

JACOB'S VILLAGE PUD SECTION A

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. map number 18163C0090D, dated MARCH 17, 2011, Vanderburgh County, Indiana, NONE of the minor subdivision lies within the designated 100 year flood Zone "A".

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: water, gas, telephone and electric are on or will be extended to the site. A Sanitary sewer treatment facility is located onsite and an expansion of this facility will be permitted through the Indiana State Board of Health (ISBH).

Access: None of the Lots shall have access Directly onto SR66. All access is by way of internal roads that ultimately lead to Vienna Road

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: 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 control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site is rolling and drains from north to south and then west to a retention lake located in the southwest corner of this property. The elevations throughout this phase range from 534 to 509.

Erosion Control for Ditches: Slopes of 0% - 2% shall be mulched and seeded within 45 day of disturbance. Slopes of 2% - 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading. Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

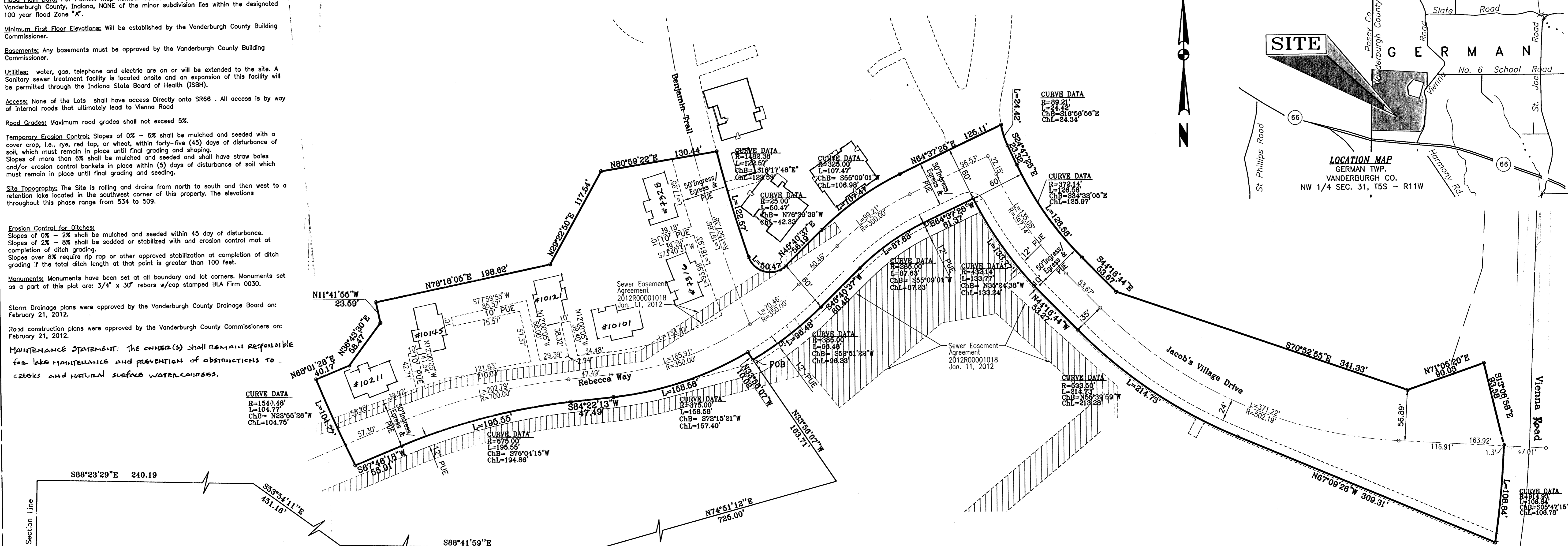
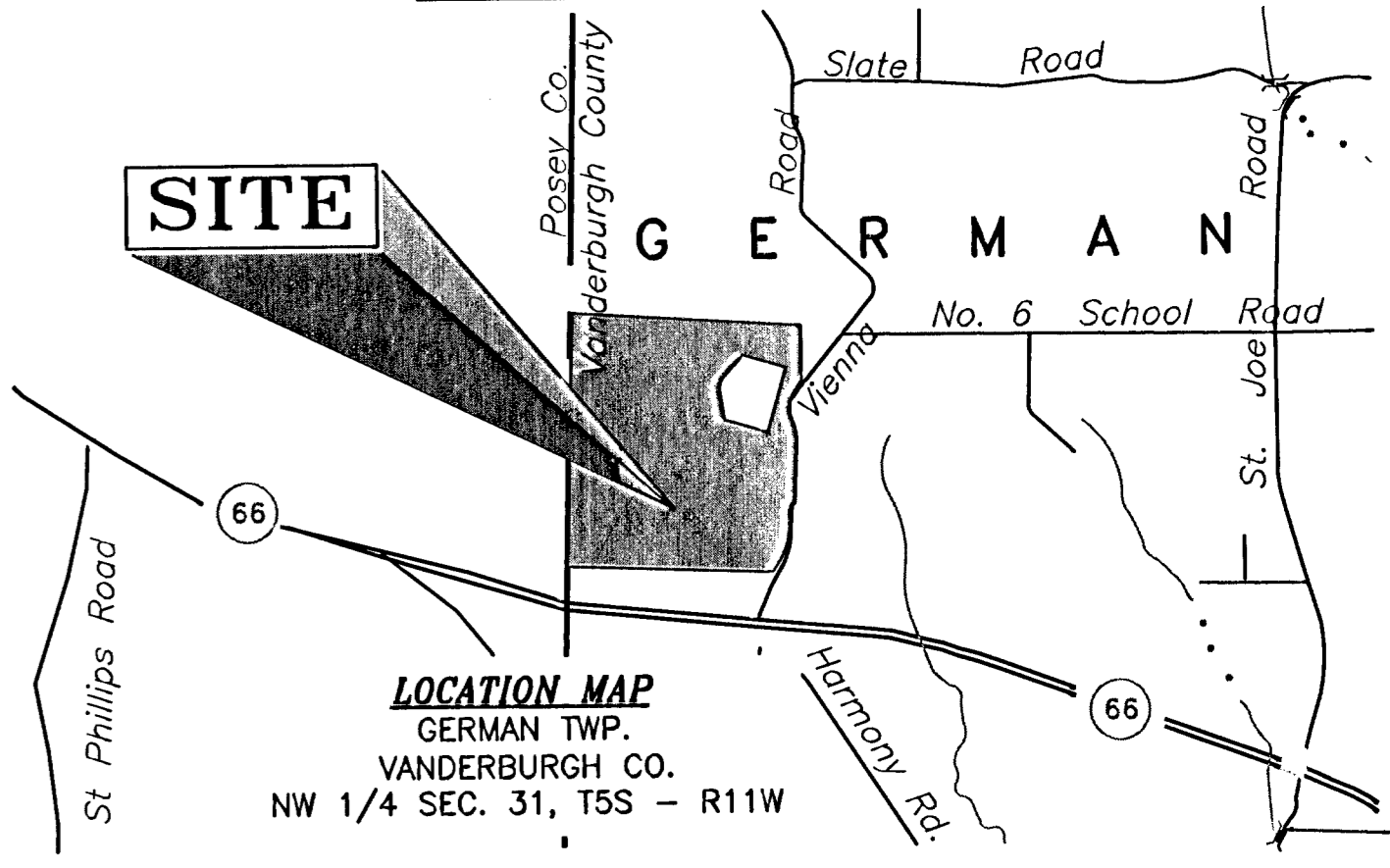
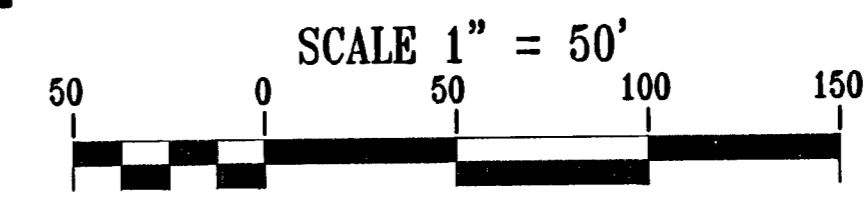
Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on February 21, 2012.

