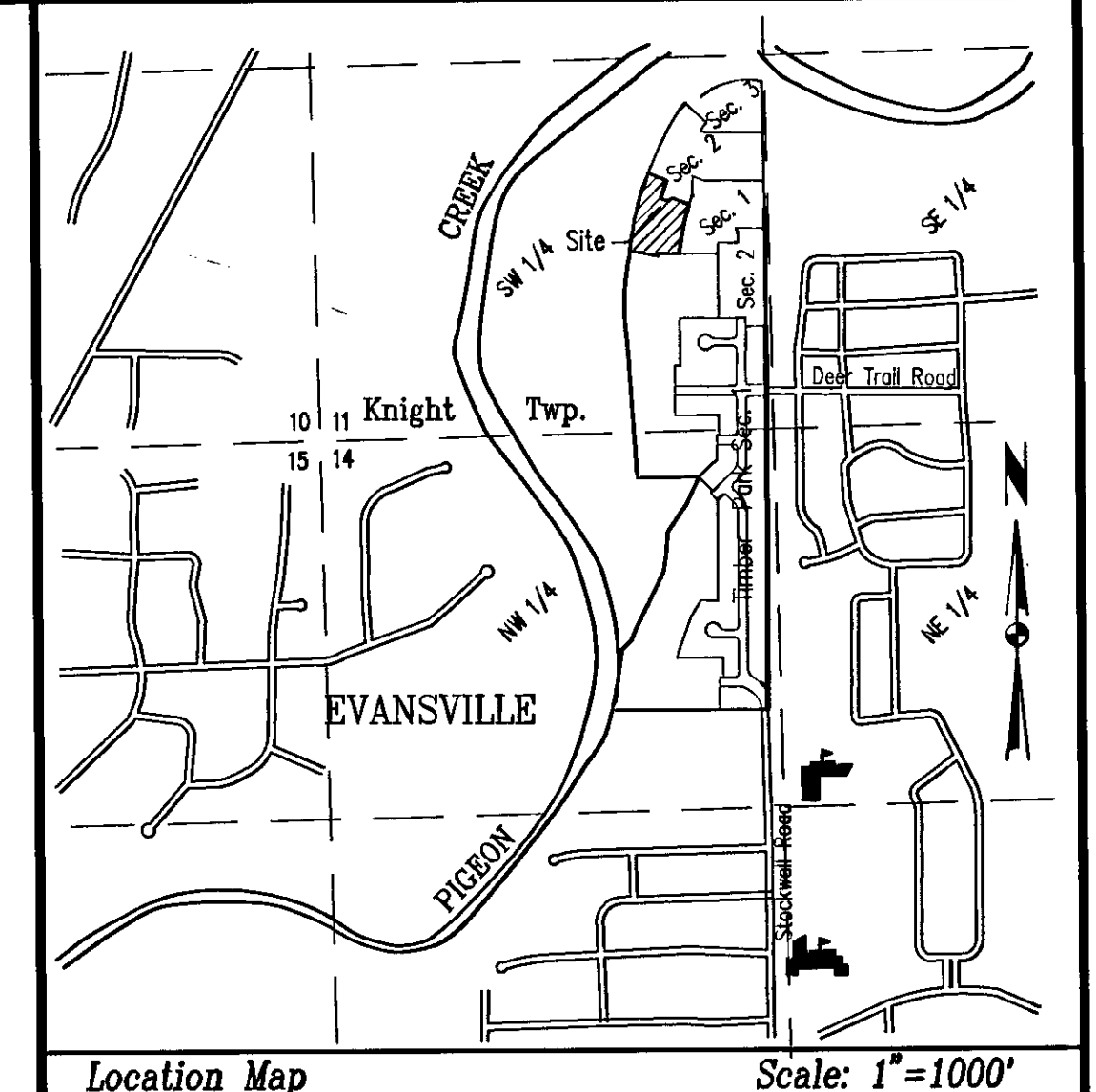


THE VILLAGE at TIMBER PARK

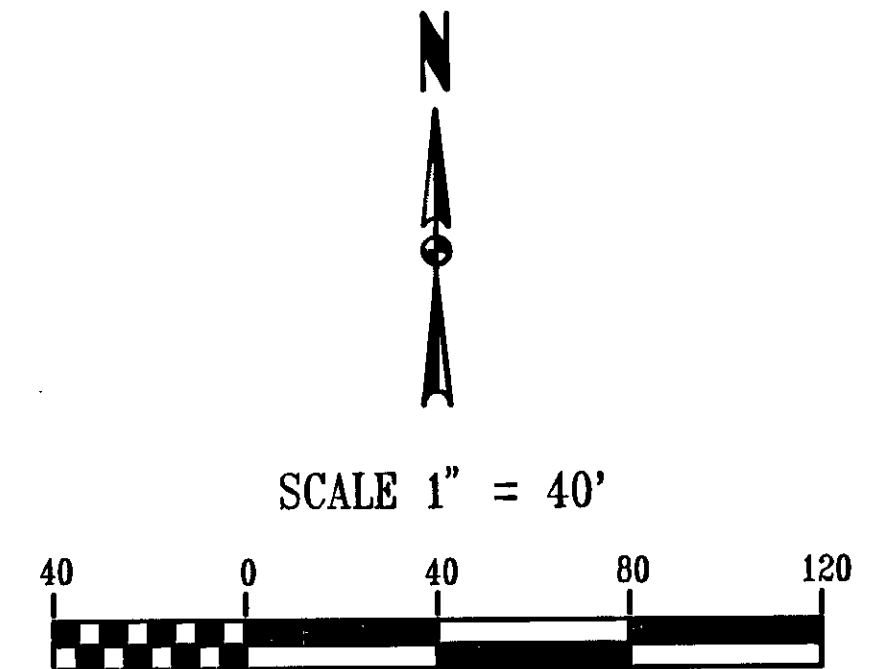
Section IV Secondary Plat P-135

Page 1 of 2
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 918.21 feet to the southeast corner of The Village at Timber Park Section I, as recorded in Plat Book P, page 34 in the office of said Vanderburgh County Recorder; thence along the south line of said Village at Timber Park Section I North 89 degrees 52 minutes 29 seconds West 156.53 feet to the point of curvature of a non-tangent curve to the right, concave to the southeast, having a central angle of 29 degrees 49 minutes 40 seconds and a radius of 75.00 feet from which the chord bears South 14 degrees 54 minutes 50 seconds East 38.61 feet, thence continuing along the south line of said Section I and the arc of said curve 39.04 feet; thence continuing along the south line of said Section I South 00 degrees 00 minutes 00 seconds East 39.71 feet; thence continuing along the south line of said Section I North 89 degrees 52 minutes 29 seconds West 109.48 feet; thence continuing along the south line of said Section I South 00 degrees 00 minutes 00 seconds East 60.00 feet; thence continuing along the south line of said Section I North 89 degrees 52 minutes 29 seconds West 215.03 feet to the point of beginning; thence North 89 degrees 52 minutes 29 seconds West 111.97 feet; thence South 09 degrees 21 minutes 17 seconds West 12.40 feet; thence North 80 degrees 38 minutes 43 seconds East 159.27 feet; thence North 09 degrees 24 minutes 55 seconds East 175.69 feet; thence North 13 degrees 59 minutes 20 seconds East 129.66 feet; thence North 19 degrees 42 minutes 01 seconds East 133.29 feet to the southwest corner of The Village at Timber Park Section