TIMBER PARK

PHASE 1

(CORRECTED PLAT)

94-32769

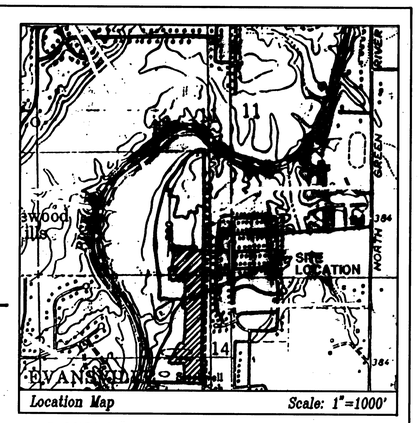
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
DEC 21 1994
Jon Bradley
AUDITOR
7443

0-189

RECEIVED FOR RECORD
at 3:34 P M
Dec 21 1994
Plat Book 0
Page 189
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

SCALE 1" = 60'
60 0 60 120

SECTION LOCATION MAP
TOWNSHIP 6 SOUTH, RANGE 10 WEST

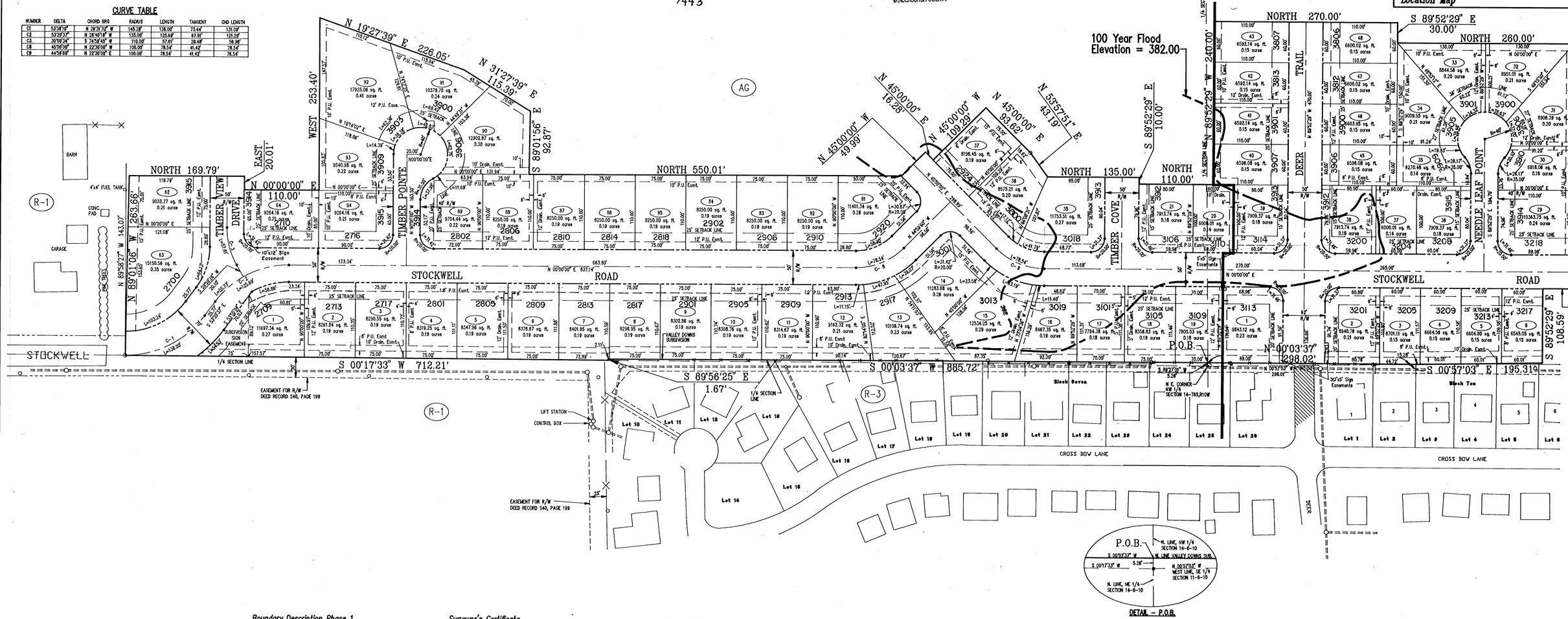


Location Map Scale: 1"=1000'

OAK WOOD at TIMBER PARK — **THE PINES at TIMBER PARK**

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	53°58'10"	N 28°31'52" W	145.28'	136.00'	73.44'	131.09'
C2	53°28'37"	N 28°49'18" W	135.00'	125.69'	67.81'	121.20'
C3	30°09'34"	S 74°58'45" W	110.00'	57.91'	29.48'	56.96'
C8	45°00'00"	N 22°30'00" W	100.00'	78.54'	41.42'	76.54'
C9	44°58'09"	N 22°30'00" E	100.00'	78.54'	41.42'	76.54'



DETAIL - P.O.B.

Boundary Description Phase 1

Part of the East Half of the Southeast 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 northwest quarter of Section 14, Township 6 South, Range 10 West; thence along the north line thereof, south 89 degrees 27 minutes 01 seconds west 5.28 feet to the west line of Valley Downs Subdivision as per plat thereof recorded in Plat Book K, page 151 in the Office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence along the west line of said subdivision south 00 degrees 03 minutes 37 seconds west 885.72 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 1.67 feet to the east line of the northeast quarter of said Section 14-6-10; thence along the east line thereof south 00 degrees 17 minutes 33 seconds west 712.21 feet to a point which is south 00 degrees 17 minutes 33 seconds east 1598.00 feet from the northeast corner of said quarter section; thence north 89 degrees 01 minutes 06 seconds west 263.66 feet; thence north 169.79 feet; thence east 20.01 feet; thence north 110.00 feet; thence west 253.40 feet; thence north 19 degrees 27 minutes 39 seconds east 226.05 feet; thence north 31 degrees 27 minutes 39 seconds east 115.39 feet; thence south 89 degrees 01 minutes 56 seconds east 92.87 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 16.28 feet; thence north 45 degrees 00 minutes 00 seconds west 109.29 feet; thence 45 degrees 00 minutes 00 seconds east 93.62 feet; thence north 53 degrees 57 minutes 51 seconds east 43.19 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 240.00 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 east line of the southwest quarter of Section 11, Township 6 South, Range 10 West; thence along the east line thereof south 00 degrees 57 minutes 03 seconds east 195.31 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 865, 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 865 IAC 1-12.

FIELD WORK COMPLETED: MAY 24, 1994
CERTIFIED: Dec 15, 1994

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
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 180258 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 F.P.G. is 384.00. 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 0%-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.

Erosion Control for Ditches:
Slopes of 0% - 2% 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. Esmt.) 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 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. Esmt.) 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.

Jagoe Homes and Construction Company, Inc.

By: W.R. Jagoe III
W.R. Jagoe III, 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 1, 1994.

Richard H. Bauer, Jr. President — Barbara L. Cummings Executive Director

PLAT RELEASE DATE: 12/21/94 Barbara L. Cummings Executive Director

Storm drainage plans were approved by the City of Evansville Board of Public Works on: May 25 1994

Road construction plans were approved by the City of Evansville Board of Public Works on: ALLGUST 17, 1994

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 December 1994.

My Commission Expires: 9-16-98

Notary Resides in Vanderburgh County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

Revised: 12/13/94
Revised: 11/30/94
Job 94-2800-4 File: PLAT-PH1.dwg Date: 9/19/94