

# Stonecrest Subdivision Section 5

**OWNERS CERTIFICATE**  
 The undersigned owners of the real estate shown and described herein on hereby plot and subdivide said real estate as shown and designate the same as Stonecrest Subdivision, Section 5. All roads shown and not previously dedicated are hereby dedicated to public use.

**RADIAL LINE TABLE**

NUMBER	DIRECTION	DISTANCE
R1	N 55°14'28" E	40.00'
R2	S 27°18'52" E	40.00'
R3	N 89°36'08" E	40.00'

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

**GENERAL NOTES**  
 Access: All lots must access interior streets.  
 Utilities: Water and Sanitary sewer services exist on the perimeter of the site and are available to be extended to lots shown herein. 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).  
 D.E. (Drainage 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.

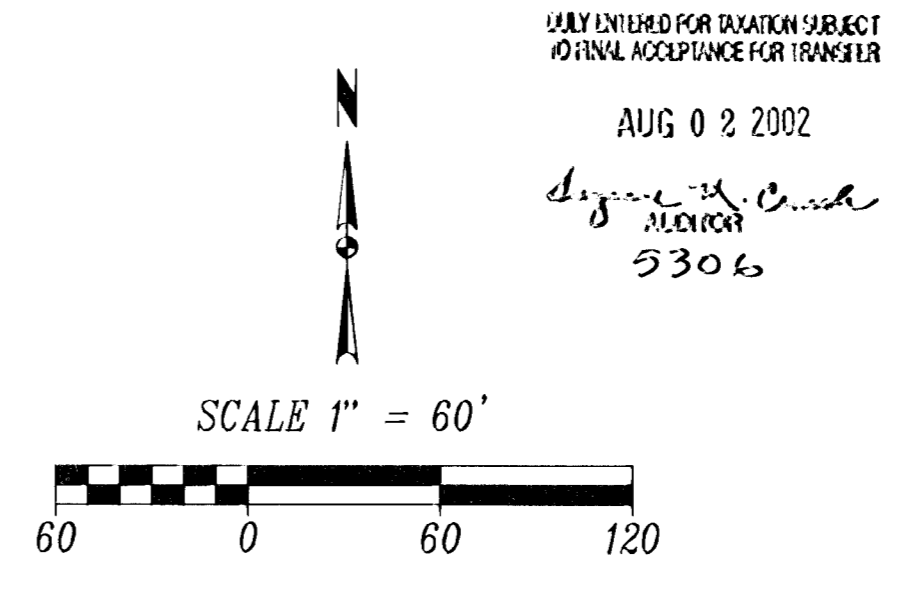
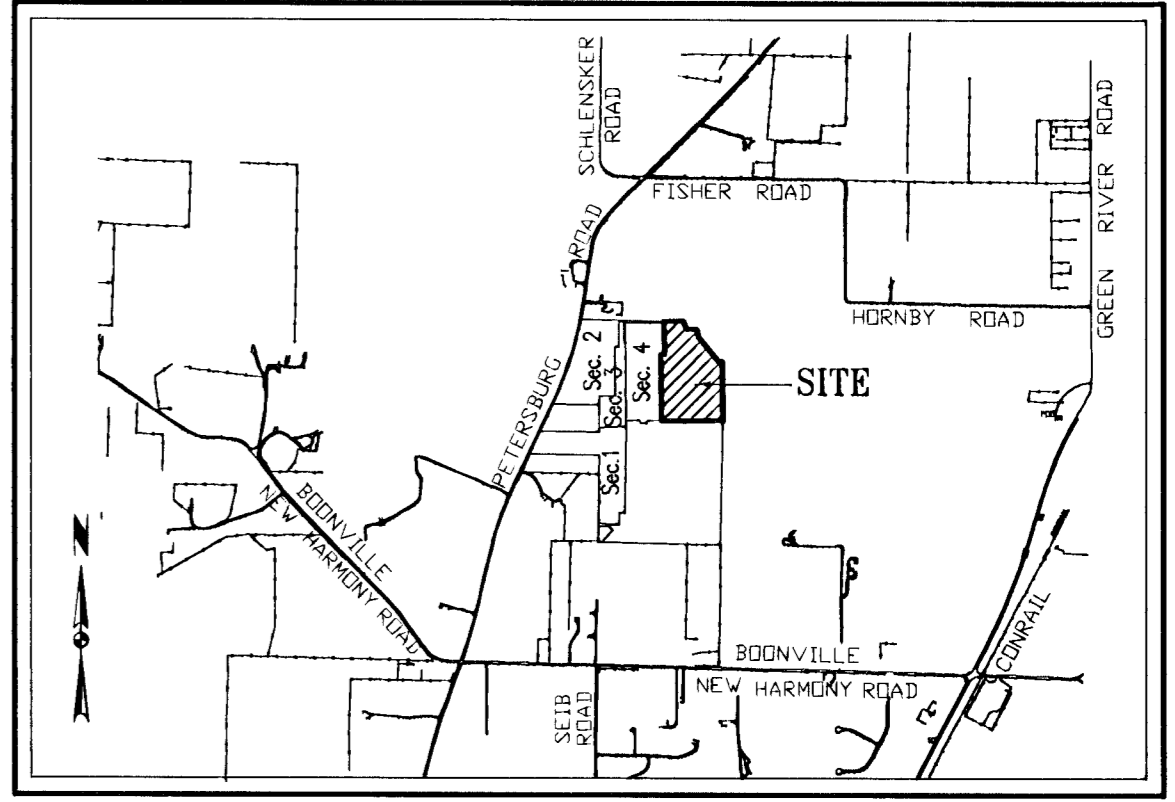
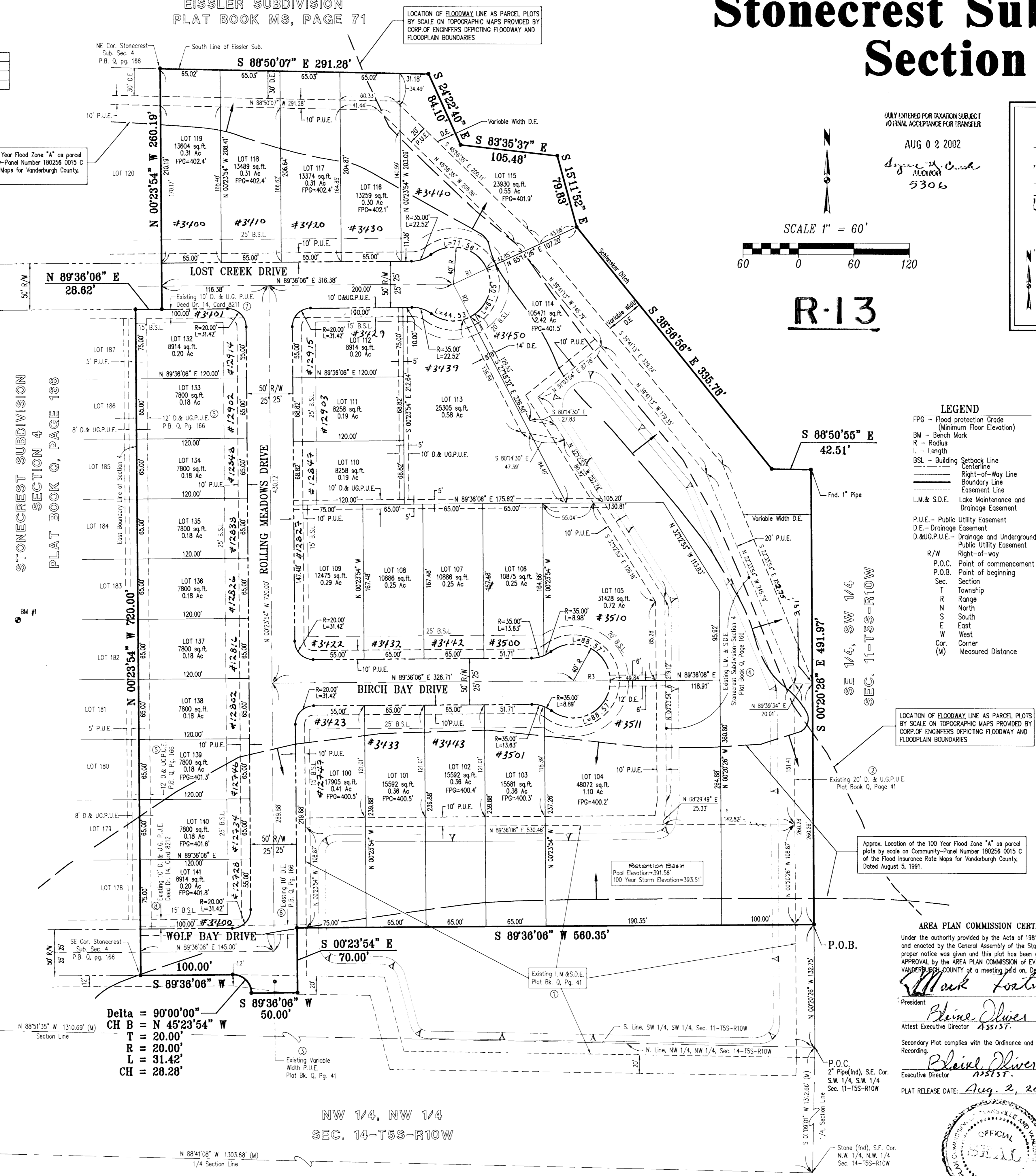
Strips or areas of land, of the dimensions shown on this plot and marked "L.M. & S.D.E." (Lake Maintenance and Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must 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 plot 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.  
 All easements are dedicated with the right of ingress and egress over the lots within this subdivision and in gross easements for necessary construction, maintenance or reconstruction.

