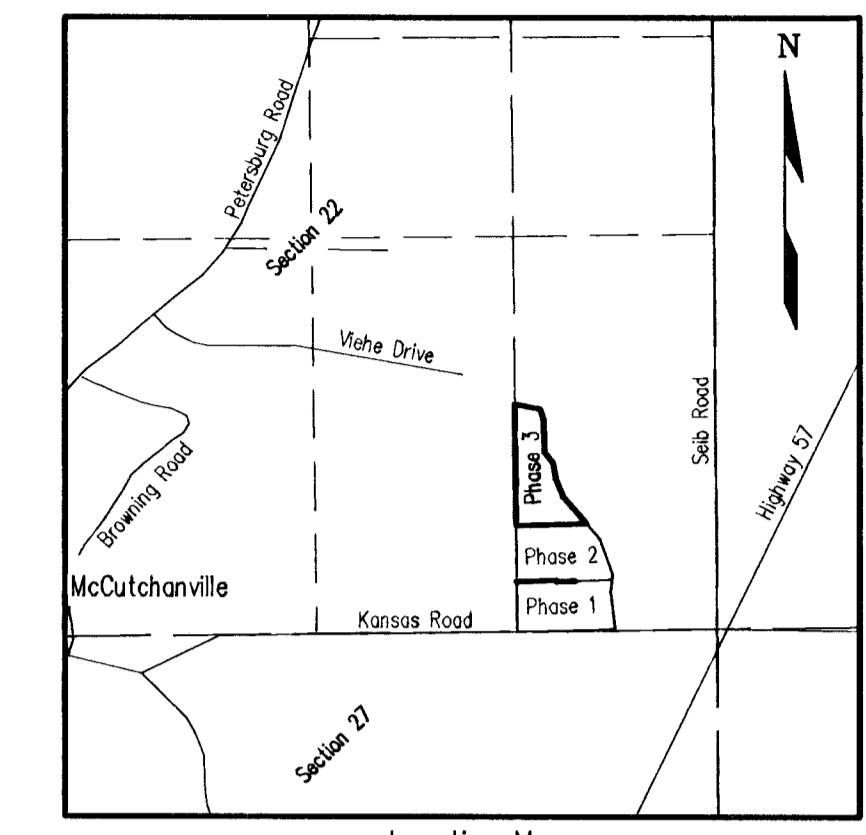
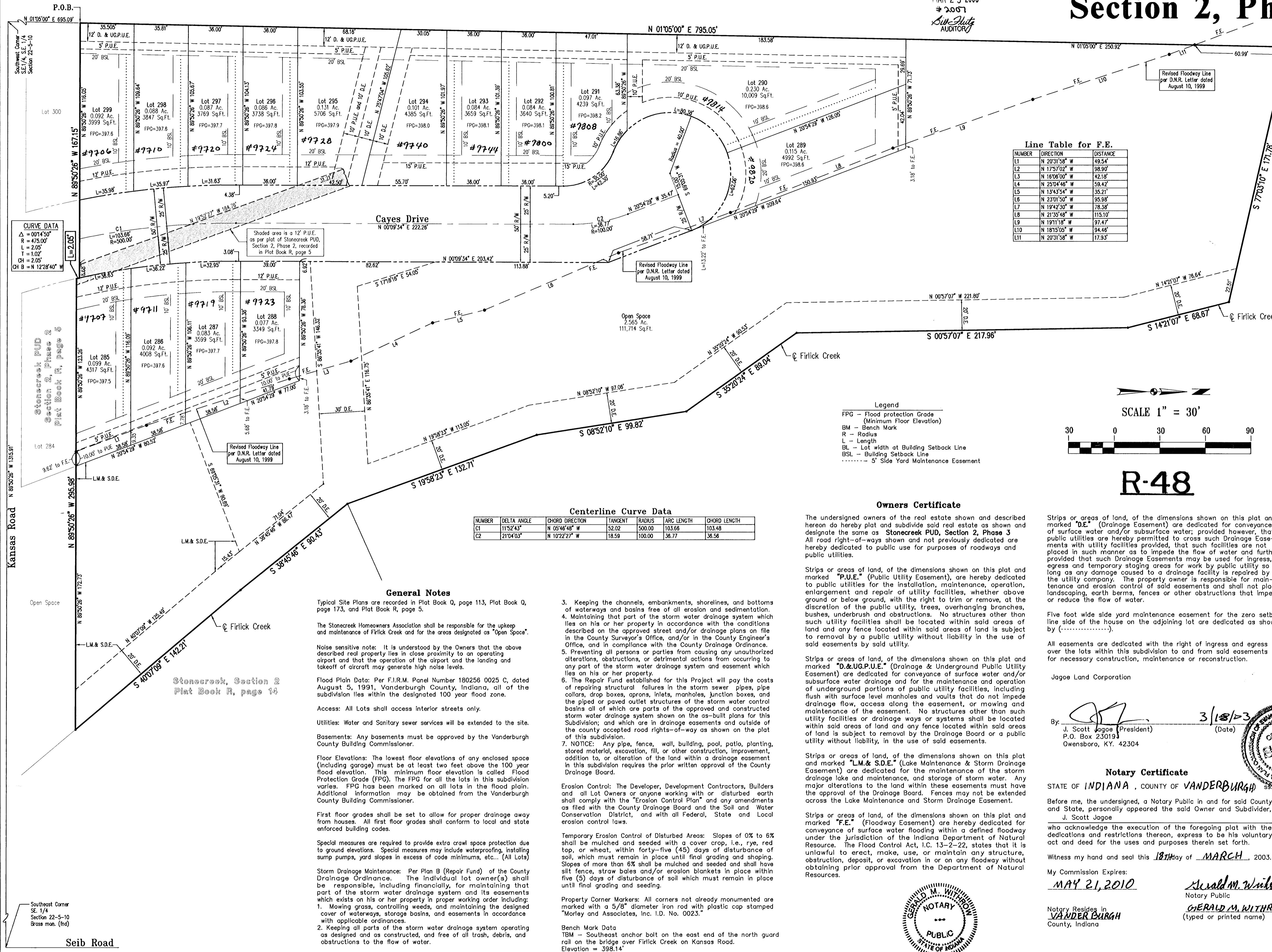


