

TIMBER PARK THE PINES at TIMBER PARK PHASE 6 Secondary Plat

RECEIVED FOR RECORD
at 3:50 P.M.
Sept. 7 1999
Plat Book 9
Page 35
BETTY J. HERMAN RECORDER
VANDERBURGH COUNTY
1999R00030143

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 07 1999

Suzanne M. Crum
AUDITOR
6026

SCALE 1" = 40'



BSL - BUILDING SETBACK LINE
FPG - FLOOD PROTECTION GRADE

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 Pines at Timber Park Phase 6. 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 Drainage Board 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 Bank 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 30th day of June, 1999

My Commission Expires: 4-11-07

Notary Resides in Vanderburgh County, Indiana

Suzanne M. Crum
Notary Public
Suzanne M. Crum
(typed or printed name)

Q-35



Area Plan Commission Certificate

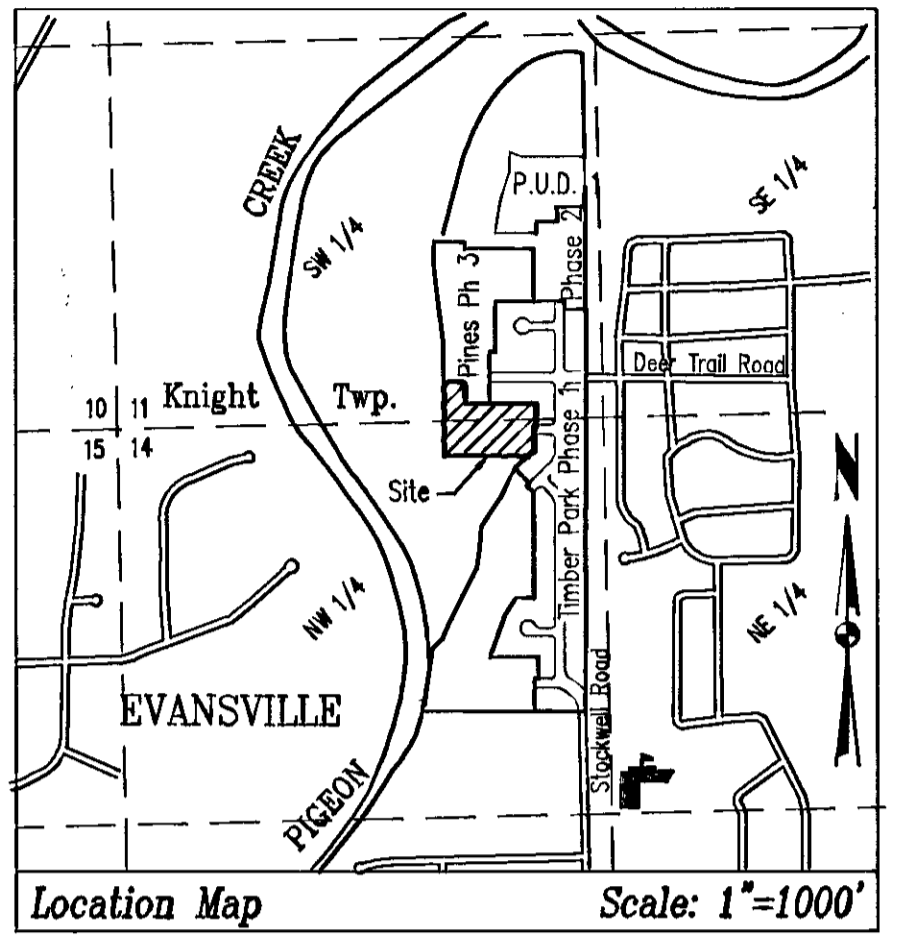
Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on May 7, 1999

Barbara R. Cunningham
President

Barbara R. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording
Barbara R. Cunningham
Executive Director

PLAT RELEASE DATE: Sept. 7, 1999



Location Map Scale: 1" = 1000'

Boundary Description

Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West and part of 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 Southeast Corner of the Southeast Quarter of Section 11-8-10, 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 East 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 East 298.01 feet to the northeast corner of Timber Park Phase 1, as recorded in Plat Book P, page 31 in the office of said Vanderburgh County Recorder; thence along the north line of said Timber Park Phase 1 North 89 degrees 52 minutes 29 seconds West 108.59 feet; thence continue along the north line of said Pines at Timber Park, Phase 1 North 00 degrees 00 minutes 00 seconds East 43.24 feet; thence continue along said north line North 89 degrees 52 minutes 29 seconds West 350.00 feet; thence along the west line of said Pines at Timber Park, Phase 1, South 00 degrees 00 minutes 00 seconds East 280.00 feet; thence continue along said west line North 89 degrees 52 minutes 29 seconds West 30.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds East 270.00 feet to the southwest corner of Lot 43 in said Pines at Timber Park, Phase 1, said point being the true point of beginning; thence continue along the west line of said Pines at Timber Park, Phase 1, South 89 degrees 52 minutes 29 seconds East 240.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds West 110.00 feet; thence continue along said west line North 89 degrees 52 minutes 29 seconds West 10.00 feet; thence continue along said west line South 00 degrees 00 minutes 00 seconds West 135.00 feet; thence continue along said west line South 53 degrees 57 minutes 51 seconds West 43.19 feet; thence North 89 degrees 52 minutes 29 seconds West 434.55 feet; thence North 00 degrees 00 minutes 00 seconds East 380.48 feet to the southwest corner of the Pines at Timber Park, Phase 3 as recorded in Plat Book P, page 108 in the office of said Recorder; thence along the south line of said Phase 3, South 89 degrees 52 minutes 29 seconds East 89.52 feet to the beginning of a tangent curve to the right having a central angle of 89 degrees 52 minutes 29 seconds and a radius of 20.00 feet from which the chord bears South 44 degrees 58 minutes 14 seconds East 28.25 feet; thence continue along the south line of said Phase 3 and along the arc of said curve 31.37 feet; thence continue along the south line of said Phase 3, South 00 degrees 00 minutes 00 seconds West 90.04 feet; thence continue along the south line of said Phase 3, South 89 degrees 52 minutes 29 seconds East 130.00 feet to the true point of beginning and containing a Gross Area of 3.205 acres.