**Moving grass, controlling weeds, and maintaining the designed grade 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, appans, riser 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 plan 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 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 shaping. Slopes of more than 6% shall be mulched and seeded and shall have silk 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 will be marked with a 3" diameter steel rebar with plastic cap stamped Morley and Assoc. I.D. # 0023.**

- Bench Mark Data**  
 BM: Chiseled square set on north curbline of Cascade Dr. at intersection with Canal Dr. - Chiseled square is 1' east of double curb inlets. Elevation=404.88  
 BM#1: Chiseled "Y" in top of curb west side of Colwater Drive on common lot lines of lots 182 & 183. Elevation=402.76
- 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: Aug. 7, 2000.

Eagle Construction and Development of Evansville  
 4770 Covert Avenue  
 Evansville, IN 47714  
 By: Shane Clements Secretary  
 P.O. Box 5706  
 Evansville, IN 47716

**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 (Name) and (Subdivisor), (Name), who acknowledge the execution of the foregoing plat with the declarations 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 2nd day of July, 2002.  
 My Commission Expires: 5-30-09  
Joan M. Morley  
 Notary Public  
 Notary Residing in Evansville  
 County, Indiana  
Joan M. Morley  
 (Type or printed name)



**R-13**

- LEGEND**  
 FPG - Flood Protection Grade (Minimum Floor Elevation)  
 BM - Bench Mark  
 R - Radius  
 L - Length  
 B.S.L. - Building Setback Line  
 Centerline  
 Right-of-Way Line  
 Boundary Line  
 Easement Line  
 L.M. & S.D.E. - Lake Maintenance and Storm Drainage Easement  
 P.U.E. - Public Utility Easement  
 D.E. - Drainage Easement  
 D.&U.G.P.U.E. - Drainage and Underground Public Utility Easement  
 R/W - Right-of-way  
 P.O.C. - Point of commencement  
 P.O.B. - Point of beginning  
 Sec. - Section  
 T - Township  
 R - Range  
 S - South  
 E - East  
 W - West  
 Cor. - Corner  
 (M) - Measured Distance

