

P-31

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Plat Book 31
Page 31
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL 0006

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

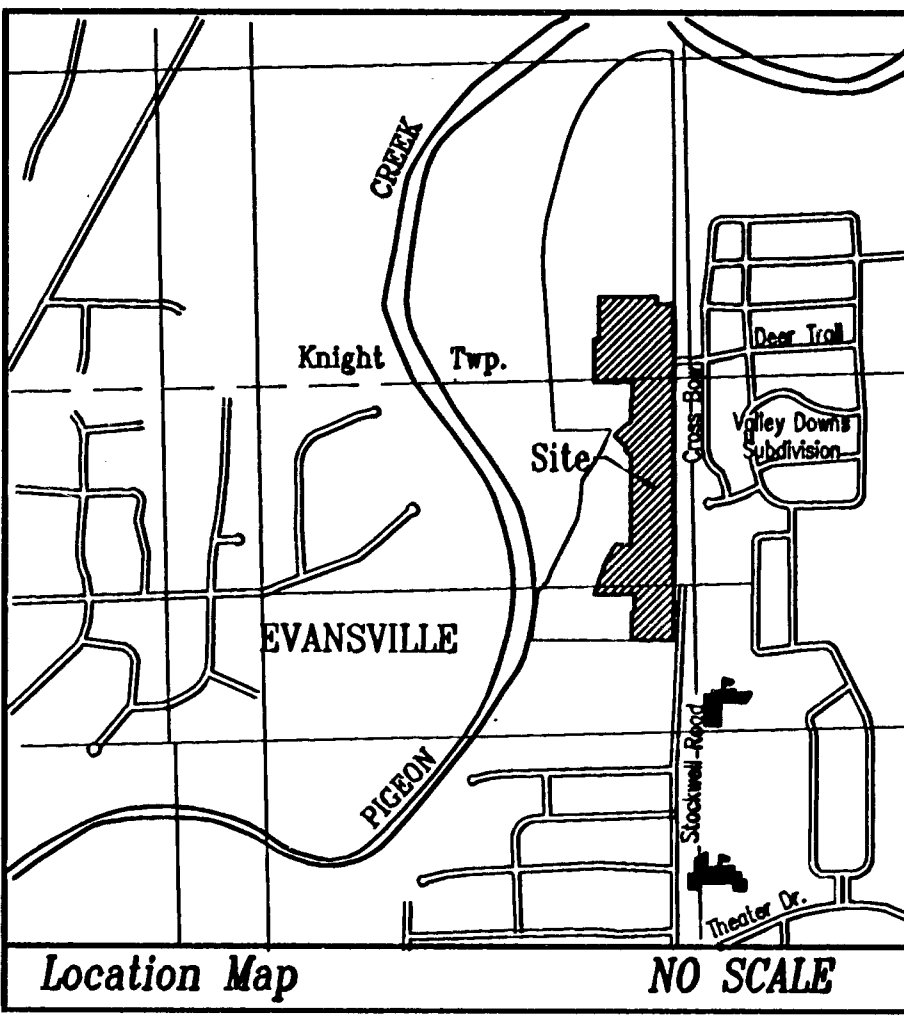
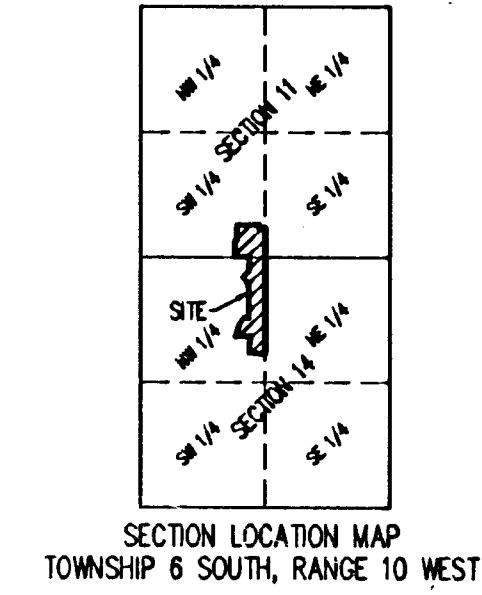
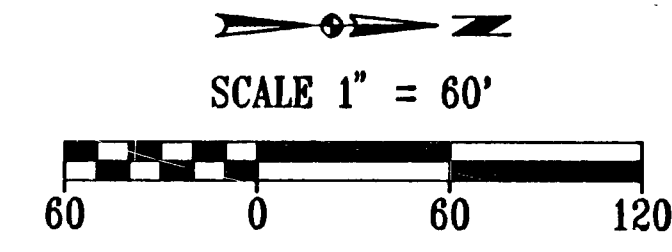
OCT 04 1995

