

RECEIVED FOR RECORD
 DATE 11-15-02 12:55 P.M.
 PLAT BOOK R-28
 PAGE 28
 INSTR. 2002R00044251
 BETTY KNIGHT-SMITH RECORDER
 VANDERBURGH COUNTY

The Village at Timber Park

Section 5, Phase 3

Part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana

NOV 15 2002

Signature of Clerk
 # 7980
 Owners Certificate

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as The Village at Timber Park Section 5, Phase 3 All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for purposes of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plot and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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 located 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 or areas of land, of the dimensions shown on this plot and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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 the easement. No structures other than such utility facilities or drainage ways or systems shall be located 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.

Strips of land of the dimension shown on this plot and marked landscape buffer are dedicated for the purpose of providing an area which may be landscaped with trees and shrubs by the lot owner and shall be seeded and maintained by the lot owner. No structures or equipment, temporary or permanent other than such landscaping shall be placed in said strip of land.

Five foot wide side yard maintenance easement for the zero setback line side of the house on the adjoining lot are dedicated as shown by (.....)

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Jogoe Land Corporation
 By: J. Scott Jogoe (President)
 P.O. Box 23019
 Owensboro, KY, 42304
 Date: 10/14/02

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 and Subdivisor, J. Scott Jogoe, who acknowledged the execution of the foregoing plat with the declarations and restrictions therein, express to be his voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and seal this 14th day of OCTOBER, 2002.

My Commission Expires: MAY 21, 2010
 Notary Public: GERALD M. WITTHROW
 VANDERBURGH COUNTY, Indiana
 (Typed or printed name)

Surveyor's Certificate
 I, Scott D. Buedel, 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 14th day of October, 2002.

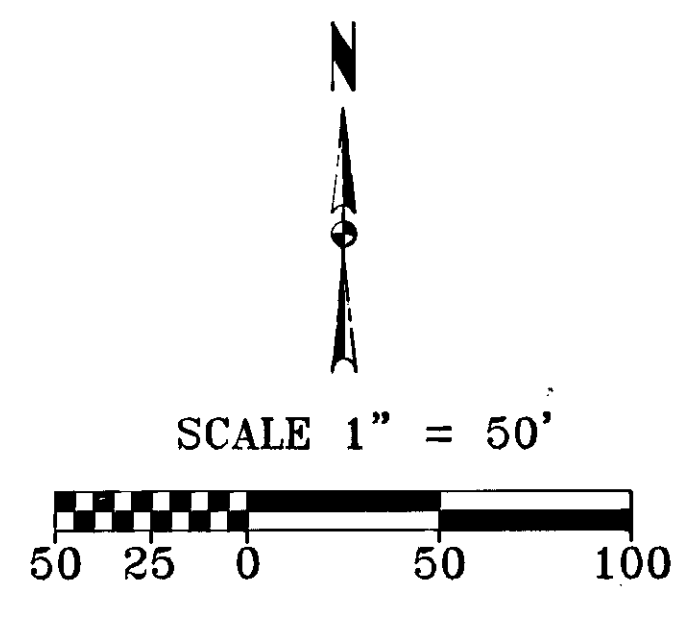
Area Plan Commission Certificate
 Under the authority provided by the Acts of 1981, Public Law #308, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on February 2, 2000.

President: Mark Foster
 Attest Executive Director: Gerald M. Witthrow
 Secondary Plat complies with the Ordinance and is released for Recording
 Executive Director: Gerald M. Witthrow
 PLAT RELEASE DATE: NOV 15 2002