**BOUNDARY DESCRIPTION**  
 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 the Southeast corner of said quarter quarter section; thence along the east line thereof, North 00 degrees 20 minutes 28 seconds West 132.75 feet to the point of beginning; thence South 89 degrees 36 minutes 08 seconds West 500.35 feet; thence South 00 degrees 23 minutes 54 seconds East 70.00 feet; thence South 89 degrees 36 minutes 08 seconds West 50.00 feet to the point of curvature of a curve to the left, concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet from which a chord bears North 45 degrees 23 minutes 54 seconds West, 28.28 feet; thence along the arc of said curve 31.42 feet; thence South 89 degrees 36 minutes 08 seconds West 100.00 feet to the southeast corner of Stonecrest Subdivision Section 4, as per plat thereof, recorded in Plat Book Q, page 166, in the office of the Recorder of Vanderburgh County, Indiana; thence the following 3 calls along the boundary of said Section 4, (1) North 00 degrees 23 minutes 54 seconds West 720.00 feet; (2) thence North 89 degrees 36 minutes 08 seconds East 28.82 feet; (3) thence North 00 degrees 23 minutes 54 seconds West 260.19 feet to the northeast corner of said Section 4, said point being on the south line of Elster Subdivision, as per plat thereof, recorded in MS Book, page 71 in said office of the Recorder; thence along the south line thereof, South 88 degrees 50 minutes 07 seconds East 291.28 feet; thence South 24 degrees 22 minutes 40 seconds East 84.10 feet; thence South 43 degrees 45 minutes 37 seconds East 105.48 feet; thence South 15 degrees 11 minutes 52 seconds East 79.83 feet; thence South 38 degrees 58 minutes 56 seconds East 335.78 feet; thence South 88 degrees 50 minutes 55 seconds East 42.51 feet to a found 1-inch pipe; thence South 00 degrees 20 minutes 28 seconds East 491.97 feet to the point of beginning containing 584,214 square feet (1.341 acres).  
 Subject to all easements, restrictions and rights-of-way of record.

- Subject to all easements, restrictions and rights-of-way of record.
1. A Lake Maintenance and Storm Drainage Easement as per plat of Stonecrest Subdivision Section 1, recorded in Plat Book Q, page 41.
  2. A 20-foot Drainage and Underground Public Utility Easement per said Stonecrest Subdivision Section 1.
  3. A Variable Width Public Utility Easement per said Stonecrest Subdivision Section 1.
  4. A Lake Maintenance and Storm Drainage Easement per said plat of Stonecrest Subdivision Section 4.
  5. A 12-foot Drainage and Underground Public Utility Easement per said Stonecrest Subdivision Section 4.
  6. A 10-foot Drainage Easement per said Stonecrest Subdivision Section 4.
  7. A 10-foot Drainage and Underground Public Utility Easement as recorded in Deed Drawer 14, Card 8211.
  8. A 10-foot Drainage and Underground Public Utility Easement as recorded in Deed Drawer 14, Card 8212.

**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.  
Shane Oliver  
 President  
Blaine Oliver  
 Attest Executive Director  
 Secondary Plat complies with the Ordinance and is released for Recording.  
Blaine Oliver  
 Executive Director  
 PLAT RELEASE DATE: Aug. 2, 2002

**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 2nd day of July, 2002.  
Danny K. Leek  
 Registered Land Surveyor  
 No. 50480  
 STATE OF INDIANA  
 Indiana Registration No. 50480  
 Morley and Associates, Inc.  
 600 SE Sixth Street  
 Evansville, IN 47713  
 (812) 484-9585

**Morley and Associates Inc.**  
 600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713  
 PHONE: (812) 484-9585 FAX: (812) 484-2514  
**Secondary Plat**  
 Proj. No: 4016 SecB-plat.dwg 1/02/02 B.A.S.  
 APC # 35-5-98 R-13