II, as recorded in Plat Book P, page 73; thence along the south line of said Village at Timber Park Section II South 68 degrees 28 minutes 07 seconds East 110.00 feet to a point of curvature of a non-tangent curve to the left, concave to the southeast, having a central angle of 02 degrees 48 minutes 23 seconds and a radius of 2094.77 feet from which the chord bears South 20 degrees 07 minutes 42 seconds West 102.59 feet, thence along the arc of said curve and the south line of said Village at Timber Park Section II 102.60 feet to the point of curvature of a curve to the left, concave to the southeast, having a central angle of 00 degrees 03 minutes 02 seconds and a radius of 1025.00 feet from which the chord bears South 18 degrees 41 minutes 59 seconds West 0.91 feet, thence along the arc of said curve and the south line of said Village at Timber Park Section II 0.91 feet; thence continuing along the south line of said Village at Timber Park Section II South 71 degrees 19 minutes 32 seconds East 50.00 feet to the point of curvature of a non-tangent curve to the right, concave to the southeast, having a central angle of 91 degrees 17 minutes 34 seconds and a radius of 20.00 feet from which the chord bears North 64 degrees 19 minutes 15 seconds East 28.60 feet, thence along the arc of said curve and the south line of said Village at Timber Park Section II 31.87 feet; thence continuing along the south line of said Village at Timber Park Section II South 70 degrees 01 minutes 58 seconds East 89.00 feet; thence South 17 degrees 19 minutes 32 seconds West 68.63 feet; thence South 11 degrees 58 minutes 02 seconds West 78.67 feet; thence South 09 degrees 22 minutes 14 seconds West 126.65 feet to the point of beginning Containing 2.162 acres (94180 sq.ft.).