Surveyor's Certificate

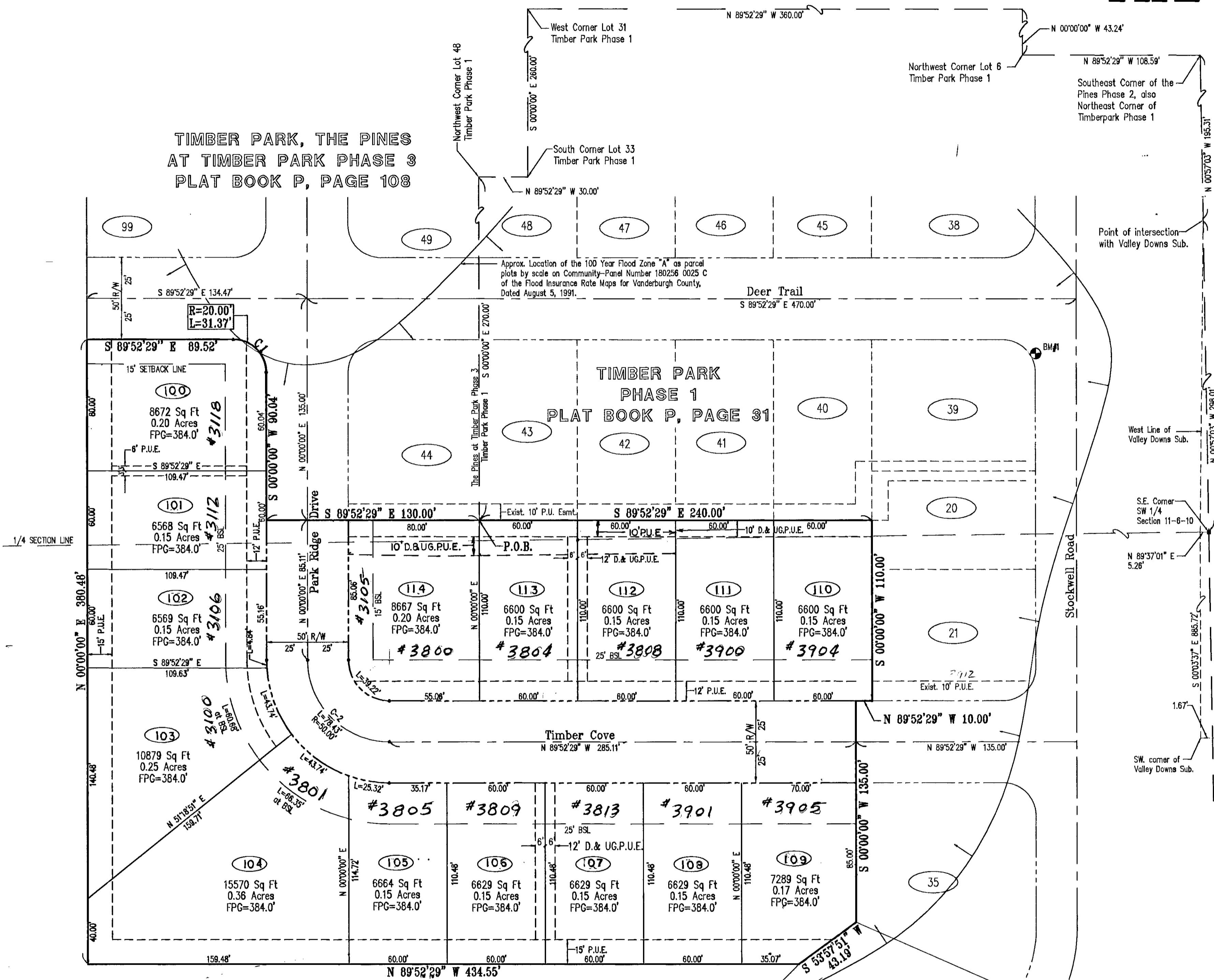
I, Danny K. Leek do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on May 25, 1999, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of July, 1999

Danny K. Leek
DANNY K. LEAK
REGISTERED
No. S0480
STATE OF INDIANA
LAND SURVEYOR



APC 32-5-98
15 Lots
PB-Plat.dwg 2800-4 6/28/99



DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
May 25, 1999
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON:
August 17, 1999
DATE

Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Parcel Number 180258 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.

CURVE TABLE						
NUMBER	Delta Angle	Chord Bearing	Tangent	Radius	Length	Chord Dist.
C1	89°52'29"	S 44°56'14" E	19.98	20.00	31.37	28.25
C2	89°52'29"	N 44°56'14" W	49.89	50.00	78.43	70.63