#### TALL TIMBERS SUBDIVISION (PLAT BOOK M, PAGE 179 (PLAT BOOK MS, PAGE 189 LELA STAUB JOHN J. & JEAN E. THOLE 6001 PETERSBURG RD. G. RICHARD & R. WILLIAM EYKAMP 11115 SUMMERTREE CT. HELEN SCHROEDER TRUST EVANSVILLE, IN 47711 RICHARD K. SR. & JOANN GRAHAM 9908 OLD ST. RD. EVANSVILLE, IN 47711 1216 E. HILLSDALE RD. 1122 E. HILLSDALE RD. 1150 E. HILLSDALE RD. EVANSVILLE, IN 47711 EVANSVILLE, IN 47711 EVANSVILLE, IN 47711 EVANSVILLE, IN 4771 (FND.-6" DEEP) N.E. COR., N.W. 1/4 1/2" PIPE (FND. 10" DEEP) N.W. COR., N.W. 1/4 -5/8" I. ROD W/L.S. CAP #S-900007 N.W. 1/4, SEC. 21-5-10 HILLSDALE ROAD S90°00'00"E 1130.98' N.W. 1/4, SEC. 21-5-10 MICHAEL B. & JACQUELINE F. SANDERS MICHAEL B. & MICHAEL B. & SANDERS MICHAEL B. & EVANSVILLE, IN 47711 37.830 SQ\_FT. WILLIAM L. KOESTER 465 P.O. BOX 6016 EVANSVILLE, IN 47719 SCALE 1" = 100' OUTLOT 6807 SQ. FT. 0.15 AC. WILLIAM L. KOESTER 1115 OAK TRACE EVANSVILLE, IN 47711 50,096 SQ. FT. 37,033 SQ. FT. 8 -RETENTION (00) 140.58 ESM'T. 43,761 SQ. FT. 43,634 SQ. FT. 1.00 AC. 6 PRIVATE UTILITY ESM'T. DANIFI B. & AMY E. WALKER 10.00 | DRAIN | 262.09' FSUT | 10745 OLD PLANTATION EVANSVILLE, IN 47711 30' DRAIN. ESM'T. 1' x 1.5'---SANDSTONE PAUL & MARY STIELER JOHN J. DAUS JR. (FND.-1' DEEP) 1/2" I. ROD 10737 COACH LIGHT DR. 5701 LINCOLN AVE. (FND. 3" DEEP) EVANSVILLE, IN 47711 EVANSVILLE, IN 4771 EVANSVILLE, IN 47715 0.04 AC. 7.5 MARK J. & JUDITH K. MILLER 10707 COACH LIGHT DR. PLANTATION ESTATES EVANSVILLE, IN 47711 (PLAT BOOK N, PAGE 61) BOUNDARY DESCRIPTION STORM DRAINAGE PLANS WERE APPROVED Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-one (21), SURVEYORS CERTIFICATE BY THE VANDERBURGH COUNTY DRAINAGE Township Five (5) South, Range Ten (10) West in Vanderburgh County, Indiana and BOARD ON: particularly described as follows: I. Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance JUNE 27, 1994 with the laws of the State of Indiana, and further certify that this plat correctly represents Beginning at the northeast corner of said quarter, quarter section; thence south 00 degrees 24 DATE minutes 51 seconds east (assumed bearing) along the east line of said quarter, quarter section exist at locations as noted. nine hundred sixteen and fifty-one hundredths (916.51) feet to the northeast corner of lot twenty-five (25) in Plantation Estates, as recorded in Plat Book N, page 61 in said Recorder's Witness my hand and seal this Ace day of Sect. 1994 ROADWAY CONSTRUCTION PLANS WERE office: thence south 89 degrees 30 minutes 34 seconds west along the north line of lots 25, APPROVED BY THE VANDERBURGH COUNTY 19, and 18 in said Plantation Estates one thousand three hundred twelve and one hundredths COMMISSIONERS ON: (1312.01) feet to a stone; thence north 00 degrees 20 minutes 54 seconds west six hundred eighty and seventy-four hundredths (680.74) feet; thence south 90 degrees 00 minutes 00 AUGUST 29, 1994 seconds east, parallel with the north line of said quarter, quarter section one hundred eighty Steven A. Sherwood, L.S. (180.00) feet; thence north 00 degrees 20 minutes 54 seconds west two hundred forty-seven Indiana Registration No. 900007 No. 5-900007 (247.00) feet to a point on said north line; thence south 90 degrees 00 minutes 00 seconds STATE OF east one thousand one hundred thirty and ninty-eight hundredths (1130.98) feet to the point of CONSTRUCTION OF SIDEWALKS WAS beginning, containing twenty-six and seventy-four hundredths (26.74) acres, more or less. WAIVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

