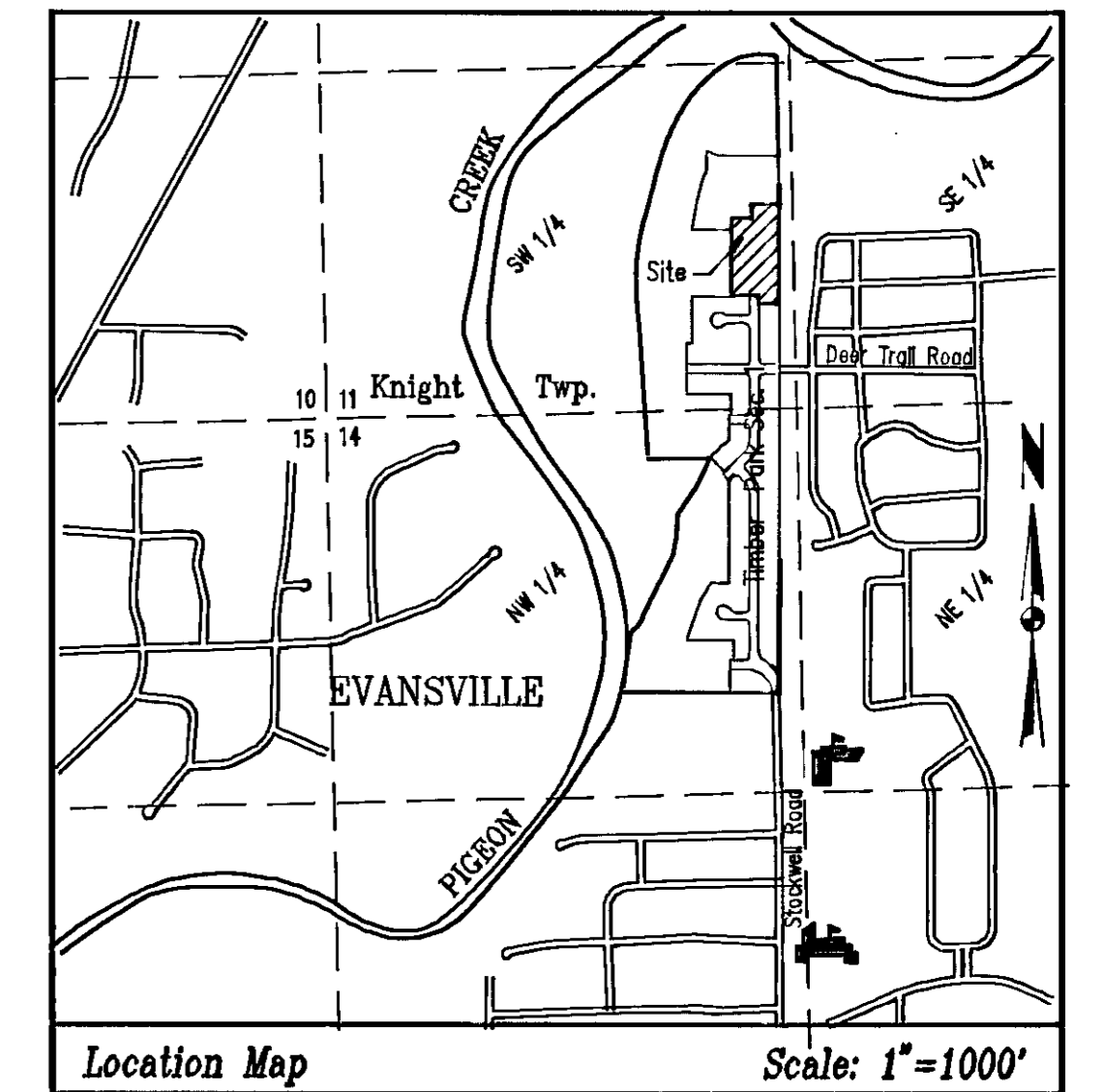
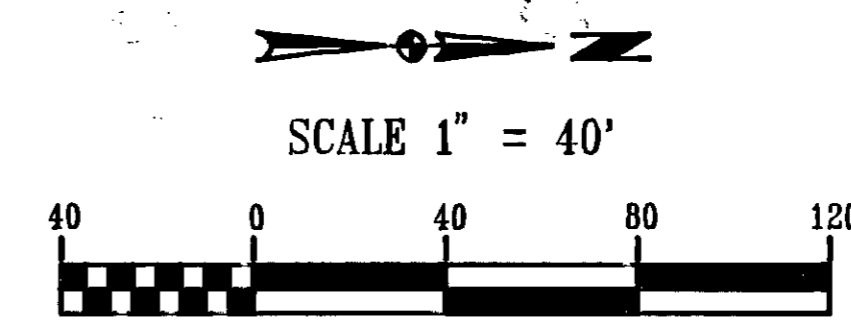
