

SOLELY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER APR 19 2001

The Village at Timber Park Section 5, Phase 1

Replat of Lot 18 in The Pines at Timber Park Phase 2 per plat recorded in Plat Book P, page 41; and Part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Vanderburgh County, Indiana

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, and Lot 18 in the Pines at Timber Park, Phase 2, recorded in Plat Book P, page 41 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of the Southeast Quarter of Section 11-8-10, said point being North 00 degrees 03 minutes 37 seconds East 895.72 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 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 298.01 feet to the Point of Beginning, thence North 89 degrees 05 minutes 18 seconds East 151.00 feet; thence North 89 degrees 05 minutes 18 seconds East 151.00 feet to the Point of Beginning, thence North 89 degrees 05 minutes 18 seconds East 151.00 feet to the Point of Beginning.

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, and that all monuments shown are of location as noted.

Witness my hand and seal this 3rd day of April, 2001.

Danny K. Leek
REGISTERED
No. S0480
STATE OF INDIANA
LAND SURVEYOR

Area Plan Commission Certificate

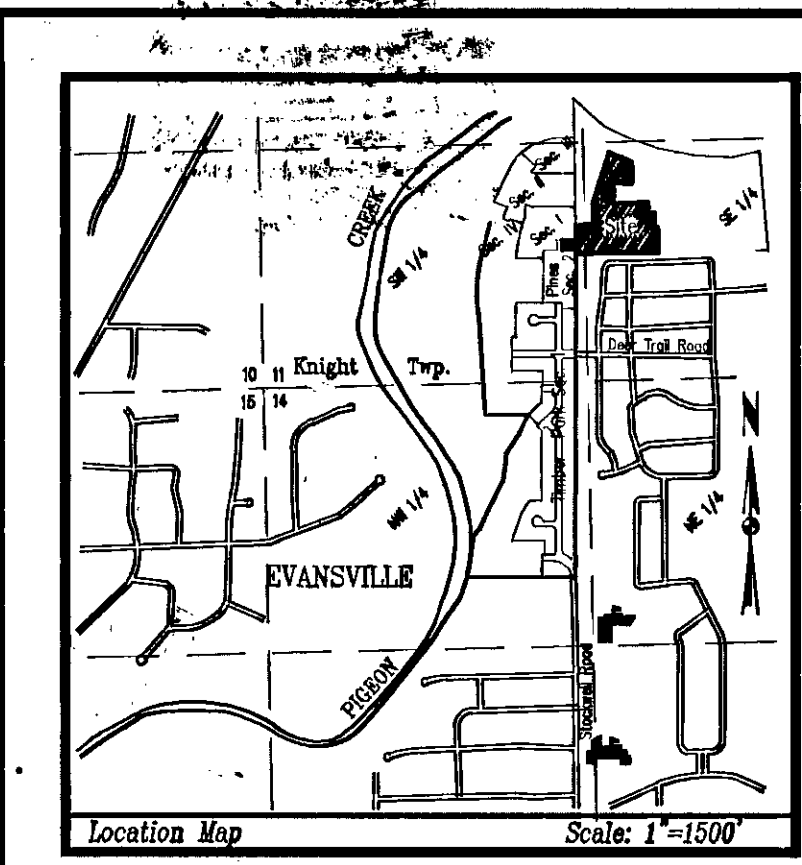
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, I, the Area Plan Commission of Vanderburgh County, Indiana, do hereby certify that this plat was given and the plat has been given PROMPTLY, and that the plat is a true and correct copy of the original as filed in the office of the Recorder of Vanderburgh County, Indiana, on August 2, 2000.

President: Barbara R. Cunningham
Vice President: Barbara R. Cunningham
Secretary: Barbara R. Cunningham
Executive Director: Barbara R. Cunningham

PLAT RELEASE DATE: April 19, 2001

General Notes

- Use of Access Easements to open spaces area are prohibited by motorist liability, with exception to vehicles to maintain the said open space.
- 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.
- Floodway Construction: No structure to be constructed or placed within the floodway without a Construction in a Floodway Permit from the Department of Natural Resources (DNR).
- Access: All Lots shall access interior streets only.
- Buildable Lot: Lot 17A is not a buildable lot unless joined with lot 17 of the Pines at Timber Park Phase 2.
- Utilities: Water and Sanitary sewer services have been extended to the site.
- Resonance: Any basements must be approved by the Vanderburgh County Building Commissioner.
- Water Detention Requirements: No requirements for this site.
- Floor Elevation: The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. The minimum floor elevation is called Flood Protection Grade (FPG). The Vanderburgh County Building Commissioner requires that the minimum first floor elevation for all lots in this subdivision be 384.5.
- FPG has been marked on all lots which touch flood zone "A". (See "Lot Table") 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.
- Storm Drainage Maintenance Per Part B (Repair Fund) of the County Drainage Ordinance. 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. Moving 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 oil, 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 on his or her property in accordance with the conditions described on the approved street and drainage plans on file in the County Engineer's Office and in the County Surveyor's Office respectively and in compliance with the County 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. 6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, sponges, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins 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 right-of-way as shown on the plat of this subdivision. 7. NOTICE: Any pipe, fence, wall, building post, 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 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.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF OPEN SPACE "A", OPEN SPACE "D", AND OPEN SPACE "E". SPECIAL MEASURES ARE REQUIRED TO PROVIDE EXTRA SPACE PROTECTION DUE TO GRAVITY SPECIAL MEASURES MAY INCLUDE WATERPROOFING, INSTALLED DRAIN PUMPS, AND SLOPES IN EXCESS OF 2% MINIMUMS, ETC. (ALL LOTS).



