

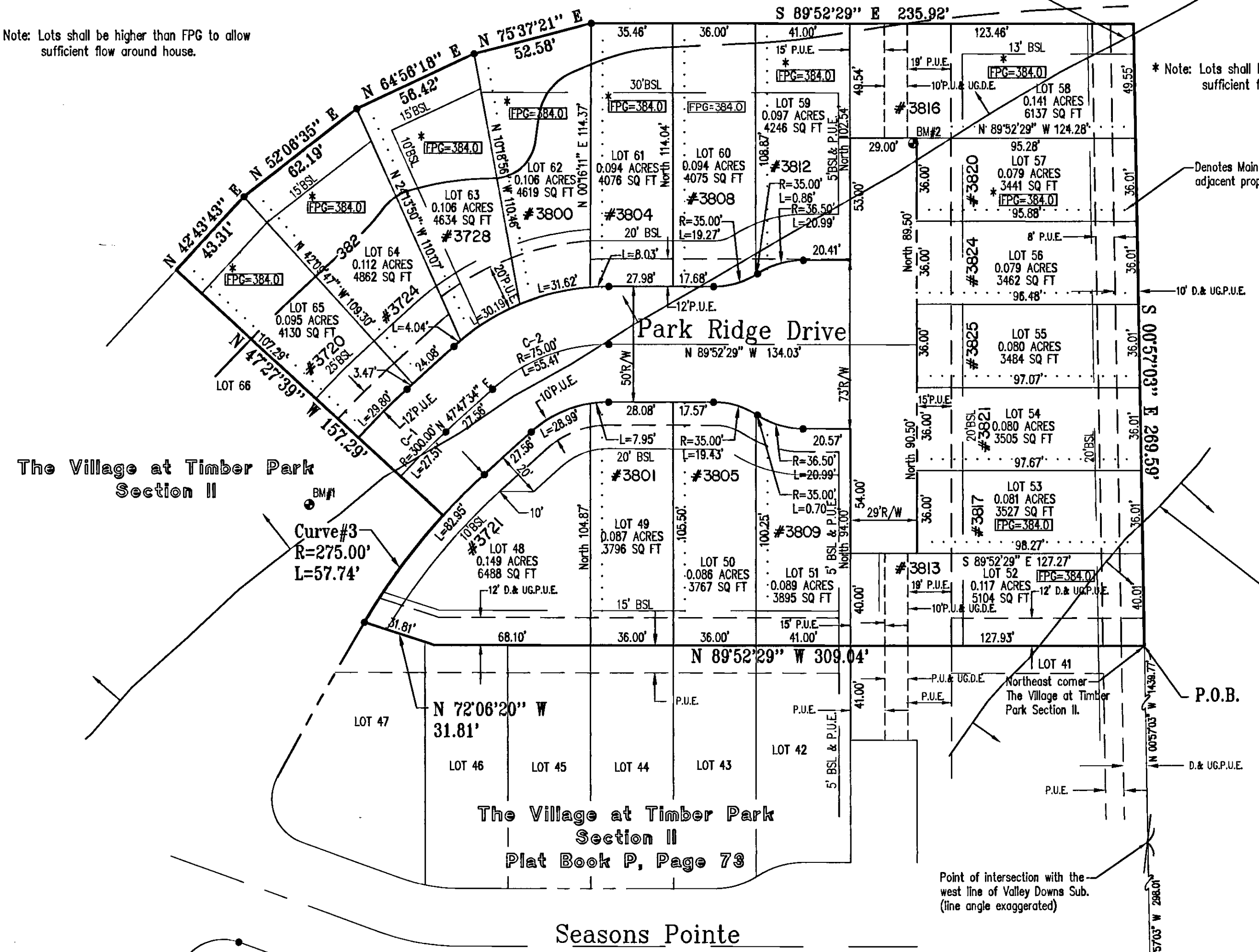
NUMBER	Data Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	85°15'27"	N 45°09'57" E	13.76	300.00	27.51	27.50
C2	42°19'58"	N 68°57'32" E	28.04	75.00	55.41	54.16
C3	12°01'47"	N 36°31'28" E	28.98	275.00	57.74	57.63

Legend  
 BM - Bench Mark  
 R - Radius  
 L - Length  
 BSL - Building Setback Line