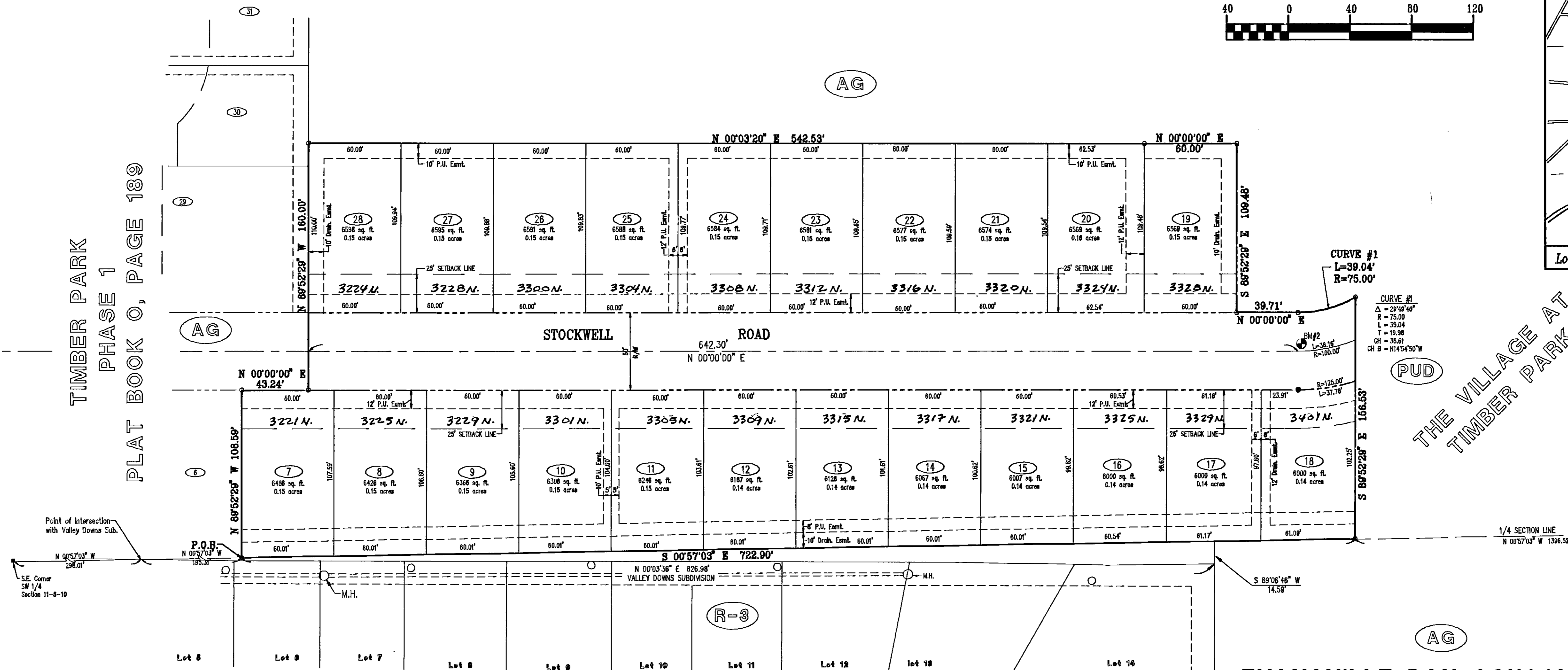