APC# 7-3-2000 A370/secs-3-phase3.dwg 10-14-2002

General Notes
 Typical Site Plans are recorded in Plat Book Q, page 130 and Plat Book R, page 7.
 The use of Access Easements to Open Space areas are prohibited by motorized vehicles, with exception for vehicles to maintain said Open Spaces.
 The Village at Timber Park Homeowners Association shall be responsible for the upkeep and maintenance of Open Space "B", Open Space "C" and Open Space "F".
 Flood Plain Data: Per F.I.R.M. Parcel Number 180228 0025 C, dated August 3, 1991, Vanderburgh County, Indiana, a portion of the subdivision lies within the designated 100 year flood zone "A".
 Floodway Construction: No structure to be constructed or placed within the floodway without a Construction in a Floodway Permit from the Department of Natural Resources (DNR).
 Access: All Lots shall access interior streets only.
 Utilities: Water and Sanitary sewer services will be extended to the 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 Vanderburgh County Building Commissioner requires that the minimum first floor elevation for all lots in this subdivision be 384.5. Those Lots which do not touch flood zone "A" have been marked M.F.
 FPG has been marked on all lots which touch flood zone "A". (See "Lot Table")
 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.
 Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. 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:
 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
 2. 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.
 3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and drainage plans on file in the County Engineer's Office and in the County Surveyor's Office respectively and in compliance with the County Drainage Ordinance.
 5. 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 right-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, Disembarked Contractors, Builders and all Lot Owners or anyone working with 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.
 Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc. (all lots).
 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.
 Property Corner Markers: All corners not previously marked will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".
 Bench Mark Data: BM#1 - 5/8" Iron Rebar with Morley Cap in Centerline Intersection of Shadwell and Stannore Drive. Elev. = 383.17
 Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 3, 2000
 Street Construction Plans Were Approved By The Vanderburgh County Engineer On: April 10, 2000