Lot Table

LOT NUMBER	Square Feet	Area	FPG	MFE
Lot 97	4748	0.11	384.5	
Lot 98	3078	0.09	384.5	
Lot 99	3078	0.09	384.5	
Lot 100	3798	0.09	384.5	
Lot 101	4068	0.09	384.5	
Lot 102	5085	0.12	384.5	
Lot 103	4748	0.10	384.5	
Lot 104	3078	0.09	384.5	
Lot 105	3078	0.09	384.5	
Lot 106	3798	0.09	384.5	
Lot 107	4068	0.17	384.5	
Lot 108	5085	0.13	384.5	
Lot 109	4500	0.10	384.5	
Lot 110	4500	0.10	384.5	
Lot 111	4500	0.10	384.5	
Lot 112	4500	0.10	384.5	
Lot 113	4500	0.10	384.5	
Lot 114	4500	0.10	384.5	
Lot 115	4500	0.10	384.5	
Lot 116	4500	0.10	384.5	
Lot 117	4500	0.10	384.5	
Lot 118	4500	0.10	384.5	
Lot 119	4500	0.10	384.5	
Lot 120	4500	0.10	384.5	
Lot 121	4500	0.10	384.5	
Lot 122	4500	0.10	384.5	
Lot 123	4500	0.10	384.5	
Lot 124	4500	0.10	384.5	
Lot 125	4500	0.10	384.5	
Lot 126	4500	0.10	384.5	
Lot 127	4500	0.10	384.5	
Lot 128	4500	0.10	384.5	
Lot 129	4500	0.10	384.5	
Lot 130	4500	0.10	384.5	
Lot 131	4500	0.10	384.5	
Lot 132	4500	0.10	384.5	

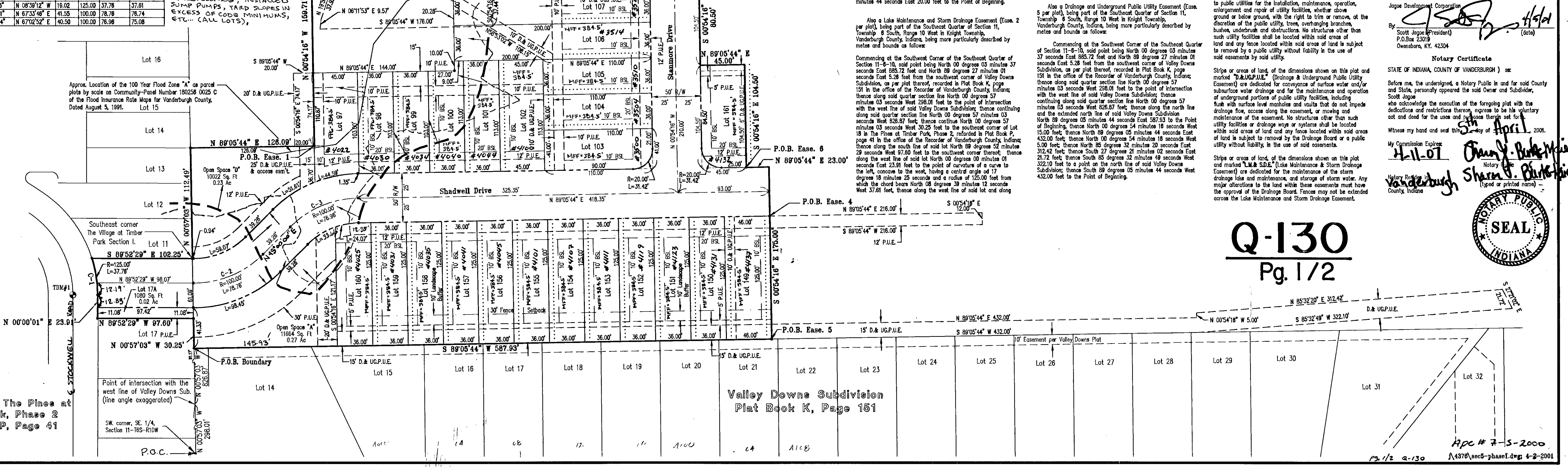
- ### Legend
- FPG - Flood Protection Grade (Minimum Floor Elevation)
 - BM - Bench Mark
 - R - Radius
 - L - Length
 - BL - Lot width of Building Setback Line
 - BSL - Building Setback Line
 - 5 foot side yard minimum easement
 - FLOOD ELEVATION PER COUNTY BUILDING COMMISSIONER

SCALE 1" = 50'

Curve Table

NUMBER	Delta Angle	Chord	Radius	Area	Chord Length
C-1	171°22'	N 08°32'12" E 125.00	37.78	37.78	125.00
C-2	45°07'31"	N 67°33'46" E 41.55	100.00	76.78	76.74
C-3	44°05'44"	N 67°02'52" E 40.50	100.00	76.98	75.08

The Village at Timber Park Subdivision Sec. 1 Plat Book P, Page 34



Owners Certificate

The undersigned owners of the real estate shown and described herein do hereby plat and divide said real estate as shown and designate the same as The Village at Timber Park Section 5, Phase 1 All roads shown and not previously dedicated are hereby dedicated to public use.

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 and Subdivisor, Scott Agape, who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth. Utility facilities or drainage ways or systems shall be located within said area of land and any fence located within said area of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Witness my hand and seal this 5th day of April, 2001.

My Commission Expires: May 1, 2003

Notary: Cheryl R. Babin
Sharon D. Babin

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Timber Park, The Pines at Timber Park, Phase 2 Plat Book P, Page 41

