

### General Notes

Scale: 1"=1250'

The 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, part 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 have been extended to the 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 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, installed 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.

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/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 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, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control 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.

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.

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 Furlick Creek on Kansas Road.
Elevation = 398.14'



PLAT Q-PART 152. PRITY XNICHT-SMITH RECORDER VANDER BURGH COUNTY SEPT 11 2001 2001 R00031371

10 FEMAL ACCEPTANCE FOR TRANSFER

SEP 1 1 2001

August Control

# 5742

Legend

FPG - Flood protection Grade
(Minimum Floor Elevation)

SCALE 1'' = 60'

BM — Bench Mark
R — Radius
L — Length
BL — Lot width at Building Setback Line

BSL - Building Setback Line

#### 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, Section 1**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 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 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.

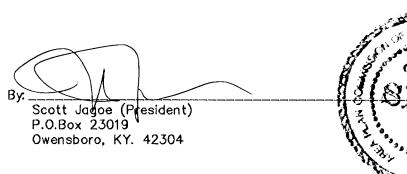
Strips or areas of land, of the dimensions shown on this plat and marked "L.M.& S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for main—tenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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.

Jagoe Land Corporation



Notary Certificate

STATE OF , COUNTY OF

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider,
Scott Jagoe
who acknowledge the execution of the foregoing plat with the

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 had day of August 2001.

My Commission Expires 100 TARY 1 The Notary Public Notary Resides in the PUBLIC Through (typed or printed name)

County, Indiana

#### Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more

Beginning at the southeast corner of said Quarter Quarter Section; thence along the south line thereof, North 89 degrees 50 minutes 26 seconds West 670.16 feet to the centerline intersection of Firlick Creek and being the southeast corner of Stonecreek PUD, Section 2, Phase 1 as recorded in Plat Book Q, page 113 in the office of the Recorder of Vanderburgh County, Indiana; thence along the center of Firlick Creek and along the east line of said subdivision, North 04 degrees 57 minutes 39 seconds West 245.02 feet; thence along the center of Firlick Creek and along the extended east line of said subdivision, North 06 degrees 38 minutes 25 seconds East 113.78 feet; thence along the center of Firlick Creek, North 18 degrees 01 minutes 31 seconds West 248.90 eet; thence continue along the center of said creek, North 40 degrees 07 minutes 09 seconds West 78.80 feet; thence North 79 degrees 52 minutes 18 seconds East 186.61 feet; thence North 10 degrees 07 minutes 42 seconds West 95.39 feet; thence North 14 degrees 09 minutes 31 seconds West 198.25 feet; thence North 75 degrees 50 minutes 29 seconds East 180.00 feet; thence South 14 degrees 09 minutes 31 seconds East 29.09 feet; thence North 75 degrees 50 minutes 29 seconds East 163.30 eet; thence North 05 degrees 16 minutes 00 seconds West 83.47 feet; thence South 88 degrees 52 minutes 32 seconds East 167.01 feet; thence North 01 degrees 07 minutes 28 seconds East 10.00 feet; thence South 88 degrees 52 minutes 32 seconds East 174.00 feet to a point located 36.00 feet west of and perpendicular to the east line of said quarter quarter section; thence parallel with the east line of said quarter quarter section, South 01 degrees 07 minutes 28 seconds West 218.68 feet to the point of curvature of a non-tangent curve to the right having a central angle of 35 degrees 51 minutes 54 seconds and a radius of 545.00 feet from which a chord bears South 27 degrees 34 minutes 00 seconds West 335.61 feet; thence along the arc of said curve 541.15 feet; thence South 45 degrees 29 minutes 57 seconds West 60.79 feet; thence South 44 degrees 30 minutes 03 seconds East 60.00 feet; thence North 45 degrees 29 minutes 57 seconds East 60.79 feet to the point of curvature of a curve to the left having a central angle of 10 degrees 18 minutes 23 seconds and a radius of 605.00 feet from which a chord bears North 40 degrees 20 minutes 46 seconds East 108.68 feet; thence along the arc of said curve 108.83 feet; thence South 88 degrees 52 minutes 32 seconds East 37.84 feet to a point located 36.00 feet west of and perpendicular to the east line of said quarter quarter section; thence parallel with the east line of said quarter quarter section, South 01 degrees 07 minutes 28 seconds West 382.72 feet; thence North 51 degrees 45 minutes 15 seconds West 270.43 feet to the point of curvature of a non-tangent curve to the left having a central angle of 20 degrees 42 minutes 30 seconds and a radius of 530.00 feet from which a chord bears South 30 degrees 35 minutes 43 seconds West 190.52 feet; thence along the arc of said curve 191.56 feet; thence North 70 degrees 27 minutes 50 seconds West 15.00 feet to the point of curvature of a non-tangent curve to the left having a central angle of 19 degrees 43 minutes 21 seconds and a radius of 545.00 feet from which a chord bears South 10 degrees 21 minutes 38 seconds West 186.68 feet; thence along the arc of said curve 187.60 feet; thence South 00 degrees 29 minutes 57 seconds West 0.99 feet to the point of curvature of a curve to the left having a central angle of 44 degrees 46 minutes 01 seconds and a radius of 50.00 feet from which a chord bears South 21 degrees 53 minutes 03 seconds East 38.08 feet; thence along the arc of said curve 39.07 feet; thence South 89 degrees 50 minutes 26 seconds East 374.72 feet to a point on the east line of said quarter quarter section; thence along the east line thereof, South 01 degrees 07 minutes 28 seconds West 45.01 feet to the point of beginning containing 13.391

Also, A 12-foot Public Utility Easement being a part of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degrees 07 minutes 28 seconds East 1116.57 feet; thence North 88 degrees 52 minutes 32 seconds West 210.00 feet to the point of beginning; thence South 01 degrees 07 minutes 28 seconds West 10.00 feet; thence North 88 degrees 52 minutes 32 seconds West 12.00 feet; thence North 01 degrees 07 minutes 28 seconds East 186.00 feet; thence South 88 degrees 52 minutes 32 seconds East 12.00 feet; thence South 01 degrees 07 minutes 28 seconds West 176.00 feet to the point of beginning.

Also, A 12-foot Public Utility Easement being a part of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degrees 07 minutes 28 seconds East 1116.57 feet; thence North 88 degrees 52 minutes 32 seconds West 210.00 feet; thence South 01 degrees 07 minutes 28 seconds West 10.00 feet; thence North 88 degrees 52 minutes 32 seconds West 167.01 feet; thence South 05 degrees 16 minutes 00 seconds East 83.47 feet; thence South 75 degrees 50 minutes 29 seconds West 151.30 feet to the point of beginning; thence continue South 75 degrees 50 minutes 29 seconds West 12.00 feet; thence North 14 degrees 09 minutes 31 seconds West 126.00 feet; thence North 75 degrees 50 minutes 29 seconds East 12.00 feet; thence South 14 degrees 09 minutes 31 seconds East 126.00 feet to the point of beginning.

Subject to all easements and rights-of-ways of record.

# 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

itness my hand and seal this 1 31 day of Accest, 2001



Scott D. Buedel, P.L.S. Indiana Registration No. 00031 Morley and Associates, inc. 600 SE. Sixth Street Evansville, IN. 47713 (812) 464-9585

## Area Plan Commission Certificate

dider 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, November 3, 1999.

President

Attest Executive Director

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

Laure Currentee

Executive Director

PLAT RELEASE DATE: \_ 58PT. 11, 2001

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on February 28, 2001.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on May 22, 2000.

Apc# 24-5-99 Q-152 4255 plat-phase1-east.dwg 7/31/01, SDB