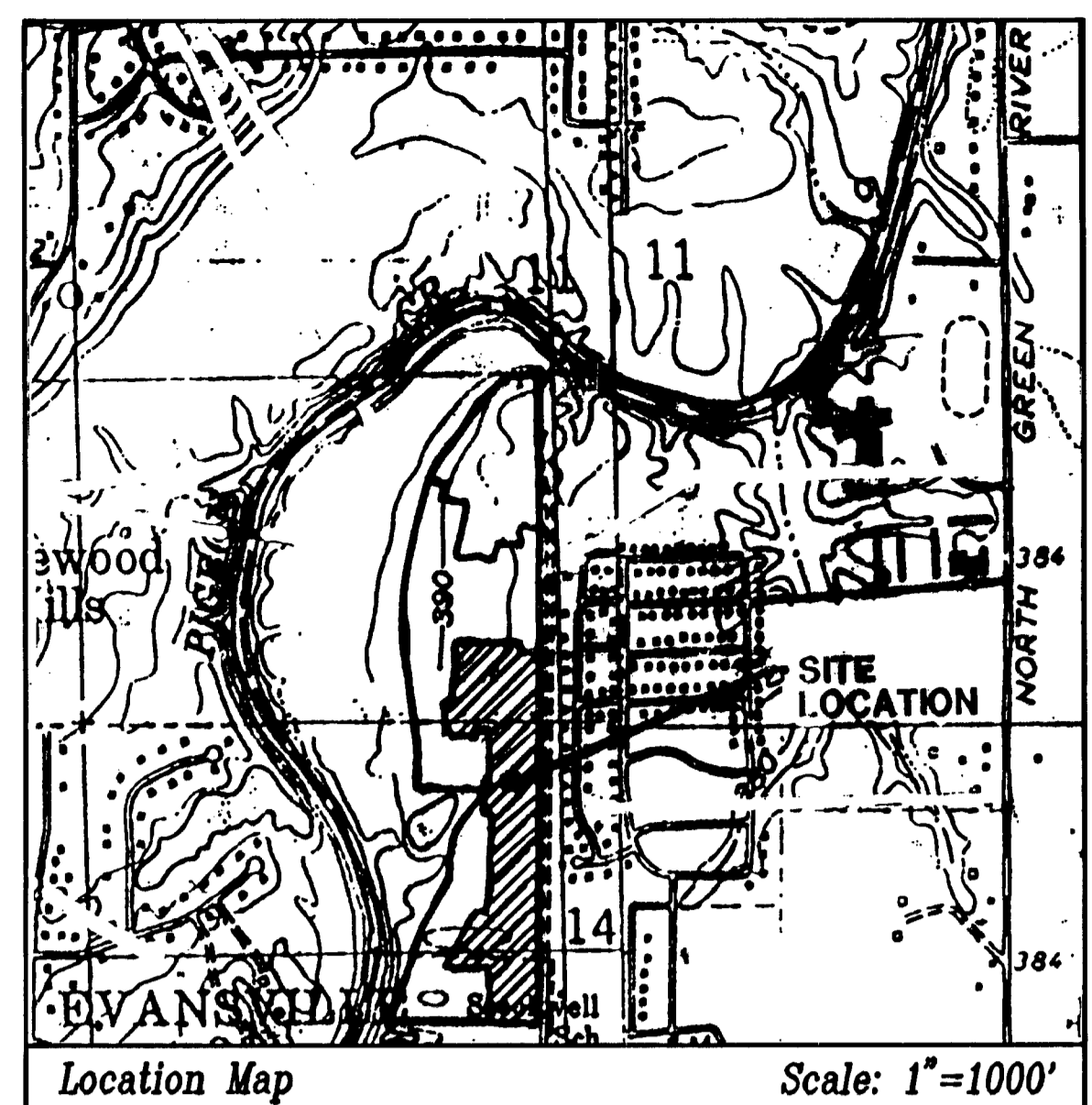
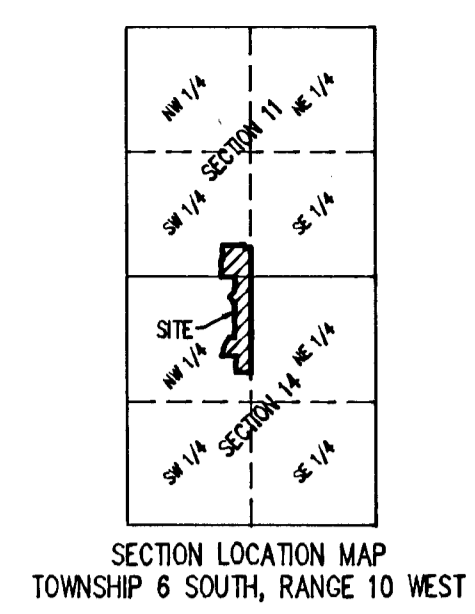
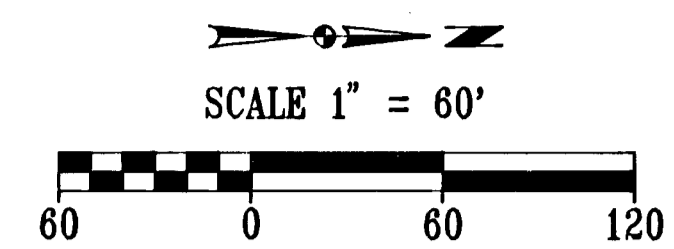