Valley Downs Subdivision Plat Book K, Page 161

DRAFTED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 19 2001

James H. Cress
AUDITOR

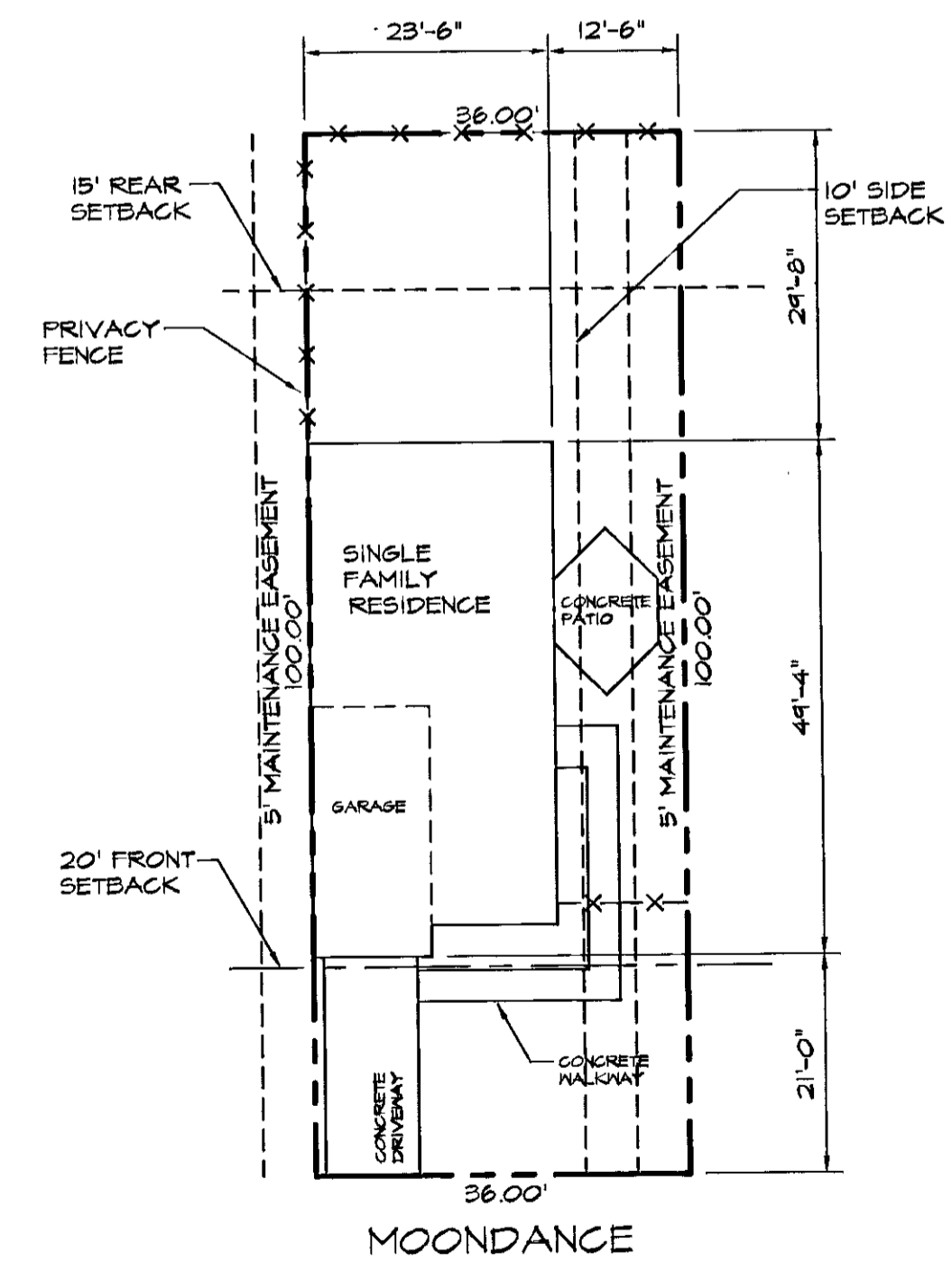
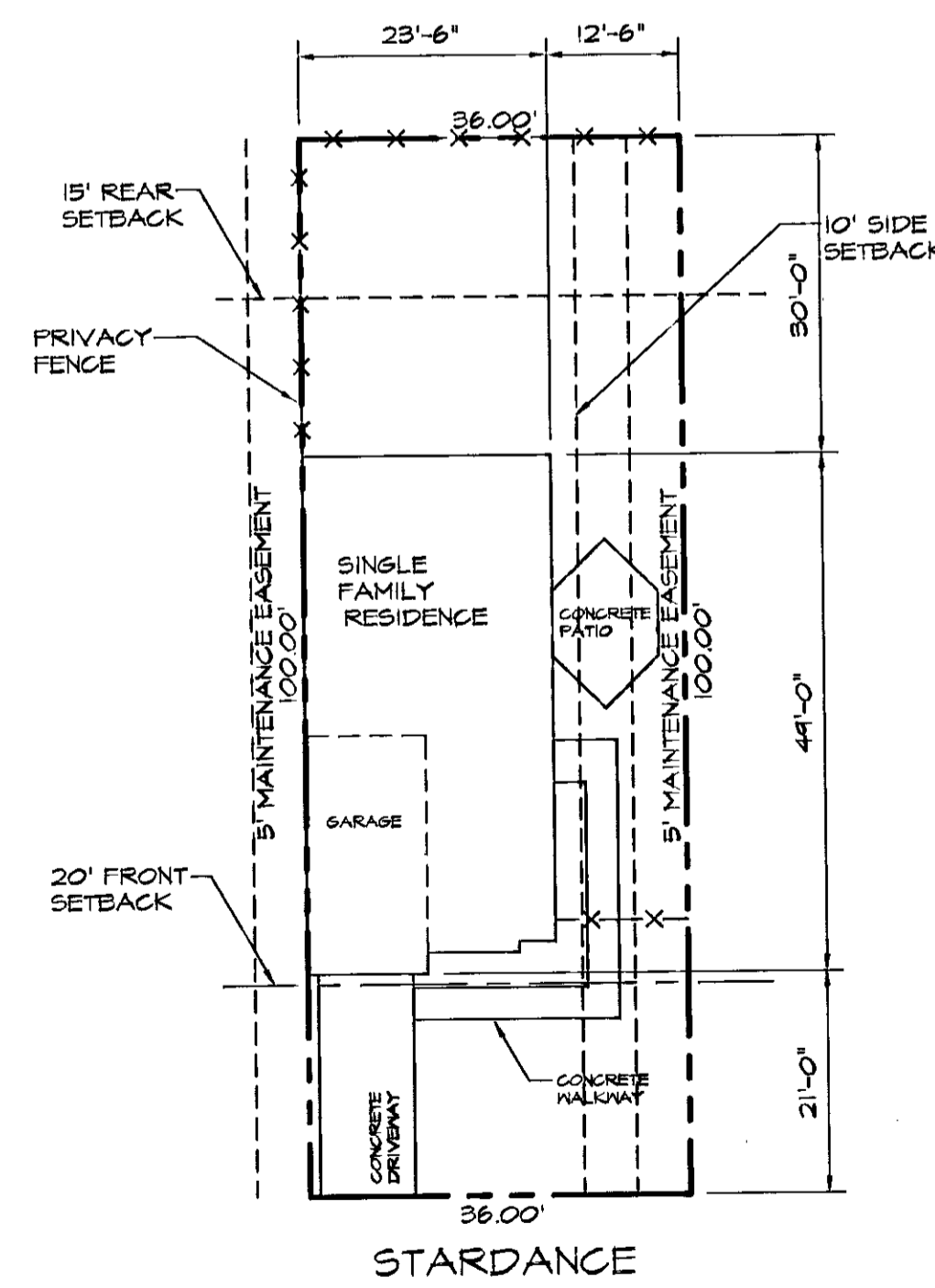
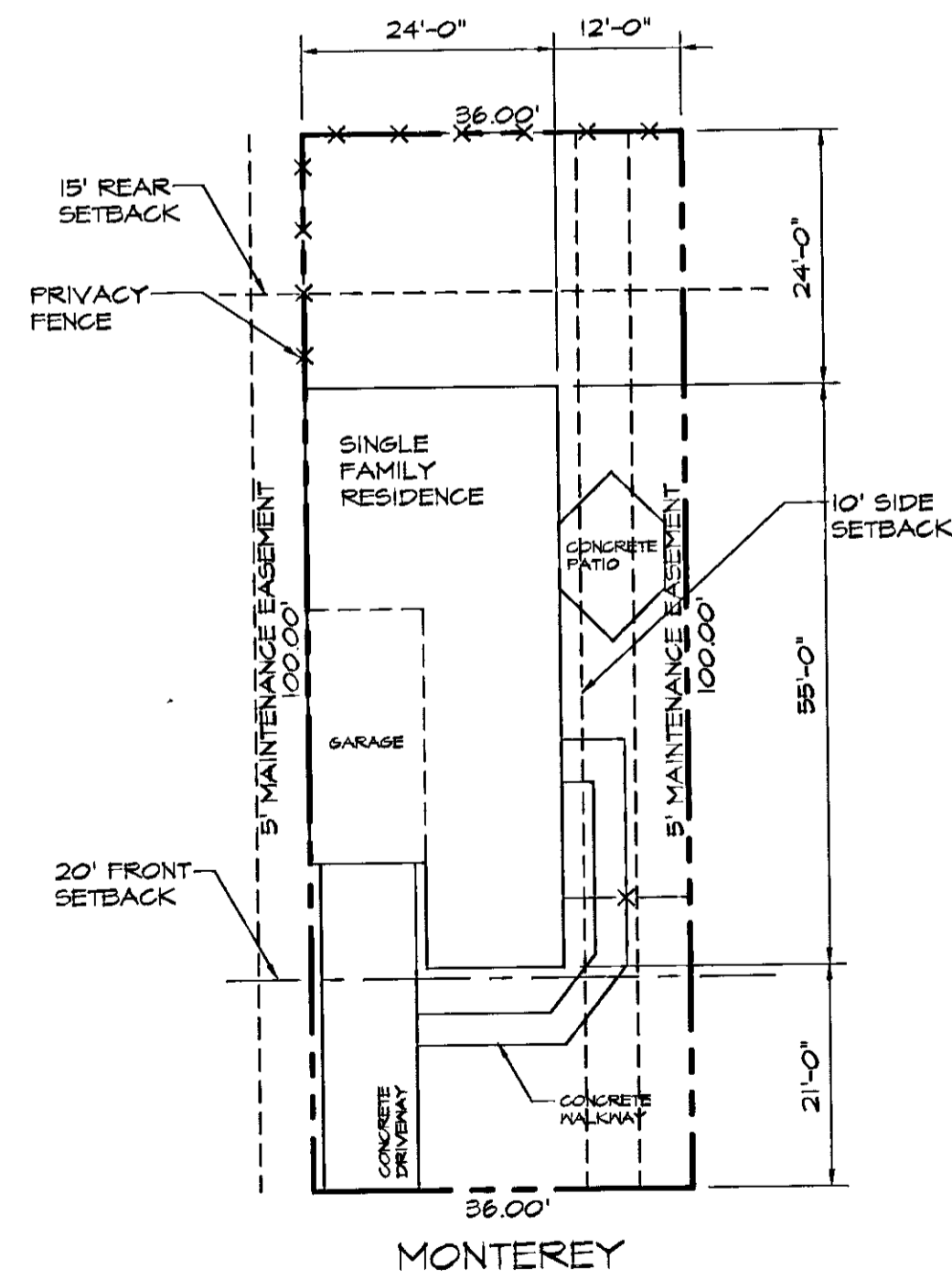