# CYPRESS CREEK SUBDIVISION

# CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD
CURVE #1	100.00	36°07'10"	63.04	S18'03'35"W 62.00'
CURVE #2	100.00'	72°55'04"	127.27'	S00°20'22"E 118.85'
CURVE #3	100.00'	38°04'39"	66.46	S55°50'14"E 65.24'
CURVE #4	100.00'	18°37'39"	32.51	S84°11'23"W 32.37'
CURVE #5	75.00'	86°05'55"	112.70	N43°02'57"E 102.39'
CURVE #6	100.00'	48"13'04"	84.16'	N24°06'32"E 81.69'
CURVE #7	100.00	36°07'10"	63.04	N71°56'25"W 62.00'
CURVE #8	100.00'	73°53'12"	128.96	S53°03'24"W 120.00'
CURVE #9	100.00'	34°33'51"	60.33	S01"0'07"E 59.42'

## OWNERS 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 CYPRESS CREEK SUBDIVISION. All roads shown, and not previously dedicated, are hereby dedicated to public use. All "Outlots" shall be maintained by the respective owners of each "Outlot' The entrance landscape island shall be maintained by the Cypress Creek Homeowner's Association. The private utility easement across lots 21 and 22 shall be reserved by the undersigned owner or it's future assigns.

Strips of grounds, of the width shown on this plat and marked "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 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

Strips of ground And an age Easement are ded. I or surface water and/or subsurface water; provided, however, that public an increby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a 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.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches, or swales, in such a manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" or "Retention Basin Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" or "Retention Basin Easements" clear of any impediments which may happen to fall or enter therein.

DAN BUCK GENERAL CONTRACTOR INC.

828 HERMITAGE ROAD EVANSVILLE, IN 47711

DAN BUCK, PRESIDENT

### 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 26th day of September, 1994.

My Commission Expires:

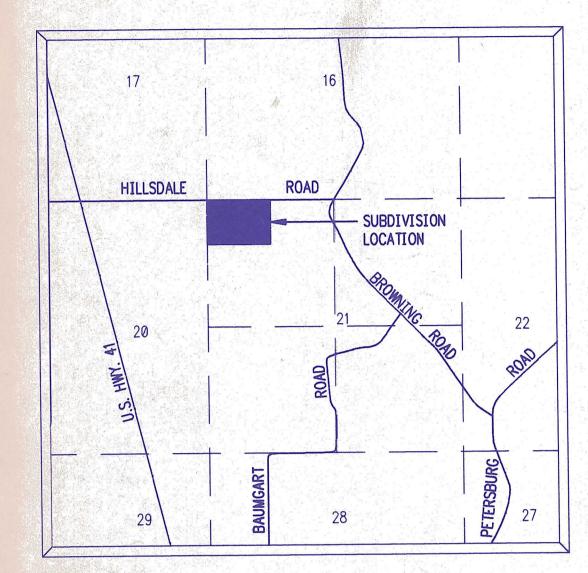
12-12-97

Notary Resides In GIBSON County, Indiana

AUGUST 29, 1994

DATE

Notary Public
JERRY WILDMAN (typed or printed name)



LOCATION MAP SCALE: 1"=2000"

#### GENERAL NOTES

The subject property, and all abutting property, is zoned agricultural.

Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.

Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C. dated August 5, 1991 shows that no portion of this subdivision lies within Zone A.

Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.

Road Grades: Maximum road grades will not exceed 11.0%

Contours: Contours shown were taken from Vanderburgh County Topographic Map (sheet 178-dated March 27, 1990).

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.

- Slopes of more than 6% shall be mulched and seeded and shall have 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.

**Erosion Control for Ditches:** 

- Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance. - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Lot Access:
All lots must access to interior streets only.

#### 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 JULY 6 1994

**Executive Director** 

PLAT RELEASE DATE 9/29/94

**Executive Director** 

DATE: 9-16-94; PROJ. 1-94-3-1; FILE: PLAT.DWG