Road construction plans were approved by the Vanderburgh County Commissioners on February 21, 2012.

MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATER COURSES.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER May 16, 2012 JOE GRIES AUDITOR 24777	RECEIVED FOR RECORD DATE 05/16/12 3:10 AM PLAT BOOK "T" PAGE 35 INSTR# 2012 R 000/2355 Z TULEY RECORDER VANDERBURGH COUNTY
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BOUNDARY DESCRIPTION

A part of the West Half of the Northwest Quarter of Section 31, Township 5 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone found marking the southwest corner of the West Half of the Northwest Quarter of said Section 31; thence North 01 degrees 36 minutes 31 seconds East 517.25 feet along the west line of said section; thence South 29 degrees 23 minutes 29 seconds East 240.19 feet; thence South 53 degrees 54 minutes 11 seconds East 451.16 feet; thence South 88 degrees 41 minutes 59 seconds East 287.85 feet; thence North 74 degrees 51 minutes 12 seconds East 725.00 feet; thence North 33 degrees 56 minutes 07 seconds West 10.02 feet; thence 158.58 feet along a nontangent curve to the north, said curve having a radius of 375.00 feet and a chord of 157.40 feet bearing South 72 degrees 15 minutes 21 seconds West; thence South 84 degrees 22 minutes 13 seconds West 47.49 feet; thence 195.55 feet along a curve to the left, concave to the south, said curve having a radius of 675.00 feet and a chord of 194.58 feet bearing South 76 degrees 04 minutes 15 seconds West; thence South 67 degrees 46 minutes 08 seconds West 1540.48 feet and a chord of 104.75 feet bearing North 23 degrees 55 minutes 26 seconds West; thence North 68 degrees 01 minute 28 seconds East 40.17 feet; thence North 36 degrees 43 minutes 30 seconds East 58.47 feet; thence North 11 degrees 41 minutes 55 seconds West 23.59 feet; thence North 78 degrees 18 minutes 00 seconds East 198.62 feet; thence North 29 degrees 22 minutes 50 seconds East 117.54 feet; thence North 80 degrees 59 minutes 22 seconds East 130.44 feet; thence 122.57 feet along a nontangent curve concave to the east, said curve having a radius of 1482.38 feet and a chord of 122.53 feet bearing South 16 degrees 17 minutes 48 seconds East; thence continue 50.47 feet along a compound curve to the left, concave to the northeast, said curve having a radius of 25.00 feet and a chord of 42.32 feet bearing South 78 degrees 29 minutes 39 seconds East; thence North 45 degrees 40 minutes 37 seconds East 56.19 feet; thence 107.47 feet along a curve to the right, concave to the southeast, said curve having a radius of 325.00 feet and a chord of 108.98 feet bearing North 55 degrees 09 minutes 01 second East; thence North 64 degrees 37 minutes 25 seconds East 125.11 feet; thence 24.42 feet along a nontangent curve, concave to the east, said curve having a radius of 89.21 feet and a chord of 24.34 feet bearing South 16 degrees 56 minutes 56 seconds East; thence South 24 degrees 47 minutes 25 seconds East 372.14 feet and a chord of 125.97 feet bearing South 34 degrees 32 minutes 05 seconds East; thence South 44 degrees 18 minutes 44 seconds East 53.67 feet; thence North 70 degrees 52 minutes 55 seconds East 341.33 feet; thence North 71 degrees 05 minutes 20 seconds East 90.03 feet to a point on the west right-of-way of Vienna Road; thence for the next two calls along said right-of-way:

- 1) South 13 degrees 06 minutes 58 seconds East 93.58 feet;
- 2) 108.74 feet along a nontangent curve concave to the west, said curve having a radius of 914.93 feet and a chord of 108.78 feet bearing South 05 degrees 47 minutes 15 seconds West; thence North 67 degrees 09 minutes 26 seconds West 309.31 feet; thence 214.73 feet along a curve to the right, said curve having a radius of 533.50 feet and a chord of 21.28 feet bearing North 55 degrees 39 minutes 59 seconds West; thence North 44 degrees 16 minutes 44 seconds West 53.27 feet; thence 133.77 feet along a curve to the right, concave to the northeast, said curve having a radius of 432.14 feet and a chord of 133.24 feet bearing North 35 degrees 24 minutes 38 seconds West; thence South 64 degrees 37 minutes 25 seconds East 61.37 feet; thence 87.63 feet along a curve to the left, concave to the southeast, said curve having a radius of 265.00 feet and a chord of 87.23 feet, bearing South 51 degrees 09 minutes 01 second West; thence South 45 degrees 40 minutes 37 seconds West 60.46 feet; thence 48 feet along a curve to the right, concave to the northwest, said curve having a radius of 385.00 feet and a chord of 96.23 feet bearing South 52 degrees 51 minutes 22 seconds West to the POINT OF BEGINNING, containing 3.996 acres (174,066 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 11/07/11 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 27th day of February, 2012.

Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each social security number in this document, unless required by law.

James A. Farny
Indiana Registration No. S8004551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715



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 Dec. 2011. (AT 306 Rev. 6/09)

Bradley B. Mills
Director
Seal of the Area Plan Commission
Director



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 JACOB'S VILLAGE PUD SECTION A.

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 said utility.

Strips of land, of the dimensions shown on this plat and marked "Ingress/Egress & PUE" are hereby dedicated for the access to all of the lots within the JACOB'S VILLAGE PUD SECTION A. No permanent structures or barricades shall be erected within the easements and any public or private utilities within the easements shall be buried and not to be placed above ground. The roads are to remain private and owned by Jacob's Village Inc., or its successors or assigns, who will also be responsible for all maintenance of the roads within this plat.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the declarations and restrictions hereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 27th day of February, 2012.
My Commission Expires: 2-10-2017

Notary Resides in
Vanderburgh
County, Indiana
Terry A. Campbell
Notary Public
(typed or printed name)



Chief Kuchna
Owner
JACOB'S VILLAGE INC.
10031 Rebecca Way
Evansville, Indiana 47720
Theryl Kuchna, President

Stone Found
SW Cor., W1/4 NW1/4
Sec. 31, T5S, R11W

1/4 Section Line
S88°04'28"E 2159.20'

T-35
Apr 1-MS-2012