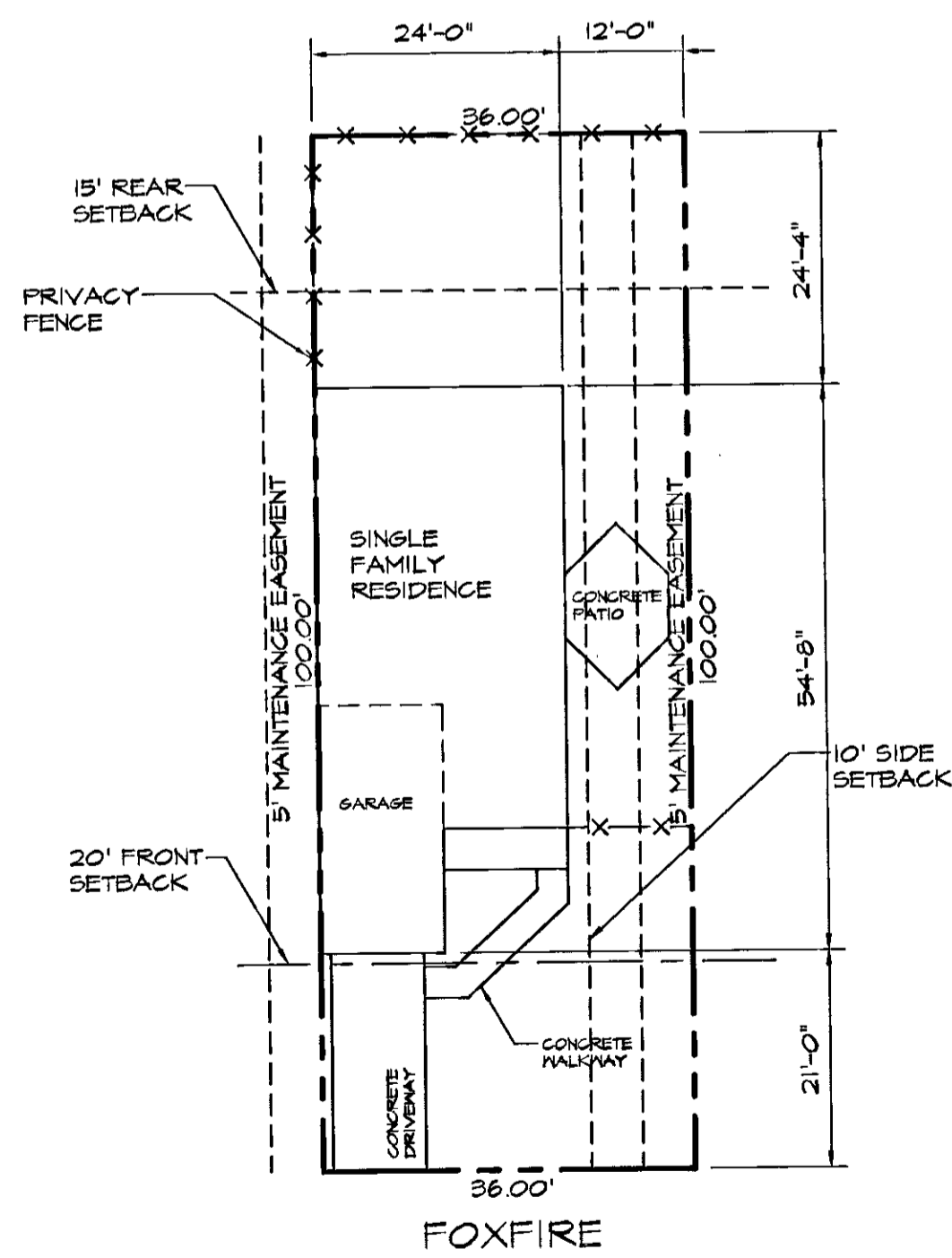
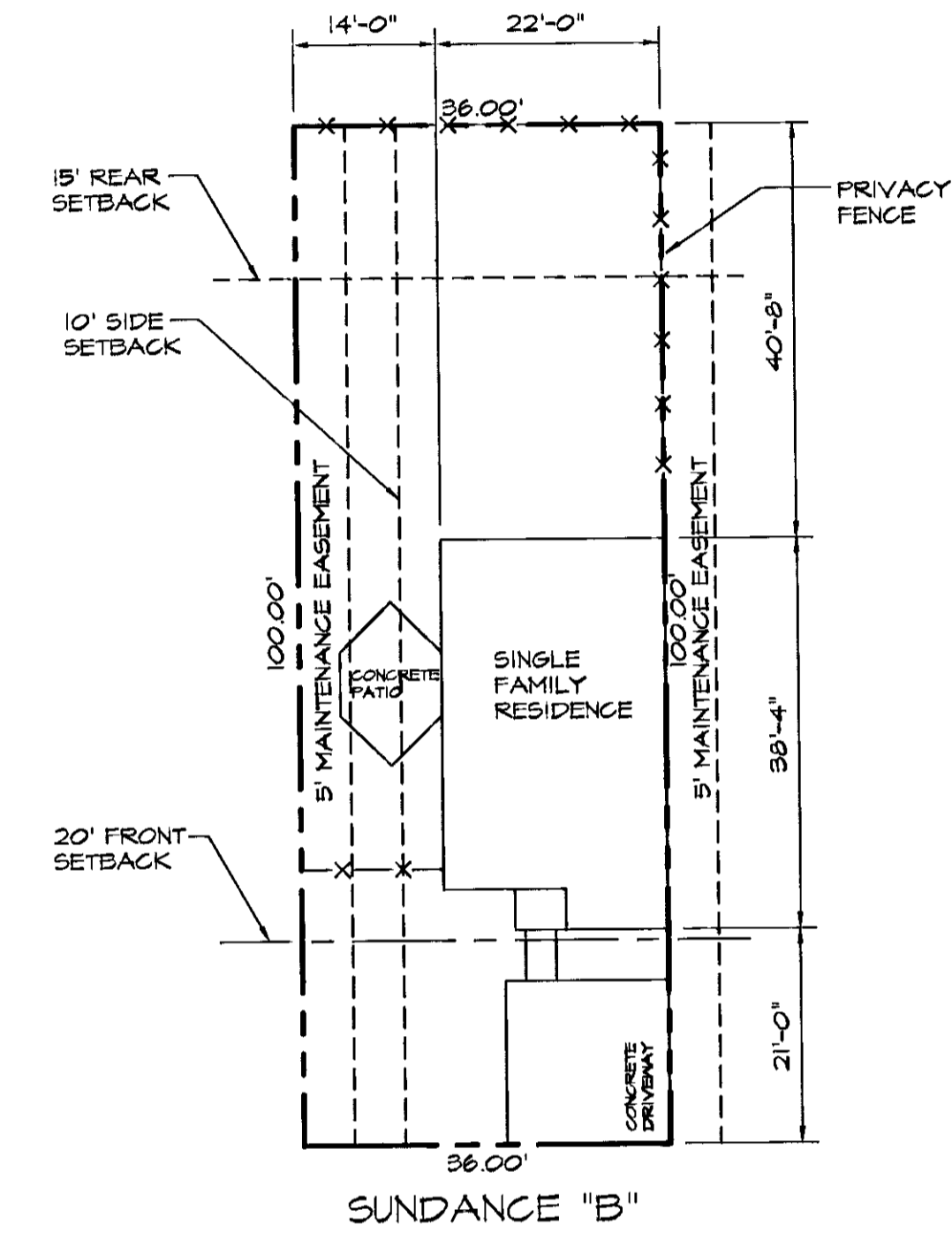
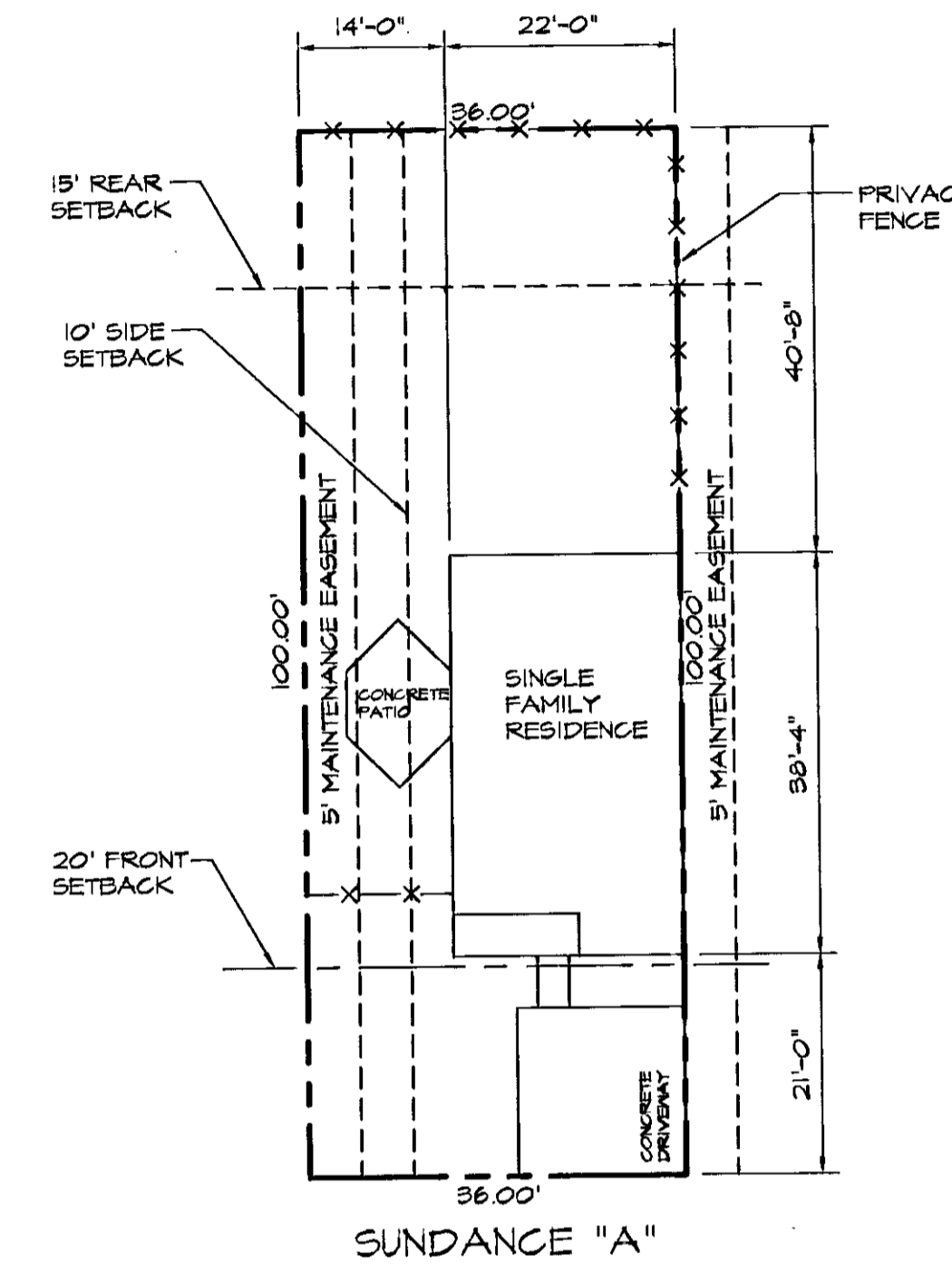
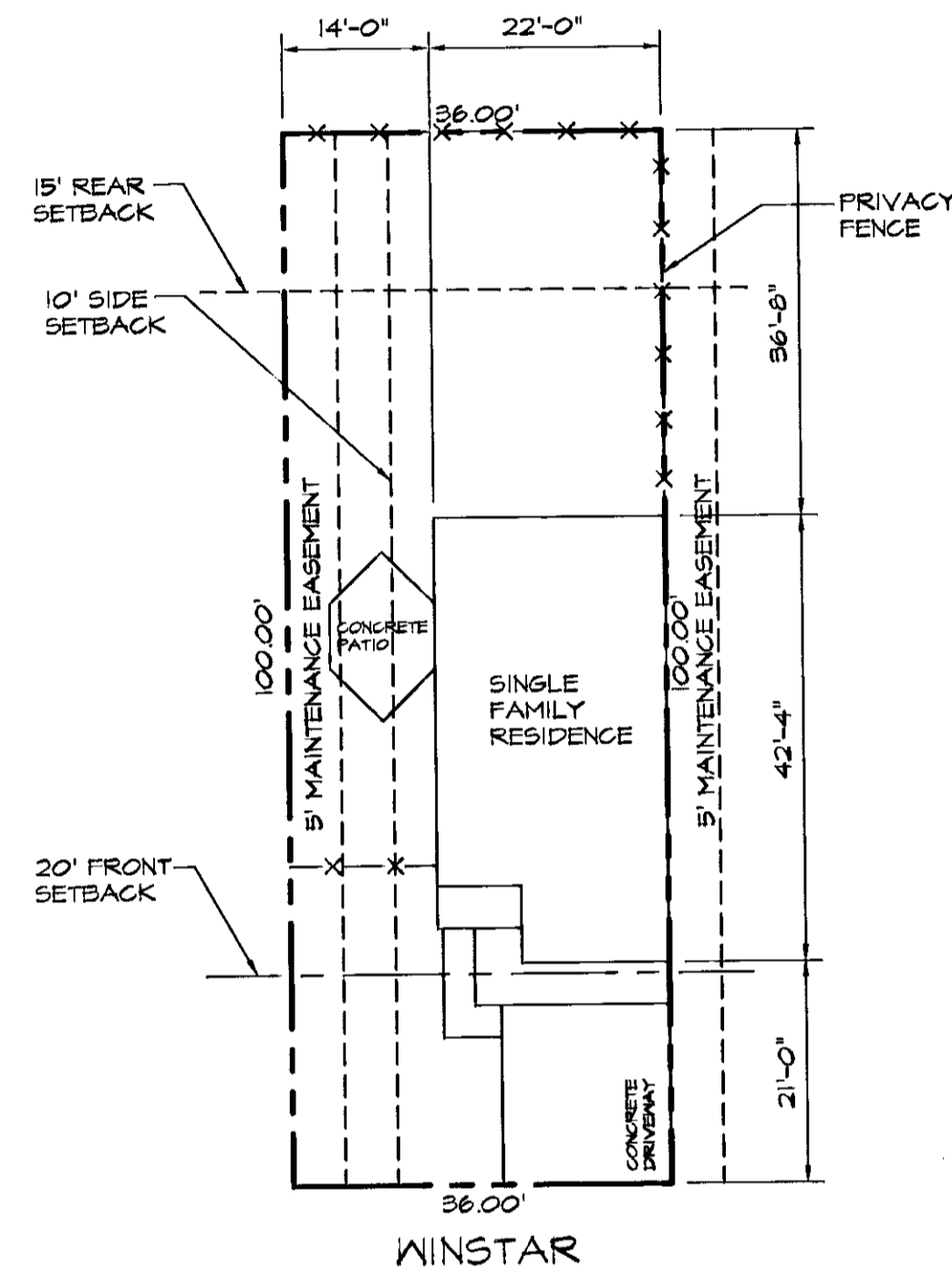
