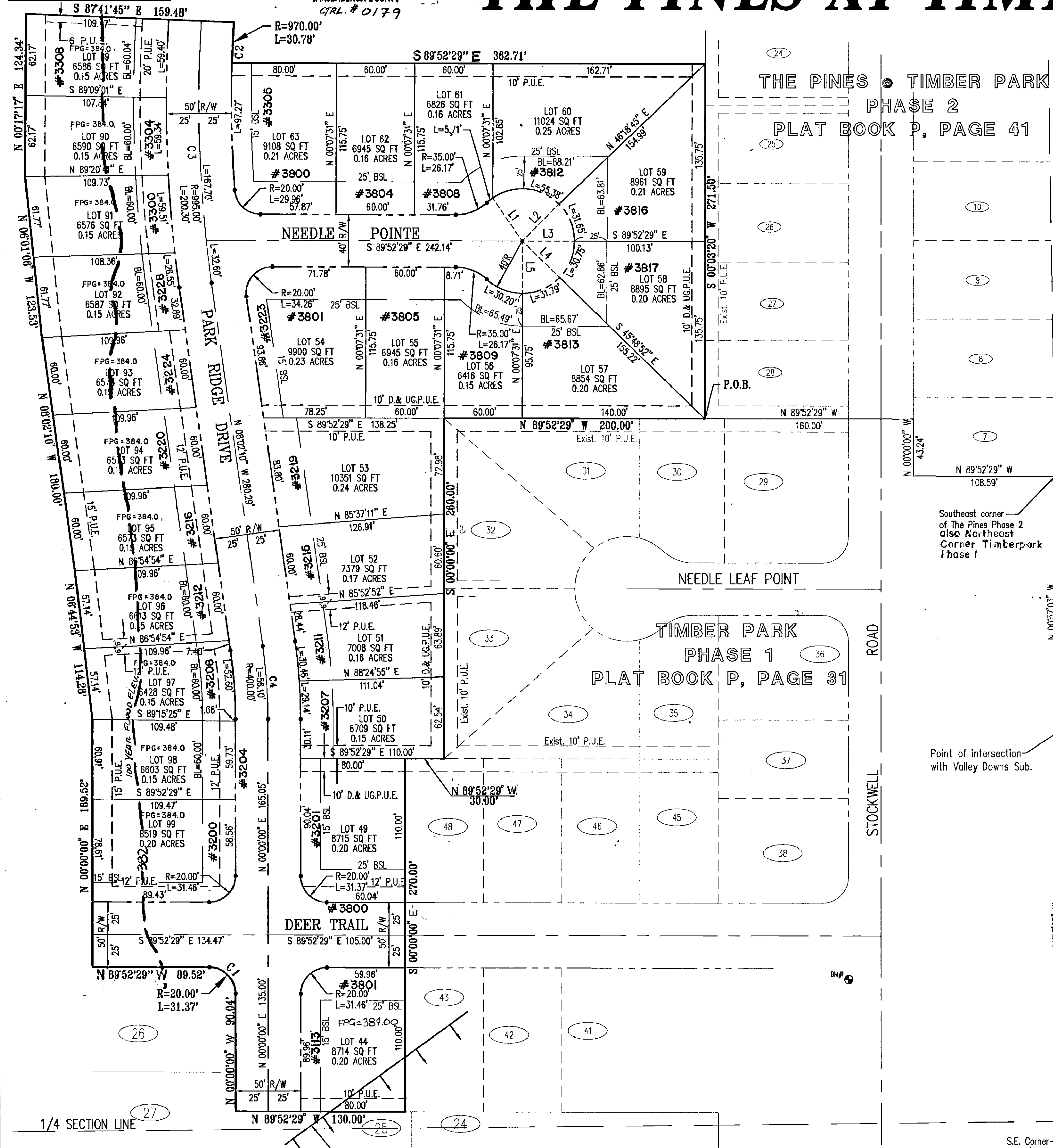
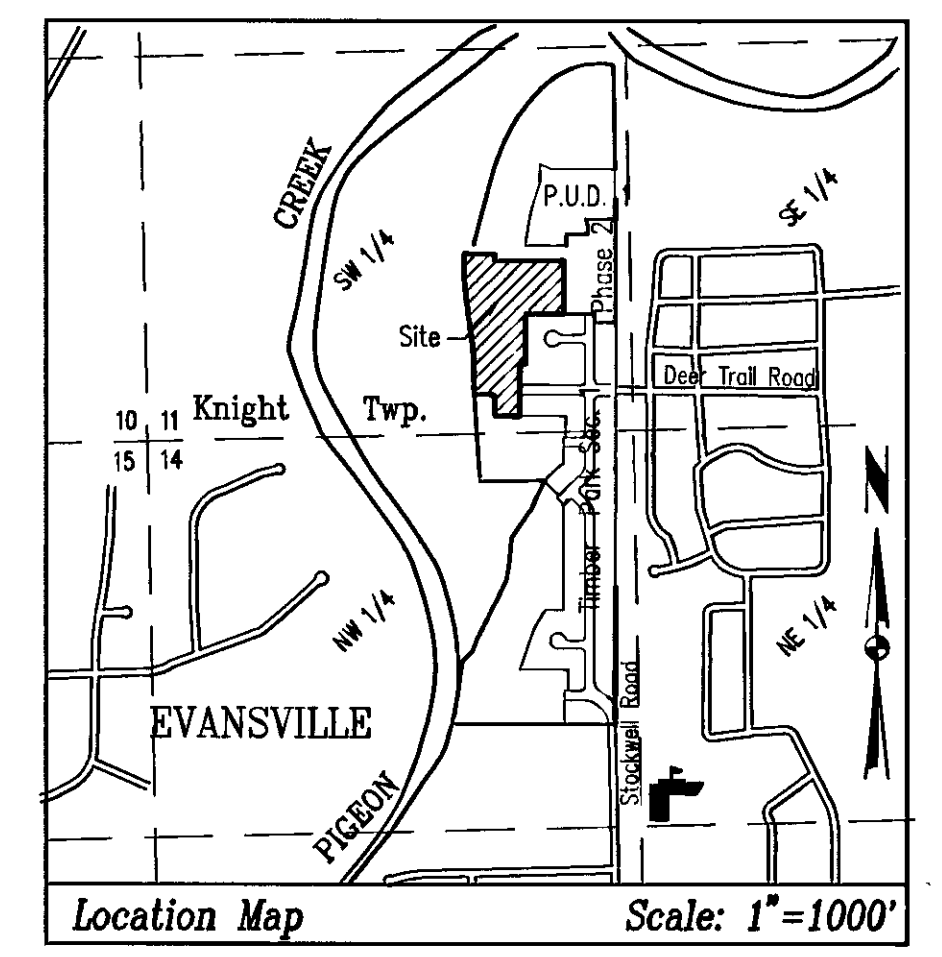


