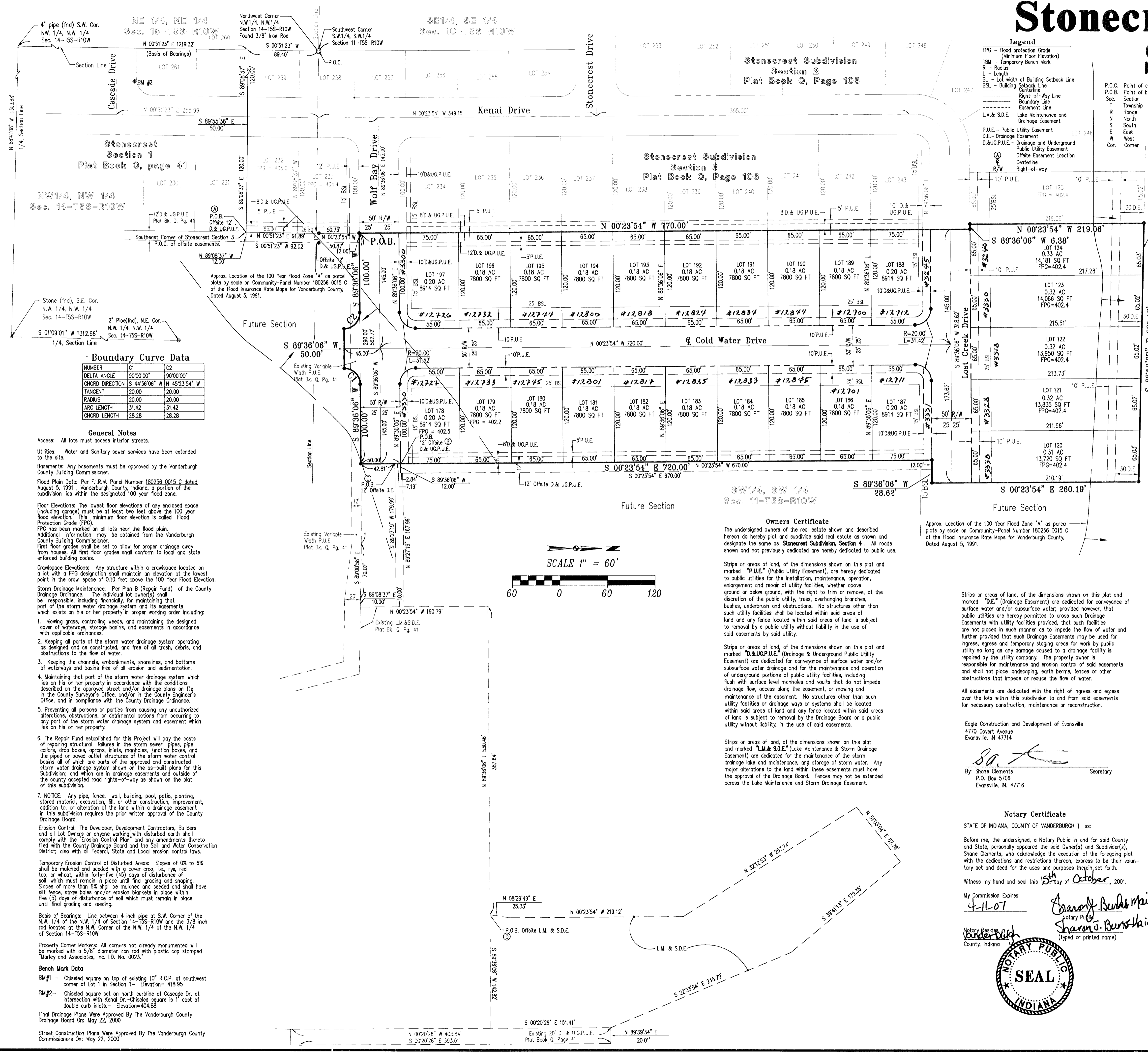
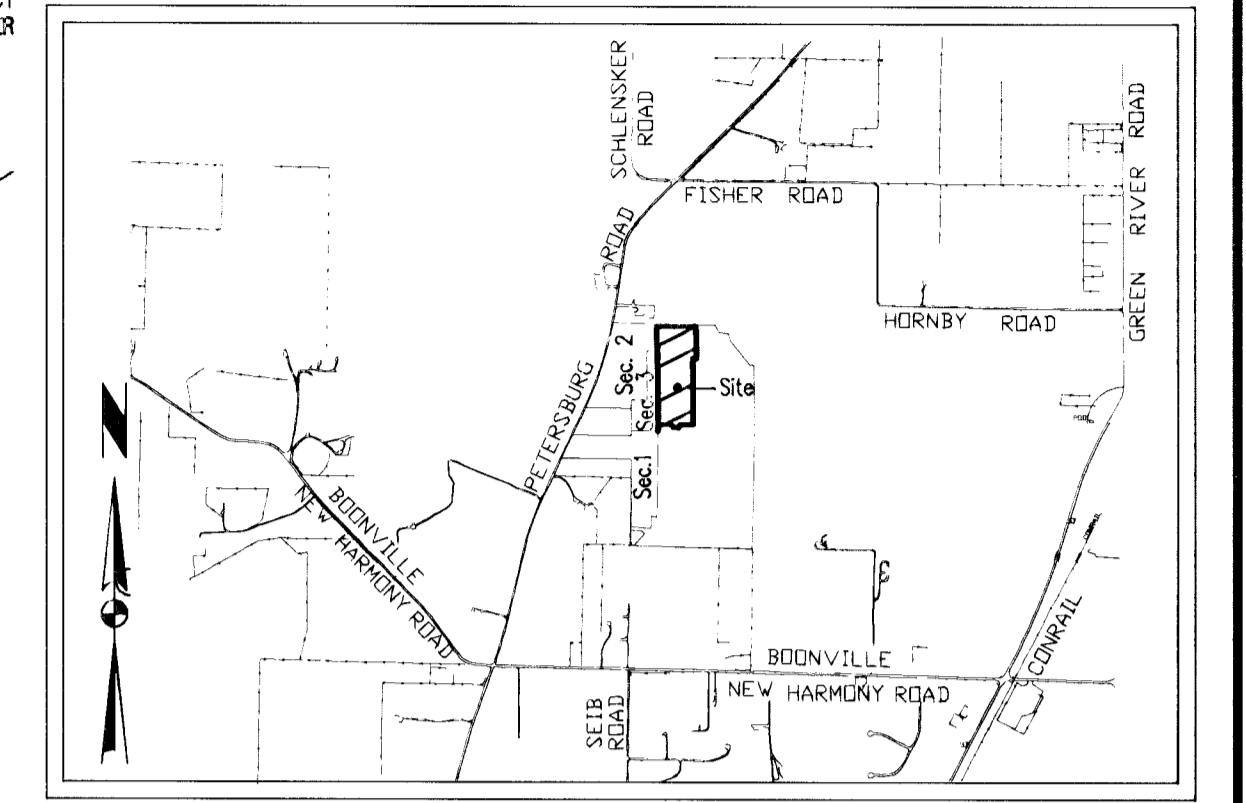