TIMBER PARK

PHASE 1



O-177

34-256-47

**OAK WOOD at
TIMBER PARK**

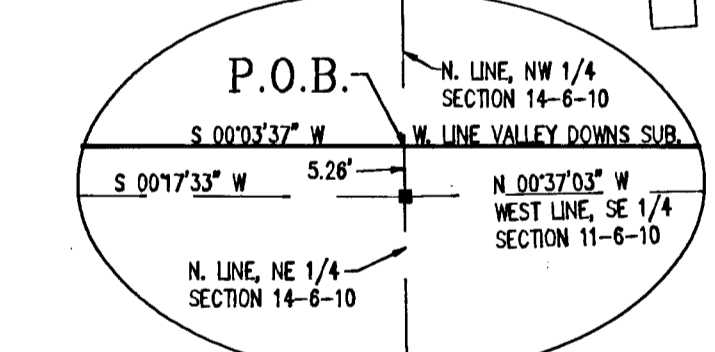
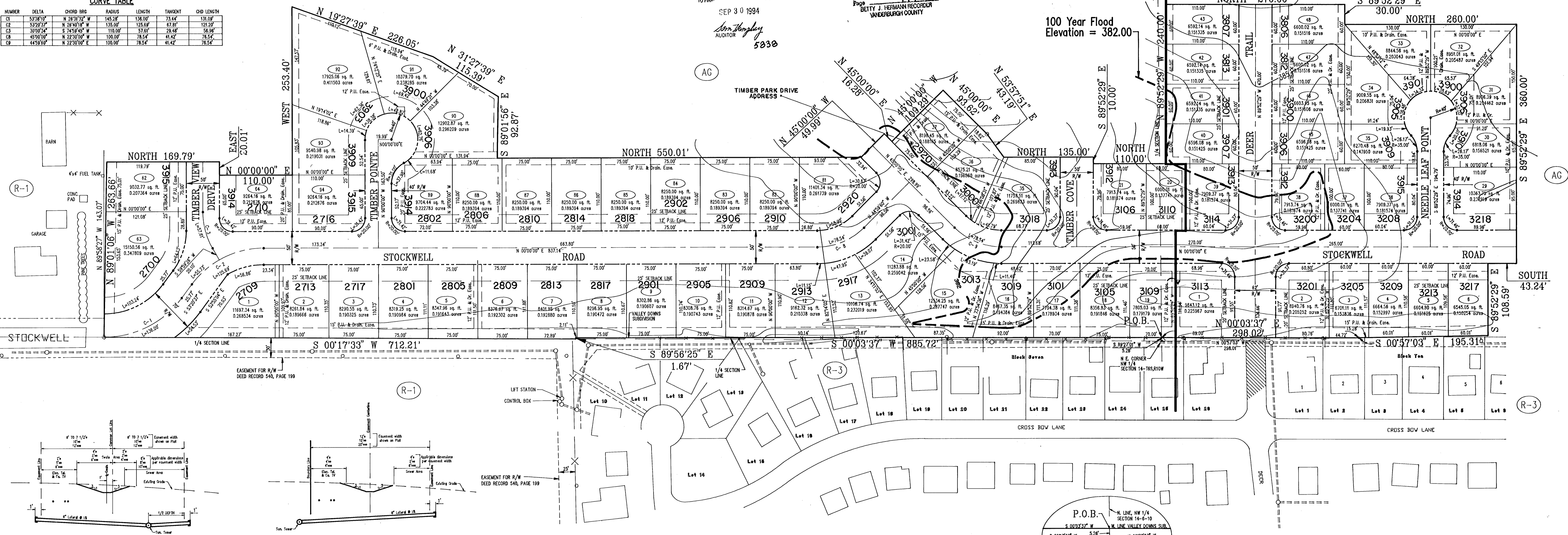
**THE PINES at
TIMBER PARK**

RECEIVED FOR RECORD
At 1:28 P.M.
Sept 30 1994
Plat Book 177
Page 177
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FRANCHISE TAXES.
SEP 30 1994
5838
Auditor

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	TANGENT	CHD LENGTH
C1	53°37'0"	N 28°20'32" W	145.28'	138.00'	73.44'	131.09'
C2	53°37'0"	N 28°40'14" W	135.00'	125.69'	67.81'	123.20'
C3	30°02'34"	S 74°58'43" W	110.00'	57.61'	28.44'	58.58'
C8	45°00'00"	N 27°20'00" E	100.00'	78.54'	41.42'	78.54'
C9	44°59'00"	N 27°20'00" E	100.00'	78.54'	41.42'	78.54'