NUMBER	DIRECTION	DISTANCE
L1	N 34°31'51" W	40.00'
L2	N 44°47'46" E	40.00'
L3	S 89°52'29" E	40.00'
L4	S 45°50'00" E	40.00'
L5	S 00°18'01" E	40.00'

RECEIVED FOR RECORD
 at 2:19 P.M.
 June 13, 1997
 Plat Book P
 Page 108
 BETTY J. MORLEY RECORDER
 VANDERBURGH COUNTY
 CTRL. # 0179

TIMBER PARK

THE PINES AT TIMBER PARK PHASE 3



General Notes

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 13 1997

Lynne M. Cough
 AUDITOR
 3397

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as The Pines at Timber Park Phase 3. 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.&U.G.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 without liability in the use of said easements.

Storm Drainage Maintenance: Plan B Repair Fund. 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 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, 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 City Board of Public Works.

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 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 silt 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.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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

Bench Mark Data
 BM#1 - Northeast Headbolt on Fire Hydrant at Southwest corner of Stockwell Road and Deer Trail.
 Elev. = 385.87
 BM#2 - 5/8" Iron Rod in Centerline of Stockwell Road approx. 38' south of the north end of Phase II.
 Elev. = 382.21

1/4 SECTION LINE

Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.

NUMBER	Delta Angle	Chord Bearing	Tangent	Radius	Length	Chord Dist.
C1	89°52'29"	N 44°56'14" W	19.96	20.00	31.37	28.25
C2	01°49'05"	S 02°37'11" W	15.39	970.00	30.78	30.78
C3	11°32'02"	N 02°16'08" W	100.49	995.00	200.30	199.96
C4	08°02'10"	S 04°01'05" E	28.10	400.00	56.10	56.06

DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:

May 25, 1994
 DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:

April 15, 1997
 DATE

PRIMARY APPROVAL

June 1994
 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:

April 15, 1997
 DATE

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 Owners and Subdividers 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 3rd day of June, 1997

My Commission Expires: 9-16-98

Notary Resides In: Vanderburgh County, Indiana

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

JAGOE HOMES AND CONSTRUCTION, INC.

