

# THE SEASONS

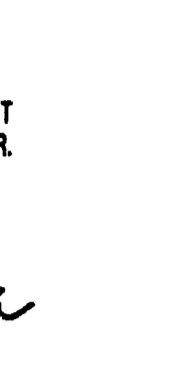
## Section II Secondary Plat

Legend  
 FPG - Flood Protection Grade (Minimum Floor Elevation)  
 TBM - Bench Mark  
 R - Radius  
 L - Length  
 BSL - Building Setback Line

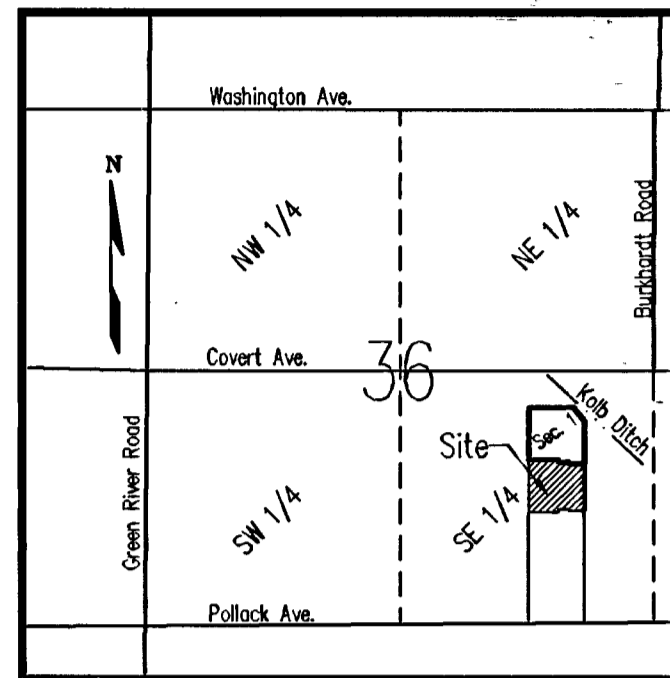
Soil Types  
 B<sub>o</sub> - Bonnie Silt Loom  
 W<sub>6</sub> - Weinbach Silt Loom  
 W<sub>82</sub> - Wheeling Loom  
 P<sub>18</sub> - Princeton Fine Sandy Loom  
 S<sub>4</sub> - Sciotoville Silt Loom  
 G<sub>n</sub> - Gint Silt Loom  
 W<sub>1A</sub> - Wheeling Loom

RECEIVED FOR RECORD  
 at 1:22 P.M.  
 Nov 13 1997  
 Plat Book P  
 Page 130  
 BETTY J. HEIMANN RECORDER  
 VANDERBURGH COUNTY  
 Contr # 0065