- Legend**
- FPG - Flood Protection Grade (Minimum Floor Elevation)
 - BM - Bench Mark
 - R - Radius
 - L - Length
 - BSL - Building Setback Line
 - 5' Side Yard Maintenance Easement

General Notes
Zoning: The subject property is zoned PUD; 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, a portion of the subdivision lies within the designated 100 year flood zone.

Utilities: Water and Sanitary sewer services have been extended to site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

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.

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 City Engineer 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 monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023".

Bench Mark Data
BM#2 - 5/8" Iron Rod in Centerline of Stockwell Road approx. 38' south of the beginning of Section 1.
Elev. = 382.21

BM#3 - Southmost Headbolt on Fire Hydrant at Southeast corner of Stockwell Road and Windsong Court.
Elev. = 385.01

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:

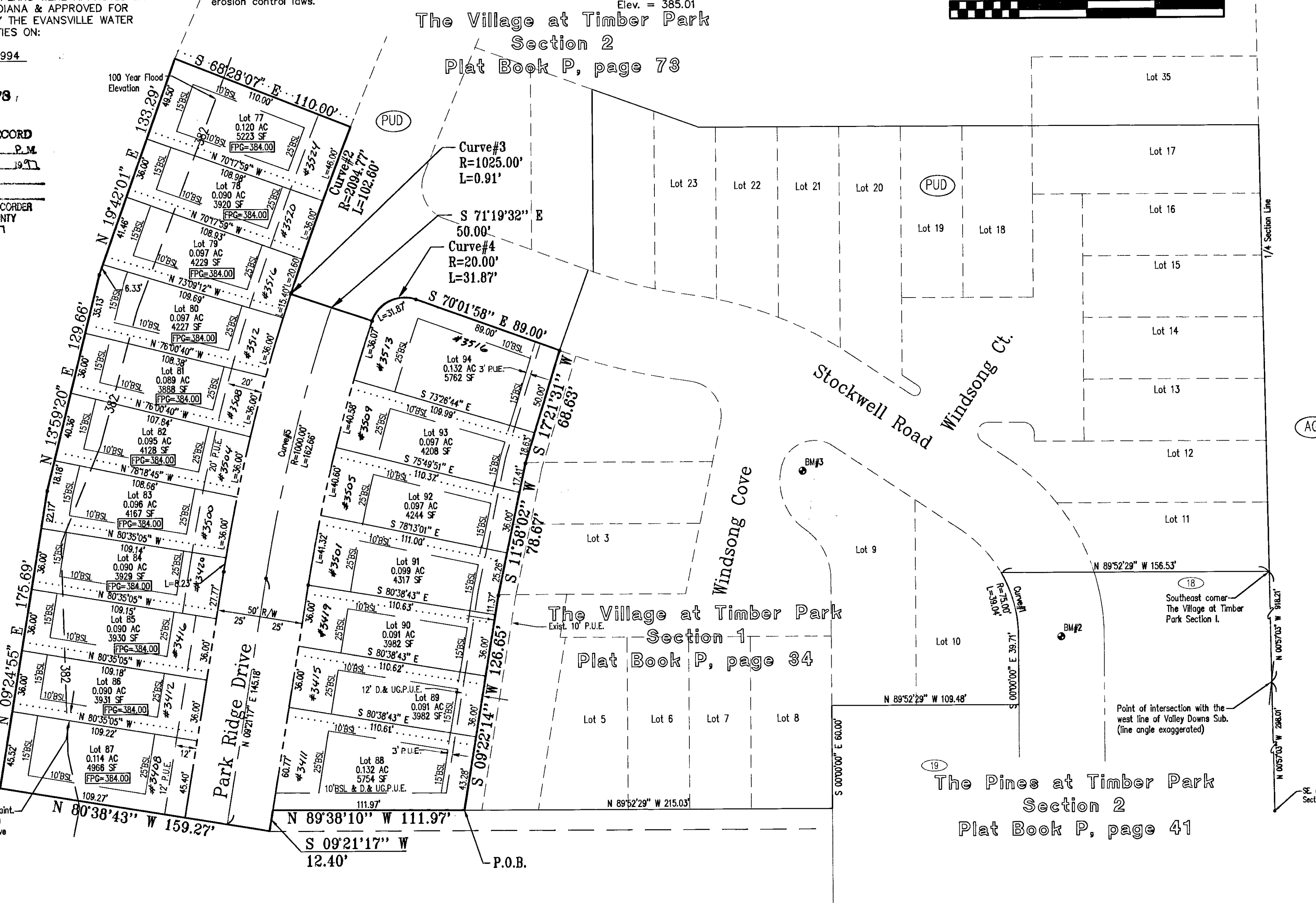
Aug 17, 1994
DATE

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

07-35178

RECEIVED FOR RECORD
at 3:09 P.M.
DEC 18 1997
Plat Book P
Page 135
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CNTR # 0257



NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	29°49'40"	S 14°54'50" E	19.98	75.00	39.04	38.61
C-2	02°48'23"	S 20°07'42" W	51.31	2094.77	102.60	102.59
C-3	00°03'02"	S 18°41'59" W	0.45	1025.00	0.91	0.91
C-4	91°17'34"	N 64°19'15" E	20.46	20.00	31.87	28.60
C-5	09°19'12"	N 14°00'52" E	81.51	1000.00	162.66	162.48

7734
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 18 1997

Suzanne M. Connel
AUDITOR



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 NOVEMBER 13 1997, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of NOVEMBER, 1997.

Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713



JAGOE DEVELOPMENT CORPORATION
By: *W.R. Jagoe III*
W.R. Jagoe III, President
2350 Tamrock 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 13th day of November, 1997

My Commission Expires: 9-16-97

Notary Resides In Vanderburgh
County, Indiana
Deborah J. Masterson
Deborah J. Masterson
(typed or printed name)

