R0034056

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



LOCATION MAP
NO SCALE



CURVE DATA

$\Delta = 90^{\circ}00'$
$R = 20.00'$
$L = 31.42'$
$DT = 20.00'$
$CH = 28.28'$
$SA = N 44^{\circ}36'08'' E$

South Line Easler Subdivision
Plat Book MS, P. 71

Find 3/4" I.P.
N.W. Corner
S.W. 1/4, S.W. 1/4
Sec. 11-15S-R10W

Owners Certificate

The undersigned owners of the real estate shown and described hereon do hereby certify that the real estate as shown and described is the same as shown on the plat recorded in Plat Book Q-106, Page 106, and is not previously dedicated or otherwise dedicated to public use.

Boundary Description

Part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 5 South, Range 10 West and part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

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.E." (Drainage and 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 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.

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.

Danny K. Leek
DANNY K. LEAK
REGISTERED
INDIANA
No. S0480
STATE OF INDIANA
LAND SURVEYOR
600 SE. Sixth Street
Evansville, IN. 47715
(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, December 2, 1998.

Barbara S. Cummins
President
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara S. Cummins
Executive Director

PLAT RELEASE DATE: Nov 17, 2000

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH)):
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(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:
11/16/01
Sharon L. Burks
Notary Public
Sharon L. Burks
(Typed or printed name)

Notary Public in
Vanderburgh
County, Indiana



Eagle Construction and Development of Evansville

4770 Covert Avenue
Evansville, IN 47714

Sharon L. Burks
Secretary

By: Sharon Clements
P.O. Box 5708
Evansville, IN 47715

Secretary

Q-106

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. The 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 Elevations: Any structure within a drainage 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 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.

8. 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 pipes 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 adopted 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 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 top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have silt 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 Markers: All corners not already monumented will be marked with a 5/8" diameter iron rod 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: March 22, 1999

Street Construction Plans Were Approved By The Vanderburgh County Commissioners On: March 29, 1999