Signature of Auditor
AUDITOR
5468

TIMBER PARK

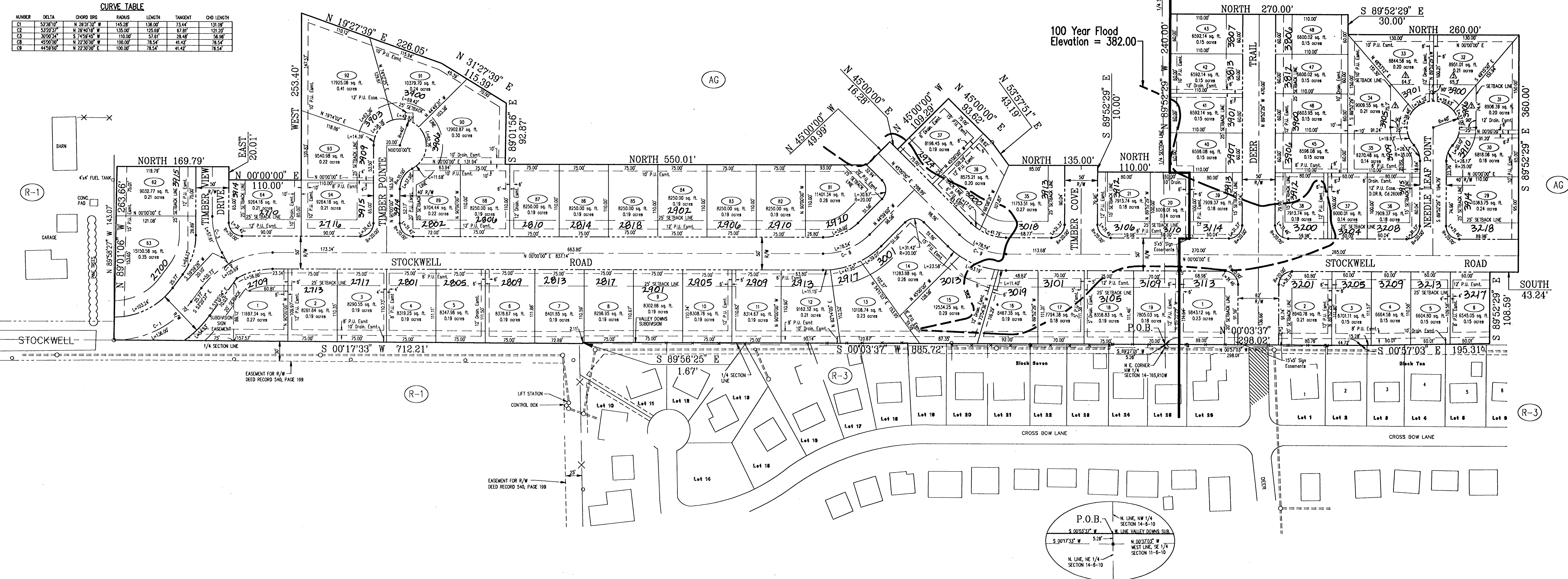
PHASE 1

(2nd CORRECTED PLAT)



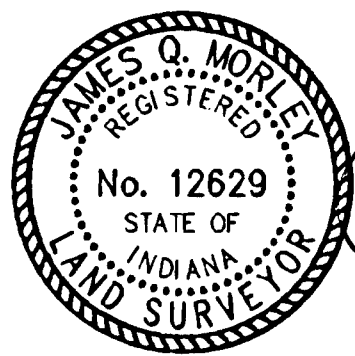
CURVE TABLE

NUMBER	DELTA	CHORD BEG.	CHORD END	LENGTH	TANGENT	CHORD LENGTH
C1	53.3810°	N 28°31'52" W	145.28'	136.00'	73.44'	131.08'
C2	53.3810°	N 28°40'18" W	135.00'	125.68'	67.81'	121.20'
C3	30.9534°	S 74°59'45" W	110.00'	57.61'	28.48'	58.96'
C4	45.0000°	N 12°30'00" E	100.00'	78.54'	41.42'	78.54'
C5	44.5950°	N 22°30'00" E	100.00'	78.54'	41.42'	78.54'



