

The Shaded or Dot Pattern Area is the driveway layout for a house with a 1 car garage. The dashed line, labeled "Without Garage" is the driveway layout for a house without a garage. One of the two turn-outs will be built, based upon the position of the house and drive on the Lot.

The cross-hatched area is the location of the single family residence which will be one of the nine (9) models shown on this sheet.

### Typical Hammerhead Lot

NOTE: FLOOR PLANS MAY BE EXPANDED AS LONG AS THEY DO NOT ENCRoACH ON THE PLATTED SETBACKS, EASEMENTS, FLOODWAYS OR CAUSE THE HOUSE FOOTPRINT TO EXCEED 50% LOT COVERAGE.

THESE TYPICAL BUILDING SETBACKS GOVERN, EXCEPT WHERE ADDITIONAL OR GREATER SETBACKS, EASEMENTS, OR FLOODWAYS ARE SHOWN ON THE PLAT.

MAXIMUM BUILDING HEIGHT 35'

ACCESSORY BUILDINGS MUST BE IN CONFORMITY WITH APPLICABLE ZONING REGULATIONS AND CANNOT EXCEED (a) ONE HUNDRED (100) SQUARE FEET IN FLOOR AREA; OR (b) EIGHT (8) FEET IN HEIGHT. ACCESSORY BUILDINGS SHALL NOT ENCRoACH INTO ACCESS EASEMENTS, DRAINAGE EASEMENTS, FLOODWAYS, OR LANDSCAPE BUFFER AREAS.

LOT DIMENSIONS SHOWN ON THIS SHEET ARE TYPICAL LOT DIMENSIONS AND DO NOT REPRESENT THE SIZE AND SHAPE OF ALL LOTS IN THE SUBDIVISION.

FENCE LOCATIONS SHOWN ON THIS SHEET ARE TYPICAL, AND MAY VARY IN LOCATION AND SHAPE ON EACH LOT. PATIOS SHALL NOT ENCRoACH DRAINAGE EASEMENTS, AND SHALL NOT BE CONSTRUCTED IN A FLOODWAY WITHOUT A PERMIT ISSUED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES.

PATIO LOCATIONS SHOWN ON THIS SHEET ARE TYPICAL, AND MAY VARY IN LOCATION, SIZE AND SHAPE ON EACH LOT. PATIOS SHALL NOT ENCRoACH DRAINAGE EASEMENTS, AND SHALL NOT BE CONSTRUCTED IN A FLOODWAY WITHOUT A PERMIT ISSUED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES.

SIDEWALK LOCATIONS SHOWN ON THIS SHEET ARE TYPICAL, AND MAY VARY IN LOCATION AND SHAPE ON EACH LOT. SIDEWALKS SHALL NOT ENCRoACH DRAINAGE EASEMENTS, AND SHALL NOT BE CONSTRUCTED IN A FLOODWAY WITHOUT A PERMIT ISSUED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES.

HOUSE MODELS WITH A 1-CAR GARAGE, SHOWN ON THIS SHEET, HAVE THE OPTION TO CONSTRUCT A DOUBLE WIDE DRIVEWAY WITHIN THE FRONT YARD SETBACK AND GREEN SPACE AREA FOR ADDITIONAL PARKING.

HOUSE MODELS, ALONG WITH ALL OTHER IMPROVEMENTS SHOWN ON EACH LOT, MAY BE REVERSED.

THE TYPICAL HAMMERHEAD LOT LAYOUT, SHOWN ON THIS SHEET, MAY BE REVERSED IF THE STREET ACCESS IS FROM THE OPPOSITE SIDE OF THE LOT.

RECEIVED FOR RECORD  
DATE 7-2-2002 3:28 PM  
PLAT BOOK R-7  
PAGE 7  
INSTR # 2002R00024849  
RETTY KNIGHT-SMITH RECORDER  
VANDERBURGH COUNTY

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 02 2002

*Angene A. Combs*  
AUDITOR  
# 2517

R-7

**Owners Certificate**  
I, the undersigned developer of the Planned Unit Development, known as The Village at Timber Park, Section 5, Phase 1, recorded in Plat Book Q, pages 130 in the Office of the Recorder of Vanderburgh County, Indiana, do hereby amend said Subdivision to include the site plans as shown hereon.

Jagoe Land Corporation  
By: *J. Scott Jagoe* (President)  
P.O. Box 25019  
Owensboro, KY, 42304

**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 Developer, J. Scott Jagoe

who acknowledged the execution of the foregoing plat to be his voluntary act and deed.  
Witness my hand and seal this 25<sup>th</sup> day of June 2002.

My Commission Expires: 5-3-2009  
*Joan M. Morley*  
Notary Public

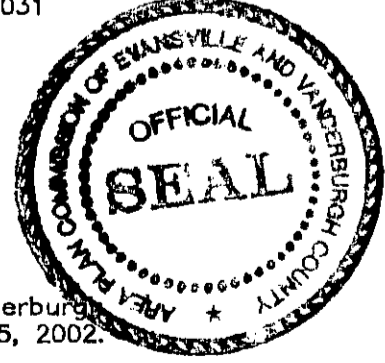
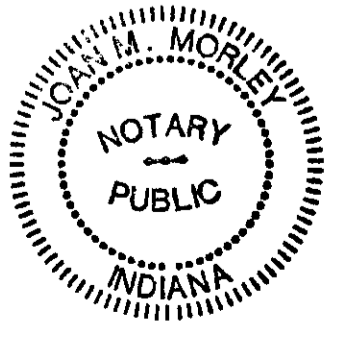
Notary Reside in Vanderburgh County, Indiana  
(typed or printed name)

**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 was completed by me.  
Witness my hand and seal this 7<sup>th</sup> day of JUNE 2002.

*Scott D. Buedel*  
Scott D. Buedel, P.L.S.  
Indiana Registration No. 00031  
Morley and Associates, Inc.  
600 SE. Sixth Street  
Evansville, IN, 47713  
(812) 464-9585

**Area Plan Commission Certificate**  
These additional plans were approved by the Vanderburgh County Area Plan Commission at a meeting held June 5, 2002.

*Mark Foster*  
President  
*Rudley Smith*  
Attest: Executive Director



Project: THE VILLAGE AT TIMBER PARK SECTION 5  
Sheet Title: REVISED TYPICAL SITE PLANS  
Scale: 1/16" = 1'-0"  
Drawn By: SDB Job Number: 4376  
Checked By: SDB Date: 6/6/02  
Filename: C-101-REVISED.DWG  
Sheet Number: 1 of 1

Revisions:  
No. By Date Description

Morley and Associates, Inc.  
Consulting Engineers/Surveyors/Architects  
600 S.E. Sixth Street  
Evansville, Indiana 47713  
(812) 464-9585