By: *W.R. Jagoe III*
 W.R. Jagoe III, President
 2350 Lamarack Road
 Owensboro, KY 42301

Area Plan Commission Certificate

Authority provided by the Acts of 1981, Public Law #305 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, JUNE 11, 1994.

Walter H. Bana, Jr.
 President

Barbara P. Lumanigosa
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Barbara P. Lumanigosa
 Executive Director

PLAT RELEASE DATE: June 13, 1997

Surveyor's Certificate

I, James Q. Morley, 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 on May 24, 1994, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3rd day of June, 1997.

James Q. Morley
 James Q. Morley, R.L.S.
 Indiana Registration No. 12629
 Morley and Associates, Inc.
 805 SE. M.L. King Jr. Blvd.
 Evansville, IN. 47713

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

Boundary Description Phase 3

Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 11--6--10; said point being North 00 degrees 03 minutes 37 seconds East 885.72 feet and North 89 degrees 27 minutes 01 seconds East 5.26 feet from the southwest corner 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; thence along said quarter section line North 00 degrees 57 minutes 03 seconds West 298.01 feet to the point of intersection with the west line of said Valley Downs Subdivision; thence continuing along said quarter section line North 00 degrees 57 minutes 03 seconds West 195.31 feet to the northeast corner of Timber Park, Phase 1, as recorded in Plat Book P, page 31 in the office of said Vanderburgh County Recorder; thence along the north line of said Timber Park, Phase 1 North 89 degrees 52 minutes 29 seconds West 108.59 feet; thence continue along the north line of said Pines at Timber Park, Phase 1 North 00 degrees 00 minutes 00 seconds West 43.24 feet; thence continue along said north line North 89 degrees 52 minutes 29 seconds West 160.00 feet to the point of beginning; thence continue along the north line of said Timber Park, Phase 1 North 89 degrees 52 minutes 29 seconds West 200.00 feet to the northwest corner of said Timber Park, Phase 1; thence along the west line of said Timber Park, Phase 1 South 00 degrees 00 minutes 00 seconds East 260.00 feet; thence along the west line of said Timber Park, Phase 1 North 89 degrees 52 minutes 29 seconds West 30.00 feet; thence along the west line of said Timber Park, Phase 1 South 00 degrees 00 minutes 00 seconds East 270.00 feet; thence North 89 degrees 52 minutes 29 seconds West 130.00 feet; thence North 00 degrees 00 minutes 00 seconds West 90.04 feet to the point of curvature of a curve to the left, concave to the West, having a central angle of 89 degrees 52 minutes 29 seconds and a radius of 20.00 feet from which a chord bears North 44 degrees 56 minutes 14 seconds West 28.25 feet; thence along the arc of said curve 31.37 feet; thence North 89 degrees 52 minutes 29 seconds West 89.52 feet; thence North 00 degrees 00 minutes 00 seconds West 189.52 feet; thence North 06 degrees 44 minutes 53 seconds West 114.28 feet; thence North 08 degrees 02 minutes 10 seconds West 180.00 feet; thence North 06 degrees 01 minutes 06 seconds West 123.53 feet; thence North 00 degrees 17 minutes 17 seconds East 124.34 feet; thence South 87 degrees 41 minutes 45 seconds East 159.48 feet; to the point of curvature of a curve to the left, concave to the southeast, having a central angle of 01 degrees 49 minutes 05 seconds and a radius of 970.00 feet from which a chord bears South 02 degrees 37 minutes 11 seconds West 30.78 feet; thence along the arc of said curve 30.78 feet; thence South 89 degrees 52 minutes 29 seconds East 362.71 feet; thence South 00 degrees 03 minutes 20 seconds West 271.50 feet; to the point of beginning containing 6.22 acres (271,048 sq.ft.).

P-108

Scale: 1" = 1000'

PLAT RELEASE DATE: June 13, 1997

TP3-Plat.dwg 2800-4 6/2/97