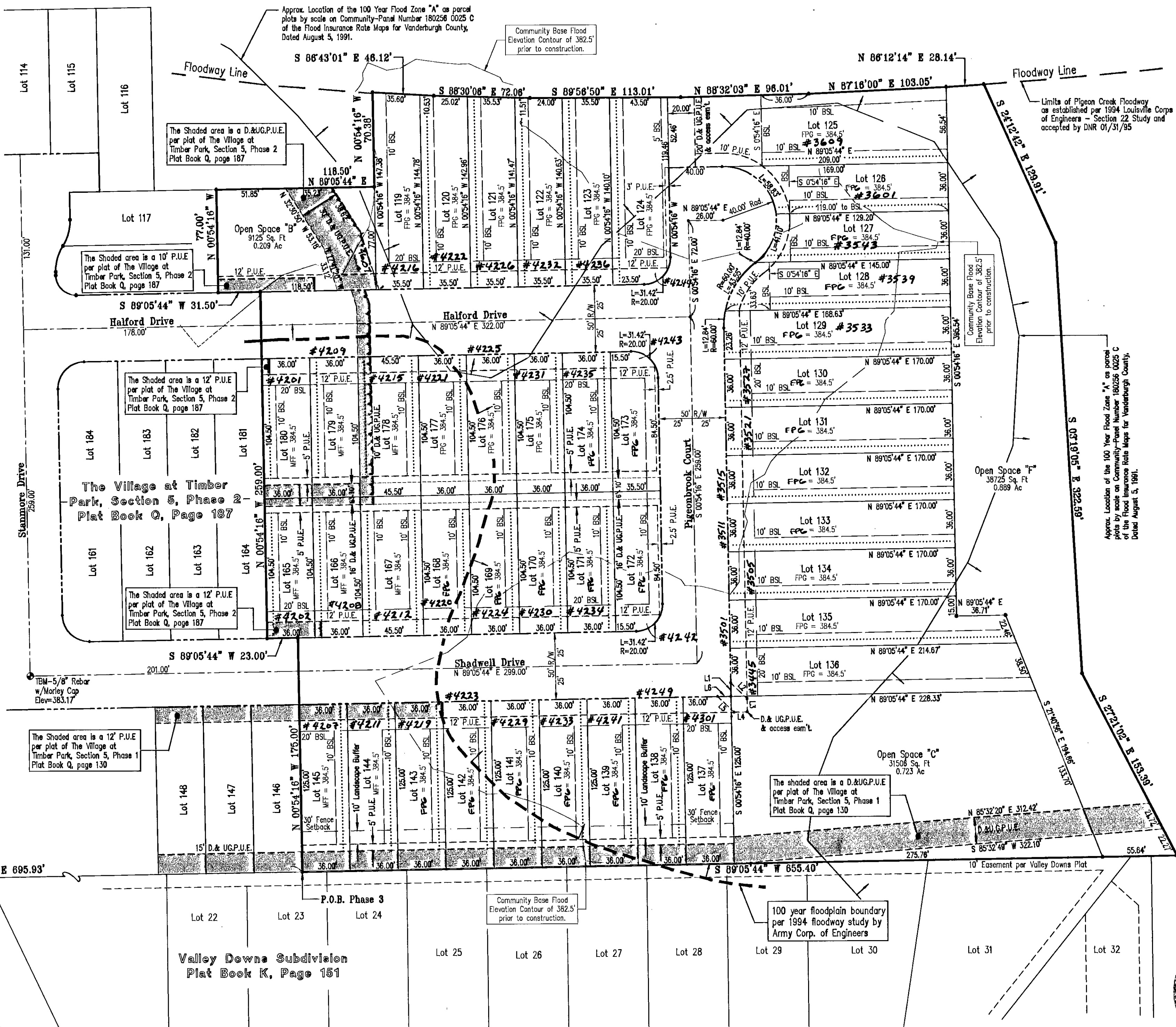
Lot Table					Lot Table				
LOT NUMBER	Square Feet	Acres	FPG	M.F.	LOT NUMBER	Square Feet	Acres	FPG	M.F.
Lot 119	5188	0.119	384.5		Lot 140	4500	0.103	384.5	
Lot 120	5103	0.117	384.5		Lot 141	4500	0.103	384.5	
Lot 121	5049	0.116	384.5		Lot 142	4500	0.103	384.5	
Lot 122	5004	0.115	384.5		Lot 143	4500	0.103	384.5	
Lot 123	4983	0.114	384.5		Lot 144	4500	0.103	384.5	
Lot 124	5985	0.138	384.5		Lot 145	4500	0.103	384.5	
Lot 125	11,245	0.258	384.5		Lot 146	4500	0.103	384.5	
Lot 126	4987	0.114	384.5		Lot 147	3762	0.086	384.5	
Lot 127	4798	0.110	384.5		Lot 148	3762	0.086	384.5	
Lot 128	5761	0.132	384.5		Lot 149	3762	0.086	384.5	
Lot 129	6114	0.140	384.5		Lot 150	3762	0.086	384.5	
Lot 130	6120	0.140	384.5		Lot 151	3762	0.086	384.5	
Lot 131	6120	0.140	384.5		Lot 152	3762	0.086	384.5	
Lot 132	6120	0.140	384.5		Lot 153	3762	0.086	384.5	
Lot 133	6120	0.140	384.5		Lot 154	3762	0.086	384.5	
Lot 134	6120	0.140	384.5		Lot 155	3762	0.086	384.5	
Lot 135	6974	0.160	384.5		Lot 156	3762	0.086	384.5	
Lot 136	7974	0.183	384.5		Lot 157	3762	0.086	384.5	
Lot 137	4500	0.103	384.5		Lot 158	3762	0.086	384.5	
Lot 138	4500	0.103	384.5		Lot 159	3762	0.086	384.5	
Lot 139	4500	0.103	384.5		Lot 160	3762	0.086	384.5	



Legend
 FPG - Flood Protection Grade (Minimum Floor Elevation)
 M.F. - Minimum Finished Floor Elevation per Vanderburgh County Building Commissioner
 BM - Bench Mark
 R - Rod
 L - Length
 B.L. - Lot width of Building Setback Line
 B.S.L. - Building Setback Line
 --- 5 foot side yard maintenance easement
 R/W - Right-of-way
 N.S.E.W. - North, South, East, West
 P.O.C. - Point of Commencement
 P.O.B. - Point of Beginning

Easement Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 0°54'16" W	9.99'
L2	S 45°54'54" E	16.97'
L3	S 0°54'16" E	10.00'
L4	S 89°05'44" W	10.00'
L5	N 45°53'37" W	16.97'
L6	N 89°05'44" E	9.99'



Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Parcel Number 180228 0025 C of the Flood Insurance Rate Map for Vanderburgh County, Dated August 3, 1991.
 Community Base Flood Elevation Contour of 382.5' prior to construction.
 Limits of Pigeon Creek Floodway as established per 1994 Louisville Corps of Engineers - Section 22 Study and accepted by DNR 01/31/95.
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 Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Parcel Number 180228 0025 C of the Flood Insurance Rate Map for Vanderburgh County, Dated August 3, 1991.
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