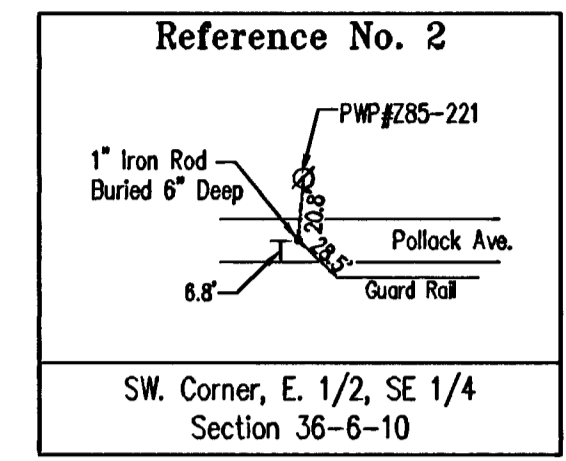
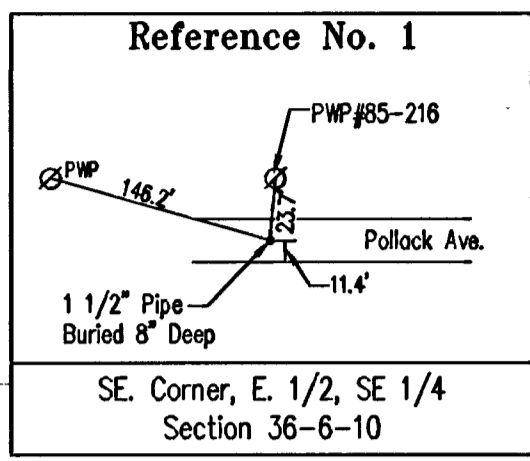
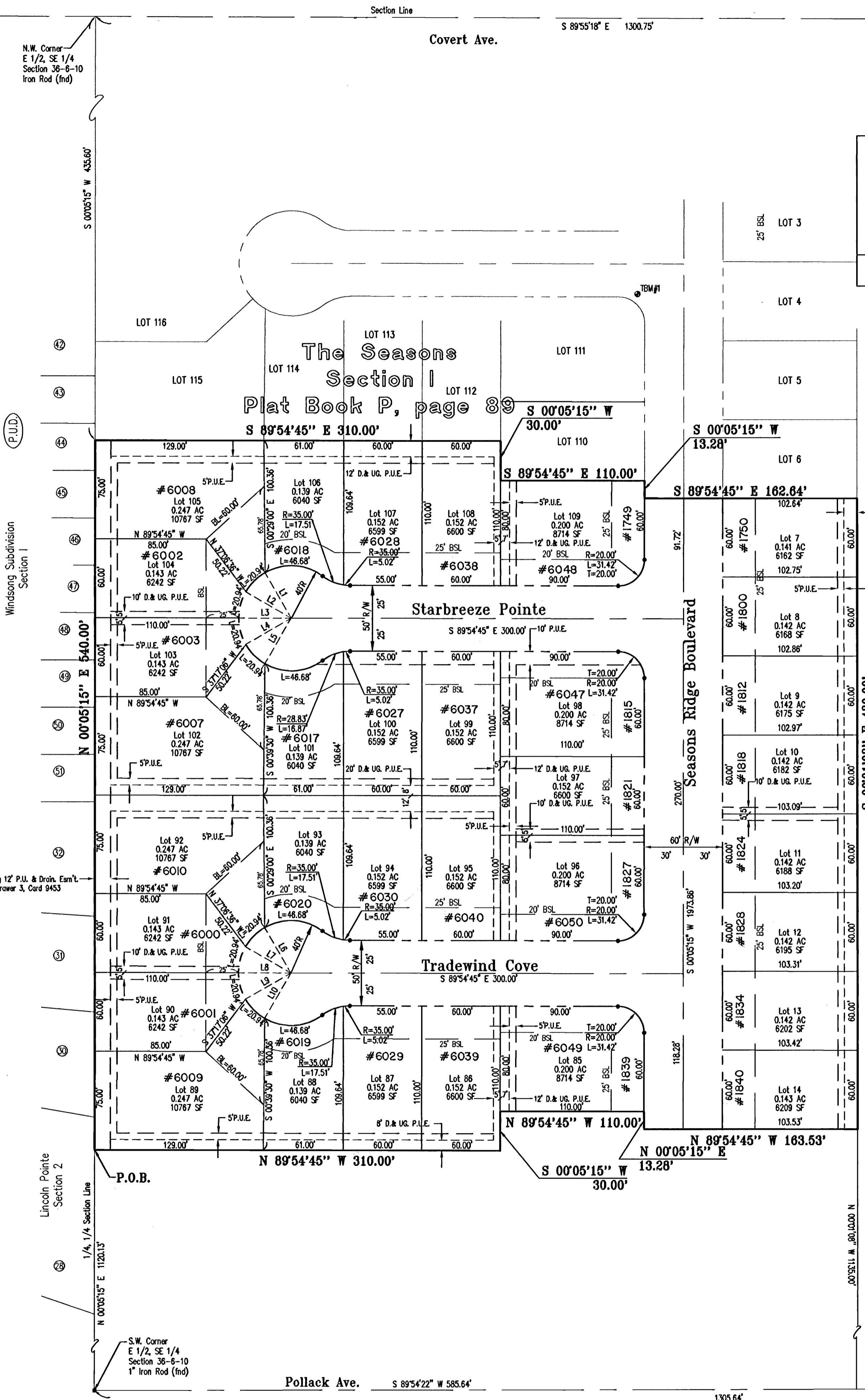
6887  
 ONLY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER.  
 NOV 13 1997  
*Suzanne M. Cusick*  
 AUDITOR