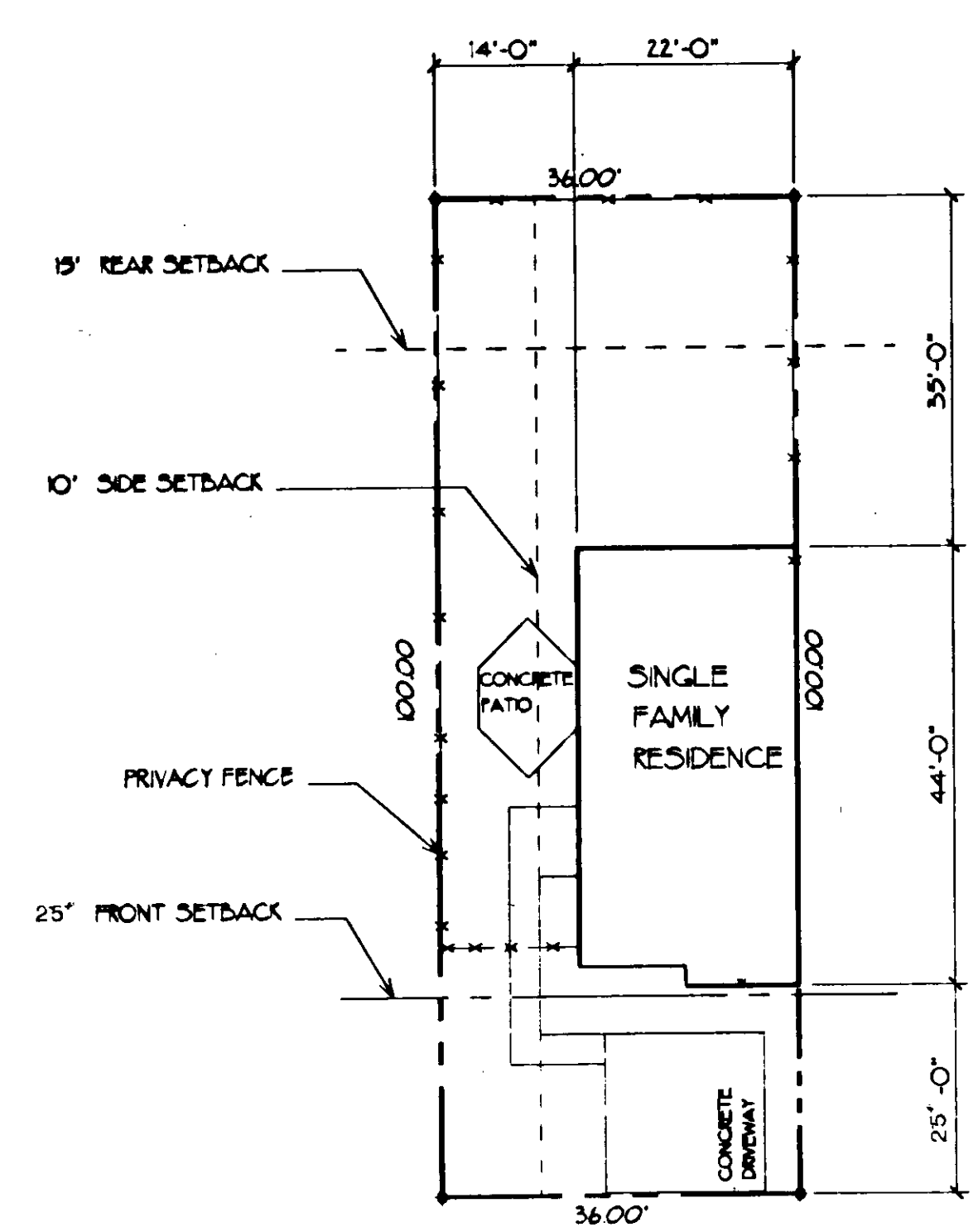
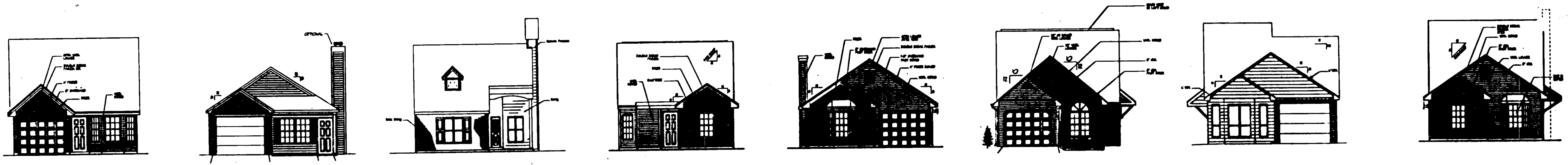
AREA PLAN CERTIFICATE

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 Sept. 3, 1997.