# Stonecreek PUD Section 2, Phase 3

DEED ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 25 2003  
AUDITOR

RECEIVED FOR RECORD  
DATE 3-25-03 9:40 AM  
FLAT BOOK R  
PAGE 418  
INSR # 2003R00013315  
BETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY



**Boundary Description**  
Part of the East Half of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said Half Quarter Section; then along the south line of said Half Quarter Section North 89 degrees 50 minutes 26 seconds West 1315.91 feet to the southwest corner thereof; then along the west line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 695.09 feet to the northwest corner of Stonecreek PUD, Section 2, Phase 2, as recorded in Plat Book R, Page 5 in the office of the Recorder of Vanderburgh County, Indiana, and being the point of beginning; then continue along the west line of said Half Quarter Section, North 01 degree 05 minutes 00 seconds East 795.05 feet; then South 77 degrees 03 minutes 01 second East 171.78 feet to the center of Firlick Creek; then along the center of said creek, the following seven (7) calls:

South 14 degrees 21 minutes 07 seconds East 68.67 feet; then South 00 degrees 57 minutes 07 seconds East 217.96 feet; then South 35 degrees 20 minutes 24 seconds East 89.04 feet; then South 08 degrees 52 minutes 10 seconds East 99.82 feet; then South 19 degrees 58 minutes 23 seconds East 132.71 feet; then South 38 degrees 45 minutes 48 seconds East 30.43 feet; then South 40 degrees 07 minutes 09 seconds East 142.21 feet to the northeast corner of said Stonecreek PUD, Section 2, Phase 2;

then along the north line of said subdivision the following three (3) calls:

North 89 degrees 50 minutes 26 seconds West 295.98 feet to the beginning of a non-tangent curve to the right, having a central angle of 00 degrees 14 minutes 50 seconds and a radius of 475.00 feet, from which the chord bears North 12 degrees 28 minutes 40 seconds West 2.05 feet; then along the arc of said curve 2.05 feet; then North 89 degrees 50 minutes 26 seconds West 167.15 feet to the point of beginning and containing a gross area of 4.647 acres. (202,413 square feet)

Subject to a 12-foot Public Utility Easement, as shown on the recorded plat of Stonecreek PUD, Section 2, Phase 2, as recorded in Plat Book R, Page 5 in the office of the Recorder of Vanderburgh County, Indiana

**Surveyor's Certificate**  
I, Scott D. Buedel, 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 exist at locations as noted.

