

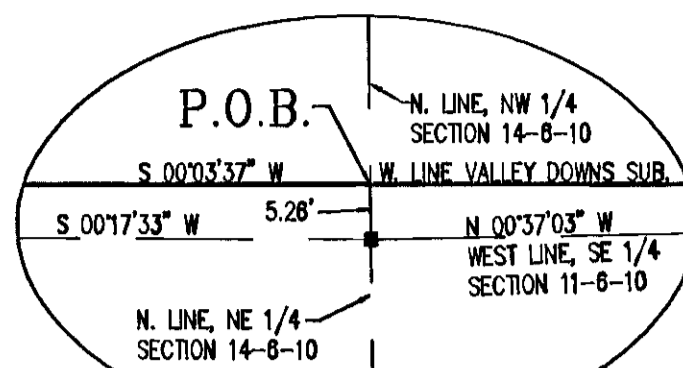
# TIMBER PARK OAKWOOD AT TIMBER PARK PHASE 7 SECONDARY PLAT

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

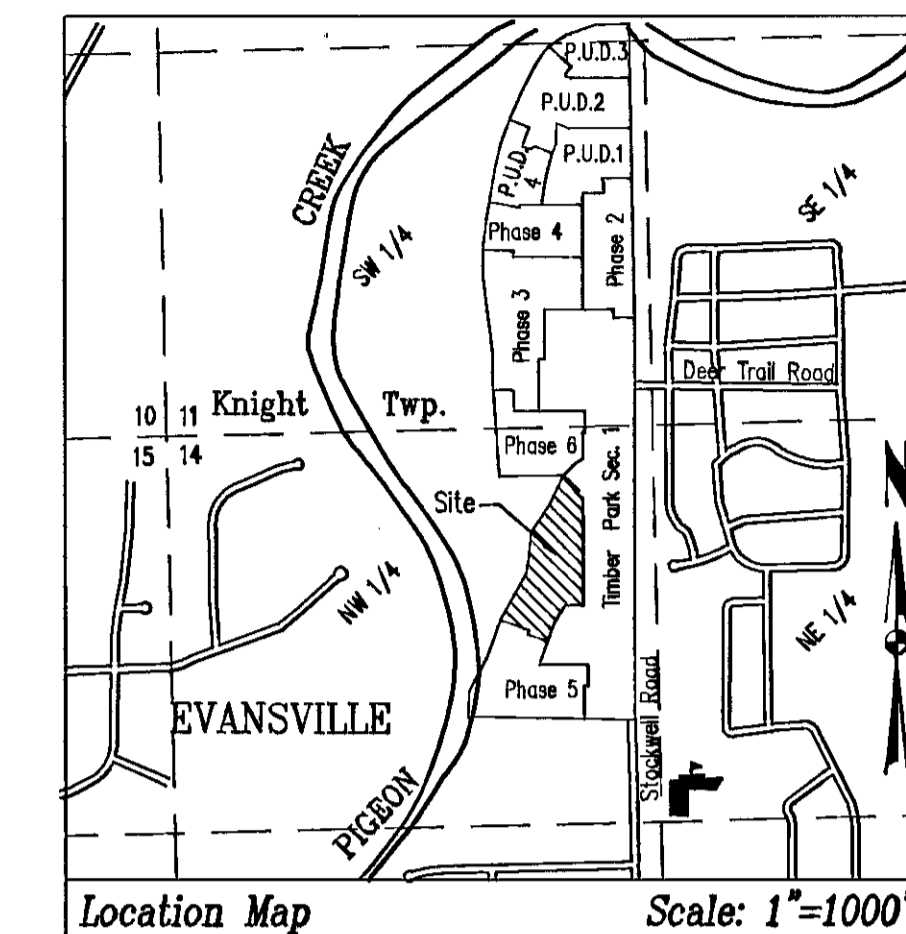
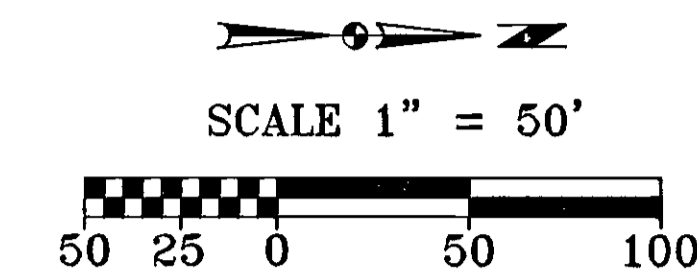
SEP 16 1999

*Signature of Council Auditor*  
AUDITOR #6452

RECEIVED FOR RECORD  
2:41 P  
SEP 16 1999  
Plat Book Q-39  
Page 39  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999R00031137



DETAIL - P.O.B.