# Stonecrest Subdivision Section 4

RECEIVED FOR RECORD AT: 11:20 P.M. PAGE: 166 CITY OF VANDERBURGH COUNTY NOV 1, 2001 2001R00037839



NOV 01 2001  
Auditor  
#6856



### Boundary Description

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

Commencing at the Southeast corner of said Section 3; thence along the east line thereof, North 00 degrees 51 minutes 23 seconds East 91.89 feet; thence continuing along the east line thereof, North 00 degrees 51 minutes 23 seconds East 50.87 feet to the Northeast corner of Lot 233 in said Section 3; thence North 89 degrees 38 minutes 06 seconds East 290.00 feet; thence North 00 degrees 51 minutes 23 seconds East 12.00 feet; thence North 00 degrees 23 minutes 54 seconds East 2.84 feet; thence North 89 degrees 27 minutes 19 seconds East 167.99 feet to a point on the west line of an existing Lake Maintenance and Storm Drainage Easement dedicated on the Plat of Stonecrest Section 1, as per plat thereof, recorded in Plot Book Q, Page 41; thence along the west line thereof, South 00 degrees 23 minutes 54 seconds East 10.00 feet; thence South 89 degrees 27 minutes 19 seconds East 176.99 feet to the point of beginning containing 1766 square feet.