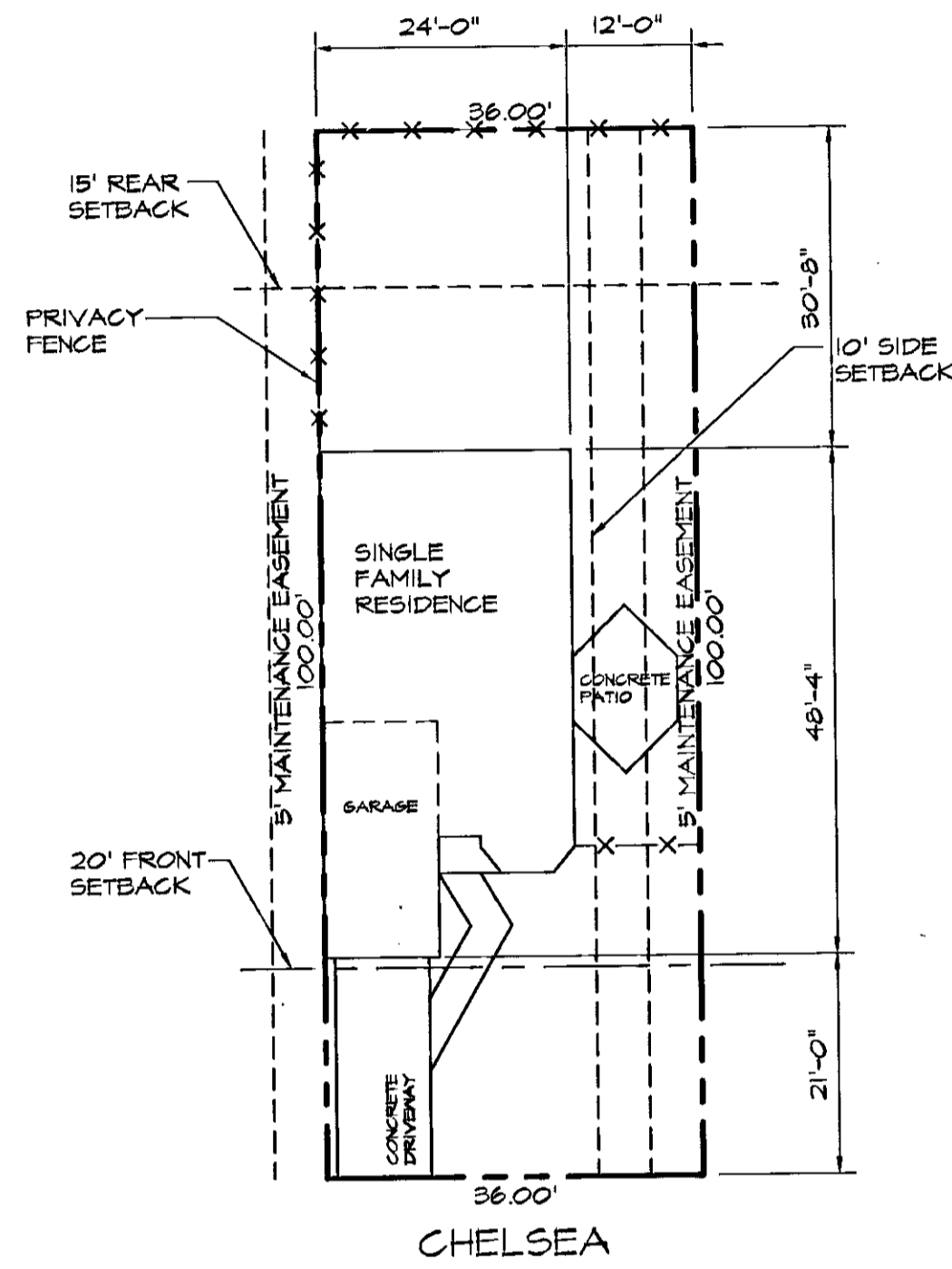
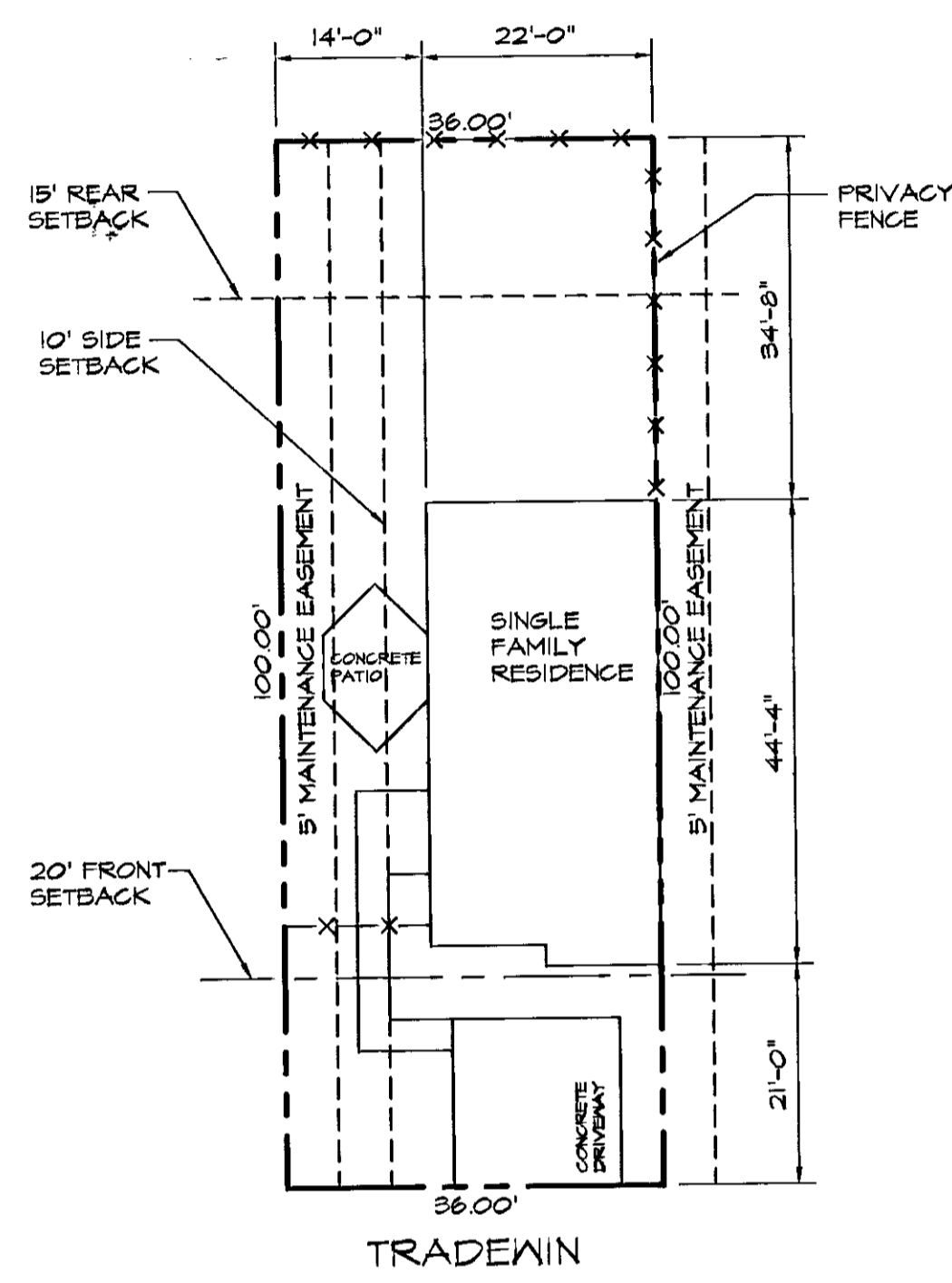
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NOTE: FLOOR PLANS MAY BE EXPANDED AS LONG AS THEY DO NOT ENCRUSH ON THE PLATTED SETBACKS OR CAUSE THE HOUSE FOOTPRINT TO EXCEED 50% LOT COVERAGE.