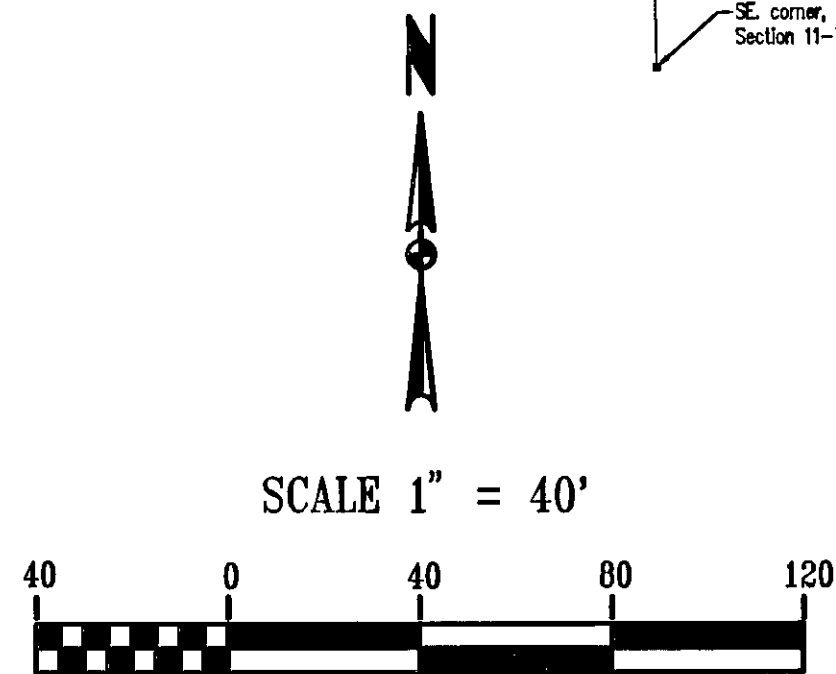
Approx. Location of the 100 Year Flood Zone "A" as parcel plots by scale on Community-Panel Number 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Dated August 5, 1991.

\* Note: Lots shall be higher than FPG to allow sufficient flow around house.

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**General Notes**

Utilities: Water and sanitary sewers are extended to the site  
 Road Grades: Maximum road grades will not exceed 10.0%.  
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.  
 Zoning: The subject property is currently zoned Ag  
 Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0000 C, dated 1991.

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). Additional information may be obtained from the Vanderburgh County Building Commissioner. 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. FPG has been marked on all lots near the flood plain.

Storm Drainage Maintenance: 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:

- Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
- 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.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
- 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.
- 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, Development Contractors, Builders and all Lot Owners or anyone working with or 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.

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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data  
 BM#1 - Chiseled square in flowline of curb at lot line between Lots 67 and 66  
 Elev. = 382.94

BM#2 - Chiseled square in flowline of curb at lot line between Lots 57 and 58  
 Elev. = 382.25

STORM DRAINAGE PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: May 23, 1994

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE CITY OF EVANSVILLE BOARD OF PUBLIC WORKS ON: August 14, 1996

PRIMARY APPROVAL BY THE EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION ON: May 3, 1995

SANITARY SEWER PLANS WERE APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON: September 8, 1994

RECEIVED FOR RECORD  
 12:37 P.M.  
 MAY 6 1997  
 MAY 06 1997  
 AUDITOR  
 #2497

OWNERS 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 Village at Timber Park Section III". 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 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 plat and marked "P.U. & U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water and for the installation, 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.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

JAGOE HOMES AND CONSTRUCTION, INC.

By: *W.R. Jagoe III*  
 W.R. Jagoe III, President  
 2350 Tamarack Road  
 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 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 25th day of April, 1997

My Commission Expires: 4-11-99

Notary Resides in  
 Vanderburgh  
 County, Indiana

*Sharon J. Burks-Maier*  
 Notary Public  
 Sharon J. Burks-Maier  
 (typed or printed name)