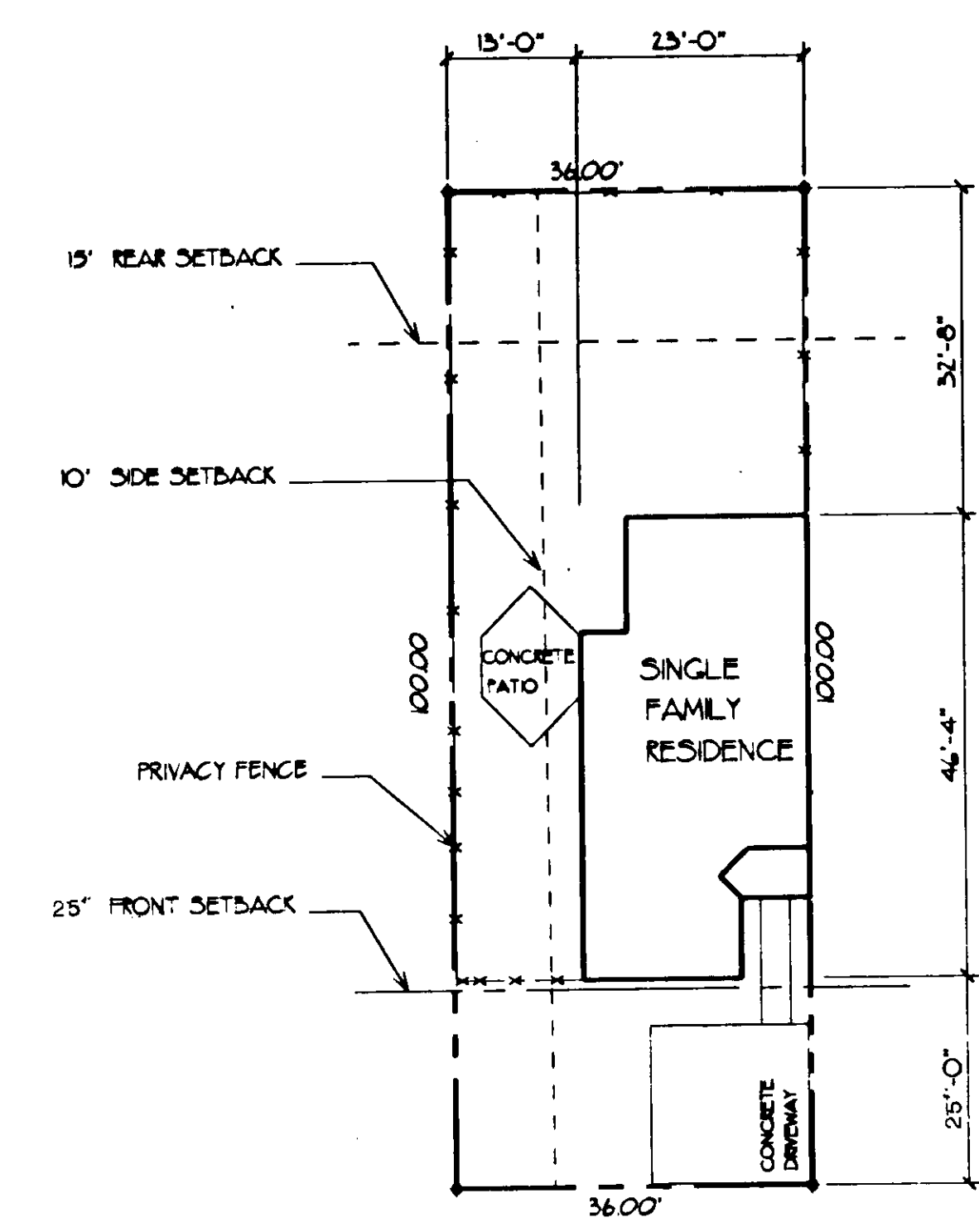
Barbara L. Cunningham
Barbara L. Cunningham
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.
Barbara L. Cunningham
Executive Director