**General Notes**

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

Utilities: Water and Sanitary sewer services have been extended to 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 is 384.00. 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. FPG has been marked on all lots near the flood plain.

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 City Engineer's Office, and in compliance with the City 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.
- 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 Board of Public Works.

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 Board of Public Works 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.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

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  
BM#1 - Northeast Headbolt on Fire Hydrant at Southwest corner of Stockwell Road and Dear Trail.  
Elev. = 385.87

**Owner's Certificate**

The undersigned owners of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as Oakwood at Timber Park Phase 7. 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.&U.G.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 Board of Public Works or 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.

JAGOE HOMES AND CONSTRUCTION, INC.

By: *W.R. Jagoe III*  
W.R. Jagoe III, President  
4215 Berk Tree Drive  
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 Owners and Subdividers, Jagoe Homes and Construction, Inc., 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 8th day of June, 1999

My Commission Expires: 4-11-07

Notary (Resides in Vanderburgh County, Indiana)



**Boundary Description**

Part of the East Half of the Northwest Quarter of Section 14, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

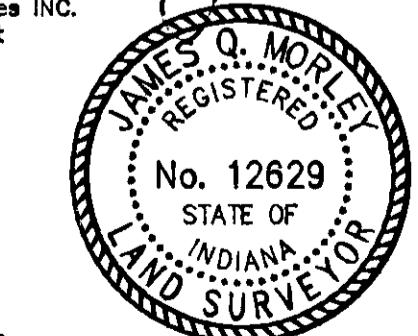
Commencing at the northeast corner of the northwest quarter of Section 14, Township 6 South, Range 10 West; thence along the north line thereof South 89 degrees 27 minutes 01 seconds West 5.28 feet to the west line of Valley Downs Subdivision, as per plat recorded in Plat Book K, page 151 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the west line thereof South 00 degrees 03 minutes 37 seconds West 885.72 feet to the southwest corner of Lot 11 in said Valley Downs Subdivision; thence along the south line thereof South 89 degrees 58 minutes 25 seconds East 167 feet to a point on the east line of the northeast quarter of said Section 14; thence along the east line thereof South 00 degrees 17 minutes 33 seconds West 712.21 feet to the southeast corner of Timber Park Phase 1, as per plat recorded in Plat Book P, page 31; thence along the south line thereof North 89 degrees 01 minutes 08 seconds West 870.00 feet to the southwest corner of Timber Park Phase 5, as per plat recorded in Plat Book P, page 187; thence North 03 degrees 28 minutes 37 seconds East 129.22 feet; thence continue along said west line North 27 degrees 41 minutes 48 seconds East 195.74 feet; thence continue along said west line North 19 degrees 27 minutes 39 seconds East 211.53 feet to the true point of beginning; thence continue North 19 degrees 27 minutes 39 seconds East 92.22 feet; thence 29 degrees 30 minutes 42 seconds East 267.49 feet; thence North 00 degrees 00 minutes 00 seconds East 135.25 feet; thence North 04 degrees 17 minutes 38 seconds East 109.82 feet; thence North 45 degrees 00 minutes 00 seconds East 158.13 feet to a point on the west line of said Timber Park Phase 1; thence along the west line thereof South 45 degrees 00 minutes 04 seconds East 109.23 feet; thence continue along said west line South 44 degrees 59 minutes 10 seconds West 16.28 feet; thence continue along said west line South 45 degrees 00 minutes 00 seconds East 50.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds West 550.01 feet; thence continue along said west line North 89 degrees 01 minutes 56 seconds West 92.87 feet; thence continue along said west line South 31 degrees 27 minutes 39 seconds West 115.39 feet; thence continue along said west line South 19 degrees 27 minutes 46 seconds West 98.58 feet to a point on the north line of said Timber Park Phase 5; thence along the north line thereof North 70 degrees 32 minutes 21 seconds West 110.00 feet; thence continue along said north line North 19 degrees 27 minutes 39 seconds East 21.76 feet; thence continue along said north line North 70 degrees 32 minutes 21 seconds West 159.34 feet to the true point of beginning containing 4.94 acres (215,008 sq.ft.).