Also, a 12 foot off-site Drainage Easement more particularly described as follows:

Commencing at the Southeast corner of said Section 3; thence along the east line thereof, North 00 degrees 51 minutes 23 seconds East 91.89 feet; thence continuing along the east line thereof, North 00 degrees 51 minutes 23 seconds East 50.87 feet to the Northeast corner of Lot 233 in said Section 3; thence North 89 degrees 38 minutes 06 seconds East 290.00 feet; thence North 00 degrees 51 minutes 23 seconds East 12.00 feet to a corner of an existing Variable Width Public Utility Easement dedicated on the Plat of Stonecrest Section 1, as per plat thereof, recorded in Plot Book Q, Page 41; thence the following 2 calls along said Variable Width Public Utility Easement, (1) North 00 degrees 00 minutes 58 seconds East 70.02 feet; (2) South 89 degrees 08 minutes 37 seconds East 30.00 feet to a corner of an existing Lake Maintenance and Storm Drainage Easement dedicated on the Plat of Stonecrest Section 1, as per plat thereof, recorded in Plot Book Q, Page 41; thence the following 2 calls along said Lake Maintenance and Storm Drainage Easement, (1) North 00 degrees 23 minutes 54 seconds West 160.79 feet; (2) thence North 89 degrees 36 minutes 06 seconds East 387.64 feet to the true point of beginning; thence North 00 degrees 29 minutes 49 seconds East 25.33 feet; thence North 00 degrees 23 minutes 54 seconds West 219.12 feet; thence North 00 degrees 23 minutes 54 seconds East 87.76 feet; thence South 89 degrees 41 minutes 13 seconds East 179.35 feet; thence South 22 degrees 33 minutes 54 seconds East 245.79 feet to the northeast corner of an existing 20 foot Drainage and Underground Public Utility Easement dedicated on the Plat of Stonecrest Section 1; thence along the west line thereof, South 00 degrees 20 minutes 26 seconds East 151.41 feet to the northeast corner of said Lake Maintenance and Storm Drainage Easement; thence along the north line thereof, North 89 degrees 36 minutes 06 seconds West 142.82 feet to the point of beginning containing 61,173 square feet (1.40 acres).

### Boundary Curve Data

NUMBER	C1	C2
DELTA ANGLE	90°00'00"	90°00'00"
CHORD DIRECTION	S 44°38'06" W	S 45°23'54" W
TANGENT	20.00	20.00
RADIUS	20.00	20.00
ARC LENGTH	31.42	31.42
CHORD LENGTH	28.28	28.28

### General Notes

Access: All lots must access interior streets.

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

Basement: Any basements must be approved by the Vanderburgh County Building Commission.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 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 a 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 Commission.

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.

Crawlspace Elevations: Any structure within a crawlspace located on a lot with a FPG designation shall maintain an elevation at the lowest point in the crawlspace of 0.10 feet above the 100 year Flood Protection Grade (FPG).

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 waterway, 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 vaults, drop boxes, appurtenances, risers, 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 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. If, by rain, top, or wheel, 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 all 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.

Boas of Bearings: Line between 4 inch pipe at S.W. Corner of the N.W. 1/4 of the N.W. 1/4 of Section 14-TSS-R10W and the 3/8 inch rod located at the N.W. Corner of the N.W. 1/4 of the N.W. 1/4 of Section 14-TSS-R10W

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  
BM#1 - Chiseled square on top of existing 10" R.C.P. at southwest corner of Lot 1 in Section 1 - Elevation= 418.95  
BM#2 - Chiseled square set on north curbline of Cascade Dr. at intersection with Kenai Dr. - Chiseled square is 1' east of double curb inlets - Elevation=424.88

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: May 22, 2000.

### Owners Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Stonecrest Subdivision, Section 4. 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.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 sloping 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.

Eagle Construction and Development of Evansville  
4770 Covet Avenue  
Evansville, IN 47714

By: *Shane Clements*  
P.O. Box 5708  
Evansville, IN 47716

Secretary

### 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), Shane Clements, 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 20th day of October, 2001.

My Commission Expires: 4-11-07  
*Sharon A. Buntshier*  
Notary Public  
County, Indiana

*Shane Clements*  
Notary Public  
County, Indiana



### 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 20th day of October, 2001.

*Danny K. Leek*  
REGISTERED  
No. S0480  
STATE OF INDIANA  
LAND SURVEYOR

*Danny K. Leek*  
R.L.L.  
Indiana Registration No. S0480  
Morley Eng. Associates, Inc.  
600 SE Sixth Street  
Evansville, IN 47713  
(812) 464-5655

### 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. Cunningham*  
President  
Attest Executive Director

*Barbara S. Cunningham*  
Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

PLAT RELEASE DATE: Oct. 31, 2001

# Q-166