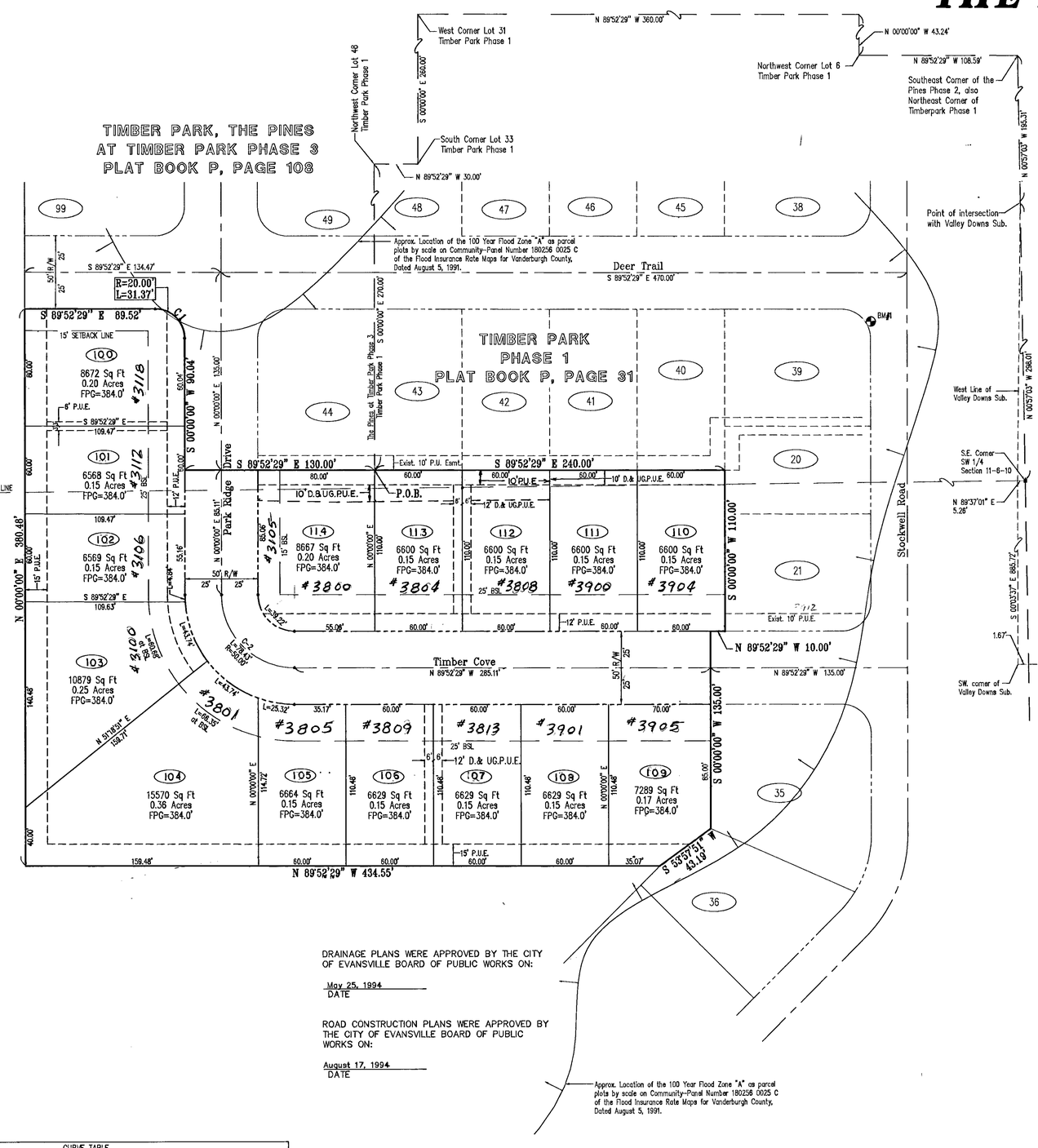
TIMBER PARK
THE PINES at TIMBER PARK PHASE 6
Secondary Plat



CURVE TABLE						
NUMBER	Delta Angle	Chord Bearing	Tangent	Radius	Length	Chord Dist.
C1	89°52'29"	S 44°56'14" E	19.98'	20.00'	31.37'	28.25'
C2	89°52'29"	N 44°56'14" W	49.89'	50.00'	78.43'	70.63'

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:

August 17, 1994
DATE

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.