**AREA PLAN 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 3, 1995.

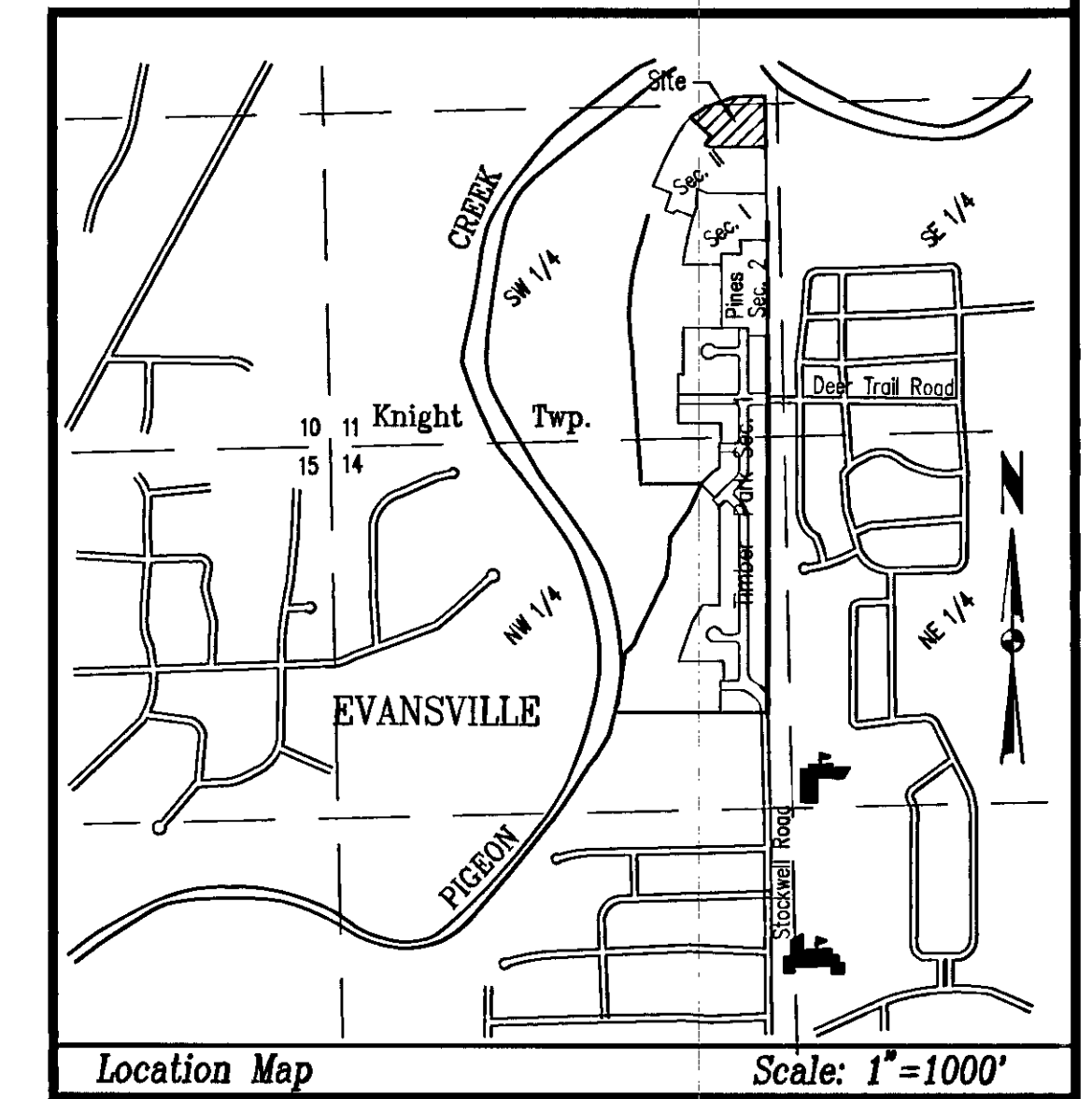
*Barbara L. Cunningham*  
 President  
*Barbara L. Cunningham*  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

*Barbara L. Cunningham*  
 Executive Director

PLAT RELEASE DATE: May 6, 1997

# THE VILLAGE at TIMBER PARK Section III



**BOUNDARY DESCRIPTION**

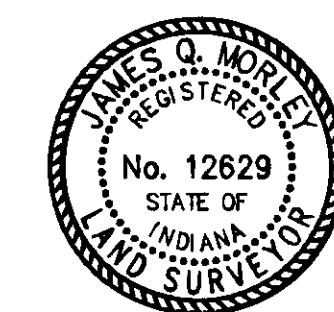
Part of the Southwest Quarter of Section 11, Township 6 South, Range 10 West in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

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 5.26 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 1439.77 feet to the northeast corner of The Village at Timber Park Section II, as recorded in Plat Book P, page 73 in the office of said Vanderburgh County Recorder, said point also being the true point of beginning, thence along the north line of said Section II North 89 degrees 52 minutes 29 seconds West 309.04 feet; thence continue along the north line of said Section II North 72 degrees 06 minutes 20 seconds West 31.81 feet; to a point of curvature of a non-tangent curve to the right, concave to the southeast, having a central angle of 12 degrees 01 minutes 47 seconds and a radius of 275.00 feet from which the chord bears North 47 degrees 27 minutes 39 seconds West 157.29 feet, thence continuing along the north line of said Section II and the arc of said curve 57.74 feet; thence continuing along the north line of said Section II North 47 degrees 27 minutes 39 seconds East 43.31 feet; thence North 42 degrees 43 minutes 43 seconds East 43.31 feet; thence North 52 degrees 06 minutes 35 seconds East 62.19 feet; thence North 64 degrees 56 minutes 18 seconds East 56.42 feet; thence North 75 degrees 37 minutes 21 seconds East 52.58 feet; thence South 89 degrees 52 minutes 29 seconds East 235.92 feet; thence South 00 degrees 57 minutes 03 seconds East 269.59 feet to the point of beginning containing 2.162 acres (94166 sq.ft.).

**SURVEYOR'S CERTIFICATE**

I, James Q. Morley, 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 24, 1997, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 25th day of April, 1997



*James Q. Morley*  
 James Q. Morley, R.L.S.  
 Indiana Registration No. 12629  
 Morley and Associates, Inc.  
 605 SE. M.L. King Jr. Blvd.  
 Evansville, IN. 47713

# P-102