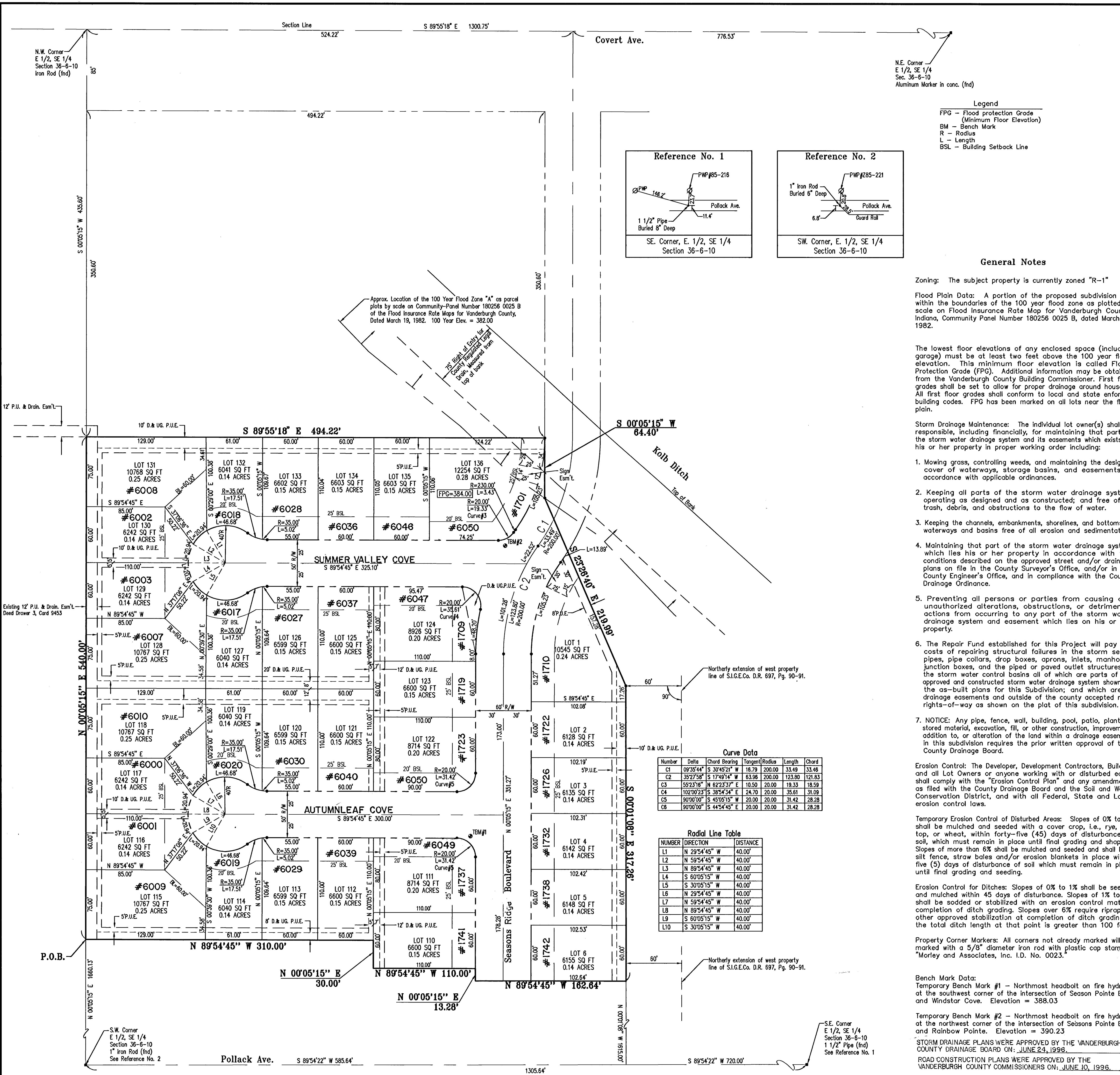


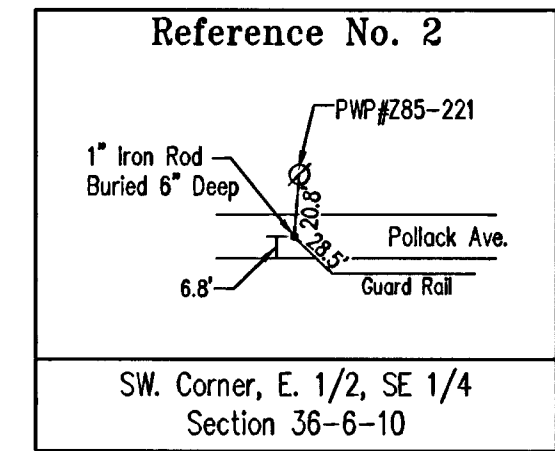
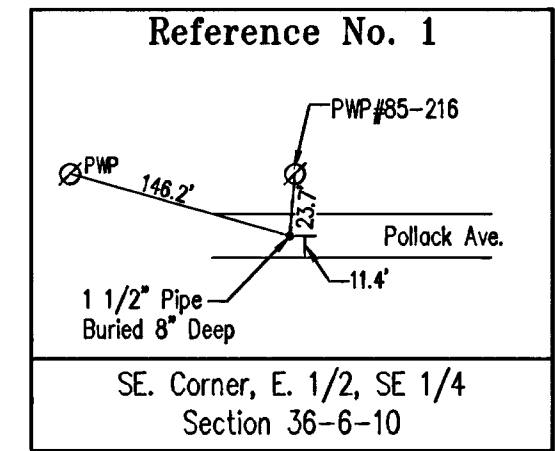
# THE SEASONS

## Section I



N.E. Corner  
E 1/2, SE 1/4  
Sec. 36-6-10  
Aluminum Marker in conc. (fnd)

- Legend**
- FPG - Flood Protection Grade (Minimum Floor Elevation)
  - BM - Bench Mark
  - R - Radius
  - L - Length
  - BSL - Building Setback Line



**General Notes**

Zoning: The subject property is currently zoned "R-1"

Flood Plain Data: A portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 B, dated March 19, 1982.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

Storm Drainage Maintenance: 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 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.