THESE TYPICAL BUILDING SETBACKS GOVERN, EXCEPT WHERE ADDITIONAL OR GREATER SETBACKS ARE SHOWN ON THE PLAN.

MAXIMUM BUILDING HEIGHT 35'.

ACCESSORY BUILDINGS MUST BE IN CONFORMITY WITH APPLICABLE ZONING REGULATIONS AND CANNOT EXCEED (a) ONE HUNDRED (100) SQUARE FEET IN FLOOR AREA; OR (b) EIGHT (8) FEET IN HEIGHT.



All ideas, designs, calculations, and arrangements indicated or represented by this drawing are hereby made for the use and in connection with the specified project. None of such ideas, designs, calculations, or arrangements shall be used by or disclosed to any other person without the written permission of Morley and Associates, Inc.

Written dimensions on these drawings shall be presumed to be correct unless otherwise indicated. It is the responsibility of the client to verify all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

No.	By	Date	Description

Project: THE VILLAGE AT TIMBER PARK SECTION 5
Sheet Title: TYPICAL SITE PLANS

Scale: 1/16" = 1'-0"	
Designed By:	Job Number:
Drawn By: ALC	4378
Checked By: EJT	Date: 1/17/01
Sheet Number:	Filename: C-101.DWG

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Morley and Associates, Inc.
Consulting Engineers/Surveyors/Architects
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