SCALE 1" = 50'  
 50 25 0 50 100



Location Map  
 Scale 1" = 2000'  
 Knight Township



6-33-14  
 Civil Corp.  
 P.O. Box 208  
 Evansville, IN 47702  
 Deed Record 688, Page 130-191

Number	Direction	Distance
L1	N 29°54'45" W	40.00'
L2	N 59°54'45" W	40.00'
L3	N 89°54'45" W	40.00'
L4	N 60°05'15" E	40.00'
L5	N 30°05'15" E	40.00'
L6	N 29°54'45" W	40.00'
L7	N 59°54'45" W	40.00'
L8	N 89°54'45" W	40.00'
L9	N 60°05'15" E	40.00'
L10	N 30°05'15" E	40.00'

Final drainage plans were approved by the Vanderburgh County Drainage Board on June 24, 1996.

Road construction plans were approved by the Vanderburgh County Commissioners on June 10, 1996.

UTILITIES: Water and sanitary sewers will be extended to site.

### General Notes

Zoning: The subject property is currently zoned "R-1"  
 Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180258 0050 B, dated March 19, 1982.

First Floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: 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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- 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 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.
- 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 5% 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 5% 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading. The total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 00233."

Bench Mark Data: Temporary Bench Mark #1 - Northmost headbolt on fire hydrant at the southwest corner of the intersection of Season Pointe Blvd. and Windstar Cove. Elevation = 388.03

Temporary Bench Mark #2 - Northmost headbolt on fire hydrant at the northwest corner of the intersection of Seasons Pointe Blvd. and Rainbow Pointe. Elevation = 390.23

### 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 THE SEASONS SECTION II. 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 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 or drainage pipes shall be erected 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 marked D.&UG.P.U.E. (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface drainage pipes, 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 easement. No structures other than such utility facilities or drainage pipes shall be erected 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.

All easements are dedicated together with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary maintenance or reconstruction. The Drainage Board or utility exercising such right of ingress and egress shall be liable for any damages outside the easement.

Jagoe Land Corporation

*Scott Jagoe, President*  
 2530 Tamarack Road  
 Owensboro, KY 42301

### 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(s) and Subdivider(s), 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 30<sup>th</sup> day of October, 1997

My Commission Expires: 9-16-98

Notary Resides in Vanderburgh County, Indiana

### 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, 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 APRIL 3, 1996.

*Robert H. Geyer, Jr.*  
 President  
*Blaine Oliver*  
 Attest Executive Director (255157)

Secondary Plat complies with the Ordinance and is released for Record.  
*Blaine Oliver*  
 Executive Director (255157)

PLAT RELEASE DATE: NOV. 13, 1997



# P-130

### Boundary Description

Part of the East Half of the Southeast Quarter of Section 36, Township 8 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the east half of the southeast quarter of said section 36, thence along the west line thereof, North 00 degrees 05 minutes 15 seconds East 1120.13 feet to the point of beginning; thence continue along said west line North 00 degrees 05 minutes 15 seconds East 540.00 feet to the southwest corner of The Seasons Subdivision Section I as recorded in Plat Book P, page 89 in the office of the Recorder of Vanderburgh County, thence along the south line thereof, South 89 degrees 54 minutes 45 seconds East 310.00 feet; thence continue along said Seasons Subdivision Section I South 00 degrees 05 minutes 15 seconds West 30.00 feet; thence continue along said Seasons Subdivision Section I South 89 degrees 54 minutes 45 seconds East 162.84 feet; thence North 89 degrees 01 minutes 08 seconds East 480.00 feet; thence North 89 degrees 54 minutes 45 seconds West 183.53 feet; thence North 00 degrees 05 minutes 15 seconds East 13.28 feet; thence North 89 degrees 54 minutes 45 seconds West 110.00 feet; thence North 00 degrees 05 minutes 15 seconds West 310.00 feet to the point of beginning, containing 6.85 acres (298,481 sq.ft.), more or less.

Subject to easements, rights-of-way, building and use restrictions of record.

### 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 exist at locations as noted.

Witness my hand and seal this 30<sup>th</sup> day of October, 1997.



*Danny K. Leek*  
 Danny K. Leek, R.L.S.  
 Indiana Registration No. S0480  
 Morley and Associates, Inc.  
 600 S.E. Sixth Street  
 Evansville, In. 47713  
 (812) 464-9585 - Telephone  
 (812) 464-2514 - Fax