**Curve Data**

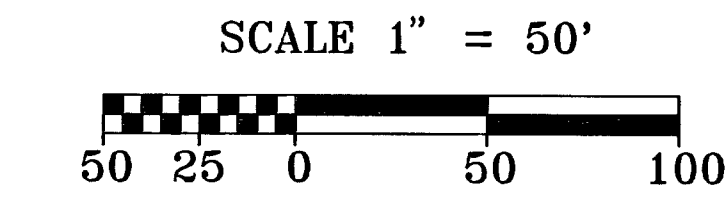
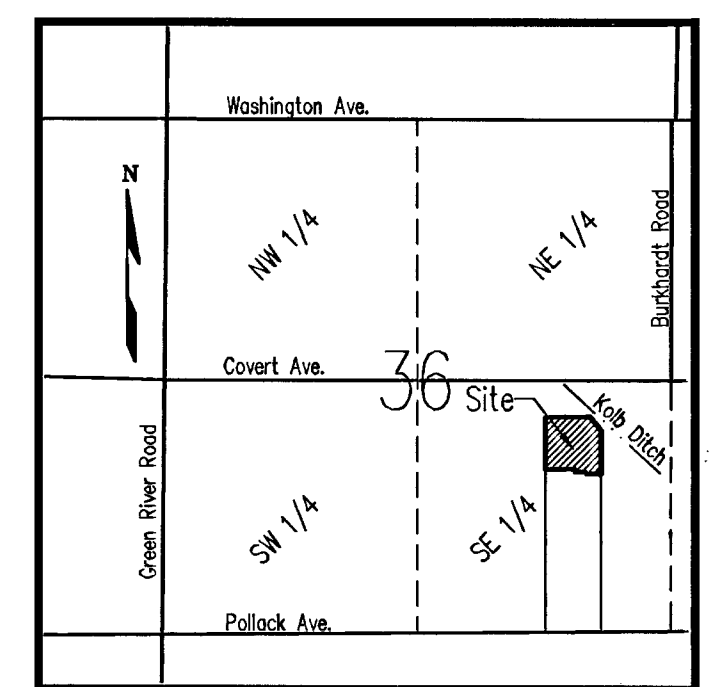
Number	Delta	Chord Bearing	Tangent/Radius	Length	Chord
C1	99°35'44"	S 30°45'21" W	16.79/200.00	33.49	33.46
C2	39°27'58"	S 17°49'14" W	63.98/200.00	123.80	121.83
C3	59°23'16"	N 62°23'37" E	10.50/20.00	19.33	18.59
C4	102°00'23"	S 38°54'34" E	24.70/20.00	35.61	31.09
C5	90°00'00"	S 45°05'15" W	20.00/20.00	31.42	28.28
C6	90°00'00"	S 44°54'45" E	20.00/20.00	31.42	28.28

**Radial Line Table**

NUMBER	DIRECTION	DISTANCE
L1	N 29°54'45" W	40.00'
L2	N 59°54'45" W	40.00'
L3	N 89°54'45" W	40.00'
L4	S 60°05'15" W	40.00'
L5	S 30°05'15" W	40.00'
L6	N 29°54'45" W	40.00'
L7	N 59°54'45" W	40.00'
L8	N 89°54'45" W	40.00'
L9	S 60°05'15" W	40.00'
L10	S 30°05'15" W	40.00'

- Soil Types**
- Bs - Bonnie Silt Loam
  - Wb - Weinbach Silt Loam
  - WB2 - Wheeling Loam
  - PrB - Princeton Fine Sandy Loam
  - ScA - Sciotoville Silt Loam
  - Gn - Cincinnati Silt Loam
  - WHA - Wheeling Loam

RECEIVED FOR RECORD  
at 1:36 P.M.  
FEB. 19, 1997  
Plat Book  
Page 89  
BETTY J. HERRINGTON, REGISTERED SURVEYOR  
VANDERBURGH COUNTY  
CPL. # 0069



### Owner's 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 THE SEASONS SECTION I. 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 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 or drainage pipes shall be erected 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 of land marked D.&UG.P.U.E. (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, 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 easement. No structures other than such utility facilities or drainage pipes shall be erected 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.

All easements are dedicated together with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall be liable for any damages outside the easement.

Jagoe Land Corporation  
Scott Jagoe, President  
2530 Tamarock Road  
Owensboro, KY. 42301



### 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 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 15th day of January, 1997.  
My Commission Expires: 9-16-1998

Notary Resides in  
Vanderburgh  
County, Indiana

Deborah J. Masterson  
Notary Public  
(typed or printed name)

### Surveyor's Certificate

Danny K. Leek, do hereby certify that I am a land surveyor registered in compliance with the laws of the State of Indiana, and I do hereby certify that this plat correctly represents a survey conducted by me, and that all monuments shown exist at locations noted.

Witness my hand and seal this 15th day of January, 1997.



### Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 130, Indiana, 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, Apr. 3, 1996.

Attest Executive Director  
Barbara R. Cunningham

Secondary Plat complies with the Ordinance and is released for Recording.  
Executive Director  
Barbara R. Cunningham

PLAT RELEASE DATE: Feb. 19, 1997