**Surveyor's Certificate**

I, James Q. Morley, do hereby certify that I am a land surveyor, in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 24, 1999, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 7th day of July, 1999

*James Q. Morley*  
James Q. Morley, R.L.S.  
Indiana Registration No. 12829  
Morley and Associates Inc.  
600 SE Sixth Street  
Evansville, IN 47713



**Q-39**

**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 June 1, 1999.

*Richard H. Berra, Jr.*  
Richard H. Berra, Jr., President  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.  
*Richard H. Berra, Jr.*  
Executive Director

PLAT RELEASE DATE: Sept. 16, 1999



DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:

May 25, 1994  
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:

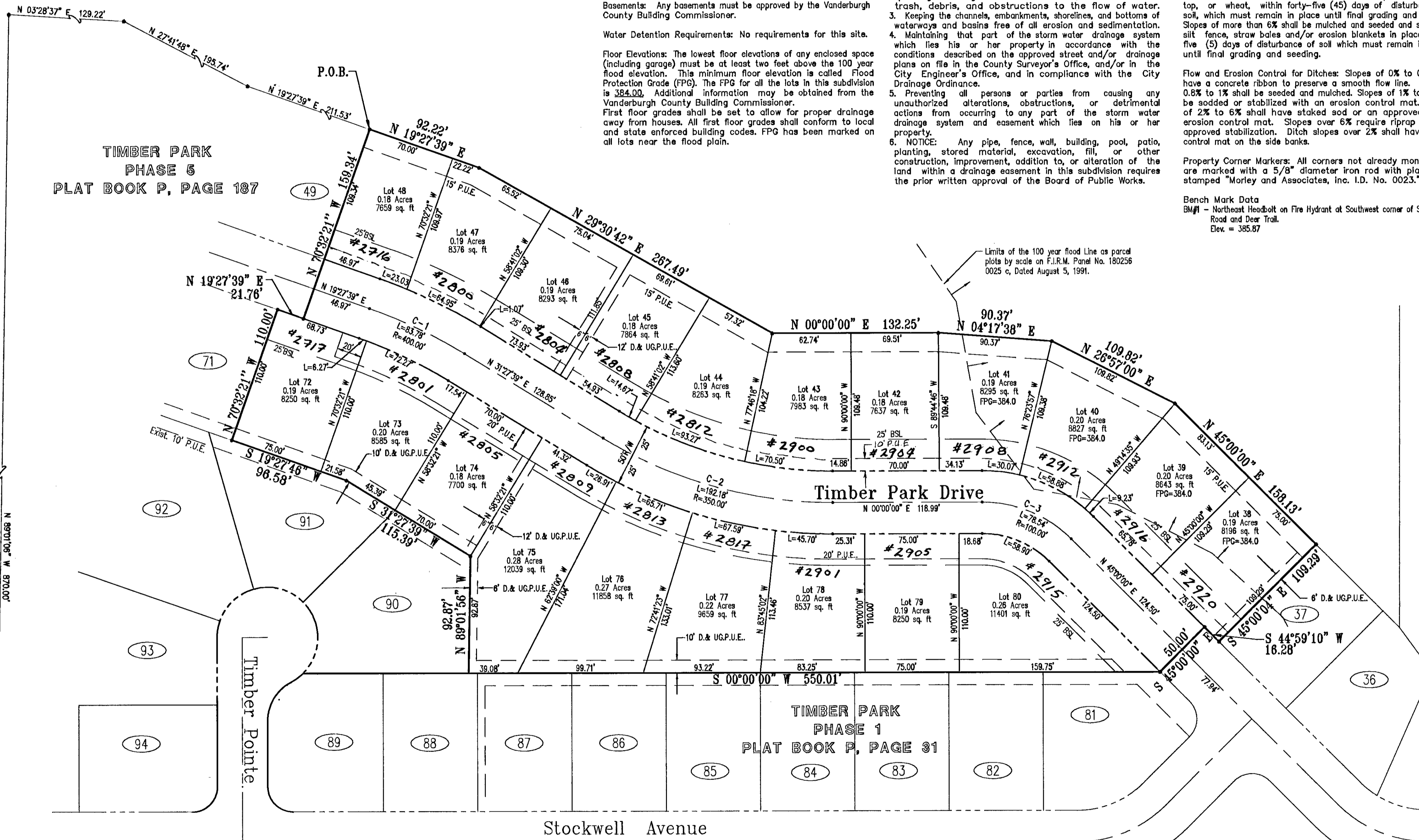
August 17, 1994  
DATE

PRIMARY APPROVAL

June 1994  
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:

September 8, 1994  
DATE



**CURVE DATA TABLE**

NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	12°00'00"	S 25°27'39" W	42.0	400.0	83.8	83.6
C-2	31°27'39"	N 15°43'50" E	98.6	350.0	192.2	189.8
C-3	45°00'00"	S 22°30'00" W	41.4	100.0	78.5	76.5

1/4 Section Line  
S 0°01'33" W 712.21'

S 89°56'25" E 1.67'  
S 0°03'37" W 885.72'  
SW. Cor. Lot 11  
Valley Downs Sub.  
N.E. Corner  
NW 1/4  
Section 14-6-10

APC # 19-5-94  
Oak7-Pit.dwg 2800 6/28/99 J.E.W.