RECEIVED FOR RECORD
at 3:50 P.M.
Sept. 7 1999
Plat Book Q
Page 35
BETTY J. HERRMANN RECORDER
VANDERBURGH COUNTY
1999R00030143

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

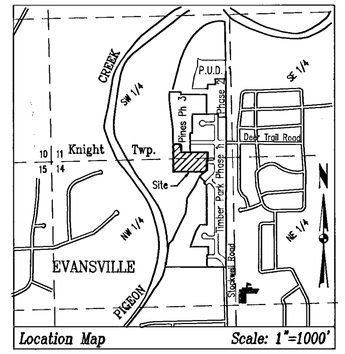
SEP 07 1999

Suzanne M. Crouch
AUDITOR
6226

SCALE 1" = 40'

40 0 40 80 120

BSL – BUILDING SETBACK LINE
FPG – FLOOD PROTECTION GRADE



Location Map — Scale: 1"=1000'

General Notes

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.

Utilities: Water and Sanitary sewer services have been extended to site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Water Detention Requirements: No requirements for this site.

Floor Elevations: 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). The FPG for all the lots in this subdivision is 384.00. Additional information may be obtained from the Vanderburgh County Building Commissioner.
First floor grades shall be set to allow for proper drainage away from 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:
1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. 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 City Engineer's Office, and in compliance with the City Drainage Ordinance.
5. 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.
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 County Drainage Board.

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

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 Pines at Timber Park Phase 6. 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.

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.

JAGOE HOMES AND CONSTRUCTION, INC.

By: _____
W.R. Jagoe III, President
4215 Bent Tree Drive
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 Owners and Subdividers, Jagoe Homes and Construction, Inc., 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 30th day of June, 1999

My Commission Expires:
4-11-07

Notary Public
Sharon J. Burke-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Q-35

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 Nov. 7, 1998.

_____
President

_____
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

_____
Executive Director

PLAT RELEASE DATE: Sept. 7, 1999

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

Boundary Description

Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West and part of Northwest Quarter of Section 14, Township 6 South, Range 10 West in Knight Township, 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 5.28 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 360.00 feet; thence along the west line of said Pines at Timber Park, Phase 1, South 00 degrees 00 minutes 00 seconds East 260.00 feet; thence continue along said west line North 89 degrees 52 minutes 29 seconds West 30.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds East 270.00 feet to the southwest corner of Lot 43 in said Pines at Timber Park, Phase 1, said point being the true point of beginning; thence continue along the west line of said Pines at Timber Park, Phase 1, South 89 degrees 52 minutes 29 seconds East 240.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds West 110.00 feet; thence continue along said west line North 89 degrees 52 minutes 29 seconds West 10.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds West 135.00 feet; thence continue along said west line South 53 degrees 57 minutes 51 seconds West 43.19 feet; thence North 89 degrees 52 minutes 29 seconds West 434.55 feet; thence North 00 degrees 00 minutes 00 seconds East 380.48 feet to the southwest corner of The Pines at Timber Park, Phase 3 as recorded in Plat Book P, page 108 in the office of said Recorder; thence along the south line of said Phase 3, South 89 degrees 52 minutes 29 seconds East 89.52 feet to the beginning of a tangent curve to the right having a central angle of 89 degrees 52 minutes 29 seconds and a radius of 20.00 feet from which the chord bears South 44 degrees 56 minutes 14 seconds East 28.25 feet; thence continue along the south line of said Phase 3 and along the arc of said curve 31.37 feet; thence continue along the south line of said Phase 3, South 00 degrees 00 minutes 00 seconds West 90.04 feet; thence continue along the south line of said Phase 3, South 89 degrees 52 minutes 29 seconds East 130.00 feet to the true point of beginning and containing a Gross Area of 3.205 acres.

Surveyor's Certificate

I, 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 on May 25, 1994 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of July, 1999

_____
Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates INC.
800 S.E. Sixth Street
Evansville, IN. 47713

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

APC# 32-5-98

15 Lots

TPB-Plat.dwg 2800-4 6/28/99