Boundary Description Phase 1
Part of the East Half of the Southwest Quarter of Section 11 and part of the East Half of the Northwest Quarter of Section 14, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, bounded and being more particularly described 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 27 seconds east 5.28 feet to the west line of Valley Downs Subdivision as per plat thereof recorded in Plat Book K, page 151 in the Office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence along the west line of said subdivision south 10 degrees 03 minutes 37 seconds west 885.72 feet to the southwest corner of Lot No. 11 in said Subdivision; thence along the south line thereof south 89 degrees 58 minutes 25 seconds east 1.67 feet to the east line of the northwest quarter of said Section 14-6-10; thence along the east line thereof south 00 degrees 17 minutes 33 seconds east 712.21 feet to a point which is south 09 degrees 17 minutes 33 seconds east 1588.00 feet from the northeast corner of said quarter section; thence north 89 degrees 01 minutes 08 seconds west 235.58 feet; thence north 188.78 feet; thence east 20.01 feet; thence north 110.00 feet; thence west 233.40 feet; thence north 19 degrees 27 minutes 39 seconds east 228.05 feet; thence north 37 degrees 27 minutes 39 seconds east 115.39 feet; thence south 89 degrees 01 minutes 58 seconds east 32.87 feet; thence north 550.01 feet; thence north 45 degrees 00 minutes 00 seconds east 68.29 feet; thence north 45 degrees 00 minutes 00 seconds east 16.28 feet; thence north 45 degrees 00 minutes 00 seconds east 16.28 feet; thence north 135.00 feet; thence south 89 degrees 52 minutes 29 seconds east 110.00 feet; thence north 110.00 feet; thence north 89 degrees 52 minutes 29 seconds east 240.00 feet; thence north 270.00 feet; thence south 89 degrees 52 minutes 29 seconds east 30.00 feet; thence north 280.00 feet; thence south 89 degrees 52 minutes 29 seconds east 363.00 feet; thence south 108.58 feet to the east line of the southwest quarter of Section 11, Township 6 South, Range 10 West; thence along the east line thereof south 00 degrees 03 minutes 37 seconds east 885.72 feet to the west line of said Valley Downs Subdivision; thence along the west line thereof south 10 degrees 03 minutes 37 seconds east 238.02 feet to the true point of beginning, containing 17.12 acres.

Surveyor's Certificate
I, James Q. Morley, do hereby certify that the survey shown on this plat was performed under my direction and to the best of my knowledge and belief this plat was executed in accordance with the provisions of Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established by this survey is within the specifications for a Class C Survey (0.50 Foot) as defined in 865 IAC 1-12.
FIELD WORK COMPLETED: MAY 24, 1994
CERTIFIED: September 29 1994
James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

General Notes
Zoning: The subject property is currently zoned AG and adjacent property is zoned as shown on drawing above.
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.
The lowest floor elevations of any enclosed space (including garage) must be at least 2 feet above the 100 year flood elevation. This minimum floor elevation is called the Flood Protection Grade (FPG). The minimum F.P.G. is 384.00. Additional information can be obtained from the Vanderburgh Building Commissioner.
Minimum First Floor Elevation: 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.
Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.
Road Grades: Maximum road grades will not exceed 5%.
Temporary Erosion Control: (During construction)
Slopes of 0% - 5% shall be mulched and seeded with a cover crop, i.e., corn, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shapings.
Erosion Control for Ditches:
Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.
Water Detention Requirements: No Requirements for this site.

Owner's Certificate
The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as TIMBER PARK SUBDIVISION PHASE 1. All roads shown and not previously dedicated are hereby dedicated to public use.
Strips of ground, of the width shown on this plat and marked "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 shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.
Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the said area shown and dimensioned on the attached public utility and drainage easement diagram.
Individual lot owners shall maintain all easements on their lot.
Jogoe Homes and Construction Company, Inc.
By: W.R. Jogoe III, President
2350 Tamarack Road
Owensboro, Kentucky 42301

Area Plan Commission Certificate
Under the authority provided by the Acts of 1981, Public Law #308, 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 JUNE 1, 1994.
Plat Release Date: 9/30/94
Barbara R. Lunning
Executive Director

Notary Certificate
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
I, the undersigned Notary Public, do hereby certify that the foregoing plat was filed for record and that the same is a true and correct copy of the original as shown to me by the undersigned. Witness my hand and seal this 24th day of September 1994.
My Commission Expires: 9-16-98
Notary Public in Vanderburgh County, Indiana
Reberah J. Masterson
(Typed or printed name)

Storm drainage plans were approved by the City of Evansville Board of Public Works on May 25 1994
AUGUST 17, 1994
Official Seal of the City of Evansville, Indiana
Notary Seal of Reberah J. Masterson, Notary Public, Vanderburgh County, Indiana