TIMBER PARK

Section 2



TIMBER PARK
PHASE 1
PLAT BOOK O, PAGE 189



P-36

RECEIVED FOR RECORD
at 2:54 P.M.
10-24-95
Plat Book 189
Page 36
BETTY J. HENNING
VANDERBURGH COUNTY
0093
OCT 24 1995
Suzanne M. Cumb
AUDITOR
5889

Boundary Description Phase 2
Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:
Commencing at the Southeast Corner of the Southwest Quarter of Section 11-6-10, said point being North 00 degrees 03 minutes 37 seconds East 885.72 feet and North 89 degrees 27 minutes 01 seconds East 5.28 feet from the Southwest corner 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; thence along said quarter section line North 00 degrees 57 minutes 03 seconds West 298.01 feet to the point of intersection with the west line of said Valley Downs Subdivision; thence continuing along said quarter section line North 00 degrees 57 minutes 03 seconds West 195.31 feet to the true point of beginning, said point also being the northeast corner of Timber Park Phase 1 recorded in the corrected plat in Plat Book O, page 189, thence along the north line thereof, North 89 degrees 52 minutes 29 seconds West 160.00 feet; thence North 00 degrees 03 minutes 20 seconds East 542.53 feet; thence North 00 degrees 00 minutes 00 seconds East 60.00 feet; thence South 89 degrees 52 minutes 29 seconds East 109.48 feet; thence North 00 degrees 00 minutes 00 seconds East 38.71 feet to the point of curvature of a curve to the left, concave to the southwest, having a central angle of 29 degrees 49 minutes 40 seconds and a radius of 75.00 feet from which the chord bears North 14 degrees 54 minutes 50 seconds West 38.61 feet; thence along the arc of said curve 39.04 feet; thence South 89 degrees 52 minutes 29 seconds East 156.53 feet to the East line of said quarter section; thence along said quarter section South 89 degrees 57 minutes 03 seconds East 722.90 feet to the true point of beginning, containing 4.00 acre (174,349 sq. ft.).

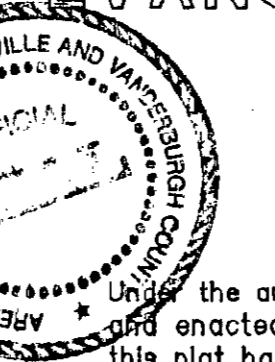
VALLEY DOWNS SUBDIVISION PLAT BOOK K, PAGE 151

General Notes
Zoning: The subject property is zoned AG; abutting property is zoned as shown.
Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.
Utilities: Sanitary sewer services have been extended to site.
Temporary Erosion Control: (during construction)
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 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 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

General Notes
Minimum First Floor Elevation: First Floor Grades shall be set to allow for proper drainage around houses. All First Floor Grades shall conform to all Local and State enforced building codes.
Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.
Public Utility and Drainage Easement: Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.
Water Detention Requirements: No requirements for this site.
Bench Mark Data
BM#1 - Northeast Headbolt on Fire Hydrant at Southwest corner of Stockwell Road and Deer Trail.
Elev. = 385.67
BM#2 - 5/8" Iron Rod in Centerline of Stockwell Road approx. 38' south of the beginning of this phase.
Elev. = 382.21

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

Owner's Certificate
The undersigned owner of the real estate shown and described herein does hereby plan and subdivide said real estate as shown and designates the same as TIMBER PARK Section 2. All roads shown and not previously dedicated are hereby dedicated 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 and storm sewer 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
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities.
JAGOE HOMES AND CONSTRUCTION, INC.
By: W.R. Jagoe, III, President
2350 Tamarack Road
Owensboro, KY 42301



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 10-24-95
By: Robert H. Bauer, Jr., President
Sharon J. Burks-Maier, Executive Director
PLAT RELEASE DATE 10-24-95
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 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 5th day of October, 1995
My Commission Expires: 4-11-99
Notary Resides In: Vanderburgh County, Indiana
Notary Public: Sharon J. Burks-Maier (typed or printed name)