Boundary Description Phase 1
Part of the East Half of the Southwest Quarter of Section 11 and part of the East Half of the Northwest Quarter of Section 14, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, bounded and being more particularly described as follows:
Commencing at the northeast corner of the northeast quarter of Section 14, Township 6 South, Range 10 West; thence along the north line thereof, south 89 degrees 27 minutes 01 seconds east 5.28 feet to the west line of Valley Downs Subdivision as per plat thereof recorded in Plat Book 6, page 51 in the Office of the Recorder of Vanderburgh County, Indiana, said point being the line point of beginning; thence along the west line of said subdivision south 00 degrees 03 minutes 37 seconds west 865.72 feet to the southwest corner of Lot No. 11 in said Subdivision; thence along the south line thereof south 89 degrees 56 minutes 25 seconds east 187 feet to the east line of the northeast quarter of said Section 14-5-10; thence along the east line thereof south 00 degrees 17 minutes 13 seconds east 712.21 feet to a point which is south 00 degrees 17 minutes 13 seconds east 1580.00 feet from the northeast corner of said quarter section; thence north 89 degrees 01 minutes 06 seconds east 263.56 feet; thence north 169° 29' feet; thence east 2001 feet; thence north 110° 00' feet; thence east 25140 feet; thence north 19 degrees 27 minutes 39 seconds east 115.39 feet; thence south 89 degrees 01 minutes 56 seconds east 528.87 feet; thence north 550° 01' feet; thence north 45 degrees 00 minutes 00 seconds west 49.99 feet; thence north 45 degrees 00 minutes 00 seconds east 18.28 feet; thence north 45 degrees 00 minutes 00 seconds east 109.29 feet; thence north 45 degrees 00 minutes 00 seconds east 318.2 feet; thence north 53 degrees 57 minutes 51 seconds east 33.19 feet; thence north 135.00 feet; thence south 89 degrees 52 minutes 29 seconds east 10.00 feet; thence north 110° 00' feet; thence north 89 degrees 52 minutes 29 seconds west 140.00 feet; thence north 270.00 feet; thence south 89 degrees 52 minutes 29 seconds east 30.00 feet; thence north 260.00 feet; thence south 89 degrees 52 minutes 29 seconds east 360.00 feet; thence south 43.24 feet; thence south 89 degrees 52 minutes 29 seconds east 108.59 feet to the west line of the southwest quarter of Section 11, Township 6 South, Range 10 West; thence along the east line thereof south 00 degrees 03 minutes 37 seconds east 193.31 feet to the west line of said Valley Downs Subdivision; thence along the west line thereof south 00 degrees 03 minutes 37 seconds east 298.02 feet to the true point of beginning, containing 17.12 acres.

Surveyor's Certificate
I, James Q. Morley, do hereby certify that the survey shown on this plat was performed under my direction and to the best of my knowledge and belief this plat was executed in accordance with the provisions of Title 88S, Article 1, Chapter 12 of the Indiana Administrative Code. The theoretical uncertainty (Due to random Errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 Foot) as defined in 88S-IAC-1-12.
FIELD WORK COMPLETED: MAY 24, 1994
CERTIFIER: Sept 11 1995
James Q. Morley, L.S.
Indiana Registration No. 12629



General Notes
Zoning: The subject property is currently zoned AG and adjacent property is zoned as shown on drawing above.
Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone.
The lowest floor elevations of any enclosed space (including garage) must be at least 2 feet above the 100 year flood elevation. This minimum floor elevation is called the Flood Protection Grade (FPG). The minimum FPG is 382.00. Additional information can be obtained from the Vanderburgh Building Commissioner.
Minimum First Floor Elevation: 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.
Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.
Road Grades: Maximum road grades will not exceed 5%.
Temporary Erosion Control: During construction, slopes of 2:1 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 shopping.
Erosion Control for Ditches: Slopes of 2:1 shall be mulched and seeded within 45 days of disturbance.
Water Detention Requirements: No Requirements for this site.

Owner's Certificate
The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as TIMBER PARK SUBDIVISION PHASE 1. All roads shown and not previously dedicated are hereby dedicated to public use.
Strips of ground, of the width shown on this plat and marked "Public Utility Easement", (P.U. Emt.) are hereby dedicated for the installation, maintenance, operation, arrangement 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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.
Strips of ground marked "Drainage Easement" (Drain. Emt.) are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities.
Areas of ground marked "Subdivision Sign Easement" are dedicated for installation of subdivision entrance signs and landscaping.
Individual lot owners shall maintain all easements on their lot.
Joppe Homes and Construction Company, Inc.
By: [Signature] President
2350 Tamarack Road
Owensboro, Kentucky 42301

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JUNE 15, 1994.
PLAT RELEASE DATE: 12-21-94
MAY 25, 1994
AUGUST 17, 1994



Notary Certificate
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
appeared the said Owner(s) and Subdividers(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed, for their use and purposes therein set forth. Witness my hand and seal this 17th day of September, 1994.
My Commission Expires: 9-16-98
Notary Resides in: Vanderburgh County, Indiana
Notary Public: Deborah J. Masterson (Typed or printed name)