Witness my hand and seal this 14<sup>th</sup> day of March, 2003.

Scott D. Buedel, PLS  
Indiana Registration No. 29900031  
Morley and Associates, Inc.  
600 SE Sixth Street  
Evansville, IN, 47713  
(812) 464-9585

**Area Plan Commission Certificate**  
Under the authority provided by the Acts of 1981, Public Law #309, 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, November 3, 1999.

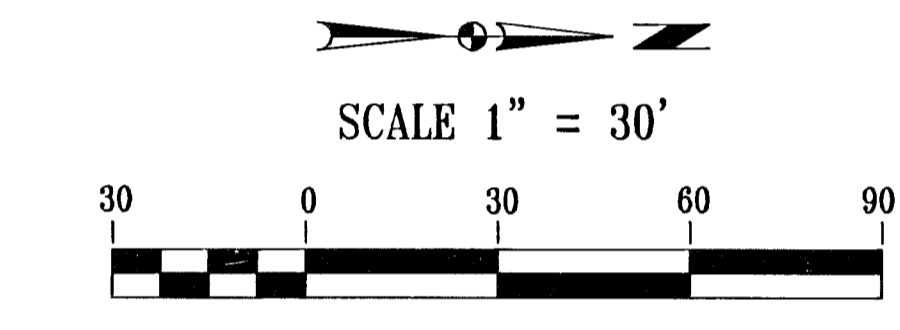
Mark Foster  
President  
Bridley Smith  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
Bridley Smith  
Executive Director  
PLAT RELEASE DATE: MARCH 24, 2003

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on December 20, 1999.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on January 4, 2000.

APC #30-5-99 R-48 4255 Section2-Phase3-Plat.dwg 3/13/03, SDB



**R-48**

**Owners Certificate**

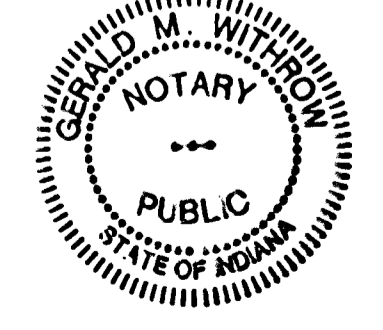
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Stonecreek PUD, Section 2, Phase 3. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for purposes of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 located 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 public utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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 the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resource. The Flood Control Act, I.C. 13-2-22, states that it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.



Jagoe Land Corporation  
By: J. Scott Jagoe (President)  
P.O. Box 23019  
Owensboro, KY, 42304  
Date: 3/18/03

**Notary Certificate**

STATE OF INDIANA, COUNTY OF VANDERBURGH  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, J. Scott Jagoe

who acknowledge 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.

Witness my hand and seal this 18<sup>th</sup> day of MARCH, 2003.  
My Commission Expires: MAY 21, 2010

Gerald M. Withrow  
Notary Public  
GERALD M. WITHROW  
(typed or printed name)

Notary Resides in  
VANDERBURGH  
County, Indiana

**General Notes**

Typical Site Plans are recorded in Plat Book O, page 113, Plat Book Q, page 173, and Plat Book R, page 5.

The Stonecreek Homeowners Association shall be responsible for the upkeep and maintenance of Firlick Creek and for the areas designated as "Open Space".

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, all of the subdivision lies within the designated 100 year flood zone.

Access: All Lots shall access interior streets only.

Utilities: Water and Sanitary sewer services will be extended to the site. Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

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 varies. FPG has been marked on all lots in the flood plain. 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.

Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installing sump pumps, yard slopes in excess of code minimums, etc. (All Lots)

Storm Drainage Maintenance: Per Plan 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. 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.

**Centerline Curve Data**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	115°24'43"	N 05°46'48" W	52.02	500.00	103.66	103.48
C2	210°40'03"	N 10°22'27" W	18.59	100.00	36.77	36.56

- 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 Ordinances.
- 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 drainage 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.
- 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.

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  
TBM - Southeast anchor bolt on the east end of the north guard rail on the bridge over Firlick Creek on Kansas Road.  
Elevation = 398.14'

Seib Road