

# THE SEASONS

Section Soil Types Bo - Bonnie Silt Loam Wb - Weinbach Silt Loam FEb. 19, 1997 WhB2 - Wheeling Loam PrB - Princeton Fine Sandy Loam Plat Book P ScA - Sciotoville Silt Loam Gn — Ginat Silt Loam BETTY J HERWARN COCHUER WhA - Wheeling Loam VANDERBURGH COUNTY CTPL. # 0069 SCALE 1'' = 50'

Washington Ave.

## 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 anv 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 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

N.E. Corner -

E 1/2, SE 1/4

Sec. 36-6-10

Aluminum Marker in conc. (fnd)

Legend

BSL - Building Setback Line

BM - Bench Mark

R — Radius

L - Length

FPG - Flood protection Grade

(Minimum Floor Elevation)

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.

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

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

1. Mowing grass, controlling weeds, and maintaining the designed

2. Keeping all parts of the storm water drainage system

trash, debris, and obstructions to the flow of water.

operating as designed and as constructed; and free of all

3. Keeping the channels, embankments, shorelines, and bottoms of

4. Maintaining that part of the storm water drainage system

waterways and basins free of all erosion and sedimentation.

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

5. Preventing all persons or parties from causing any

6. The Repair Fund established for this Project will pay the

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

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 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

Erosion Control: The Developer, Development Contractors, Builders

and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments

as filed with the County Drainage Board and the Soil and Water

Conservation District, and with all Federal, State and Local

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

silt fence, straw bales and/or erosion blankets in place within

five (5) days of disturbance of soil which must remain in place

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded

and mulched within 45 days of disturbance. Slopes of 1% to 6%

shall be sodded or stabilized with an erosion control mat at

completion of ditch grading. Slopes over 6% require riprap or

other approved stabilization at completion of ditch grading if

the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Temporary Bench Mark #1 - Northmost headbolt on fire hydrant

at the southwest corner of the intersection of Season Pointe Blvd.

Temporary Bench Mark #2 - Northmost headbolt on fire hydrant

at the northwest corner of the intersection of Seasons Pointe Blvd.

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH

VANDERBURGH COUNTY COMMISSIONERS ON: JUNE 10, 1996.

and Windstar Cove. Elevation = 388.03

and Rainbow Pointe. Elevation = 390.23

COUNTY DRAINAGE BOARD ON: JUNE 24, 1996.

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE

cover of waterways, storage basins, and easements in

his or her property in proper working order including:

accordance with applicable ordinances.

Drainage Ordinance.

County Drainage Board.

until final grading and seeding.

erosion control laws.

Bench Mark Data:

Scott Jagoe, President 2530 Tamarack 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

Witness my hand and seal this  $15^{14}$  day of  $13^{14}$  day of  $13^{14}$ 

My Commission Expires: 9-16-198

Notary Resides in Vanderburgh County, Indiana

Oeborah J. Masterson (typed or printed home)sville

SEAL

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, Apr. 3 1996.

Secondary Plat complies with the Ordinance and is released for Executive Director

PLAT RELEASE DATE: Feb. 19, 1997

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

Location Map

Scale 1" = 2000'

FEB 19 1997

### Boundary Description

Part of the East Half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of the east half of said quarter section; thence along the south line of said quarter section South 89 degrees 54 minutes 22 seconds West 1305.64 feet to the west line of the east half of said quarter section; thence along said west line North 00 degrees 05 minutes 15 seconds East 1660.13 feet to the true point of beginning; thence continue along the west line of the east half of said quarter section North 00 degrees 05 minutes 15 seconds East 540.00 feet to a point located South 00 degrees 05 minutes 15 seconds West 435.60 feet from the northwest corner of the east half of said quarter section; thence parallel with the north line of said east half South 89 degrees 55 minutes 18 seconds East 494.22 feet; thence parallel with the west line of said east half South 00 degrees 05 minutes 15 seconds West 64.40 feet; thence South 23 degrees 26 minutes 40 seconds East 219.99 feet to a point 60.00 feet (measured perpendicular) westerly of the extension of the west line of a tract conveyed to Southern Indiana Gas and Electric Company as recorded in Deed Record 697, pages 90-91 in the office of the Recorder of Vanderburgh County, Indiana; thence parallel with the west line of said Southern Indiana Gas and Electric Company Tract South 00 degrees 01 minutes 08 seconds East 317.26 feet; thence North 89 degrees 54 minutes 45 seconds West 162.64 feet; thence parallel with the west line of the east half of said quarter section North 00 degrees 05 minutes 15 seconds East 13.28 feet; thence North 89 degrees 54 minutes 45 seconds West 110.00 feet; thence parallel with the west line of the east half of said quarter section North 00 degrees 05 minutes 15 seconds East 30.00 feet; thence North 89 degrees 54 minutes 45 seconds West 310.00 feet to the true point of beginning, containing 7.122 acres (310,226 sq.ft.). Melarch Masterson Subject to easements, rights-of-way, building and use

restrictions of record.

# Surveyor's Certificate

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 15th day of Julie 1997.

No. S0480 STATE OF

Danny K. Leek, R.J.S. Indiana Registration No. S0480 Morley and Associates, Inc. 605 S.E. MLK Jr. BLVD Evansville, In. 47713 (812) 464-9585 - Telephone (812) 464-2514 - Fax

96-3255 Sec1-Plt.dwg 1/15/97 J.E.W.

Recoid 01-17 90