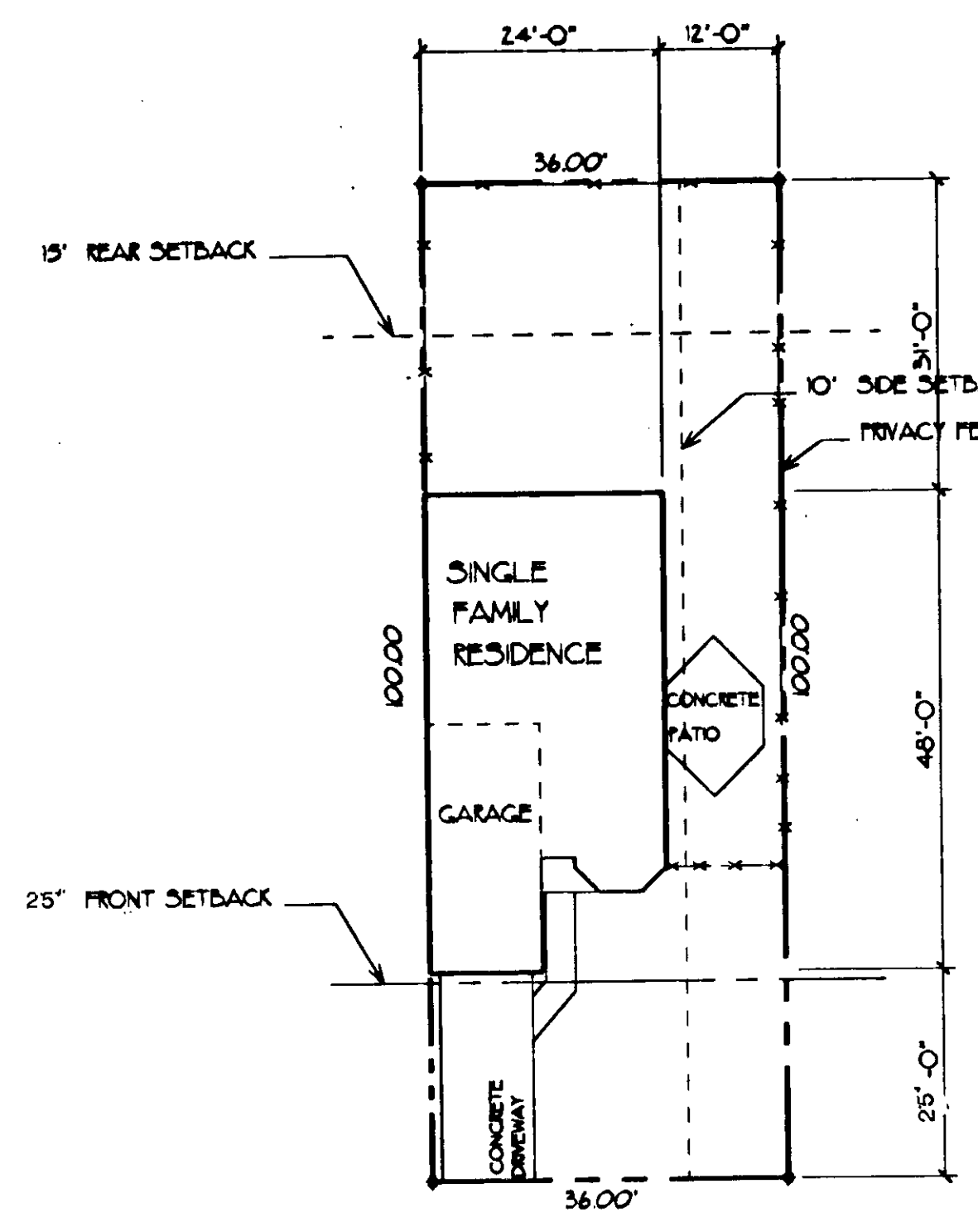
PLAT RELEASE DATE: Dec. 16, 1997



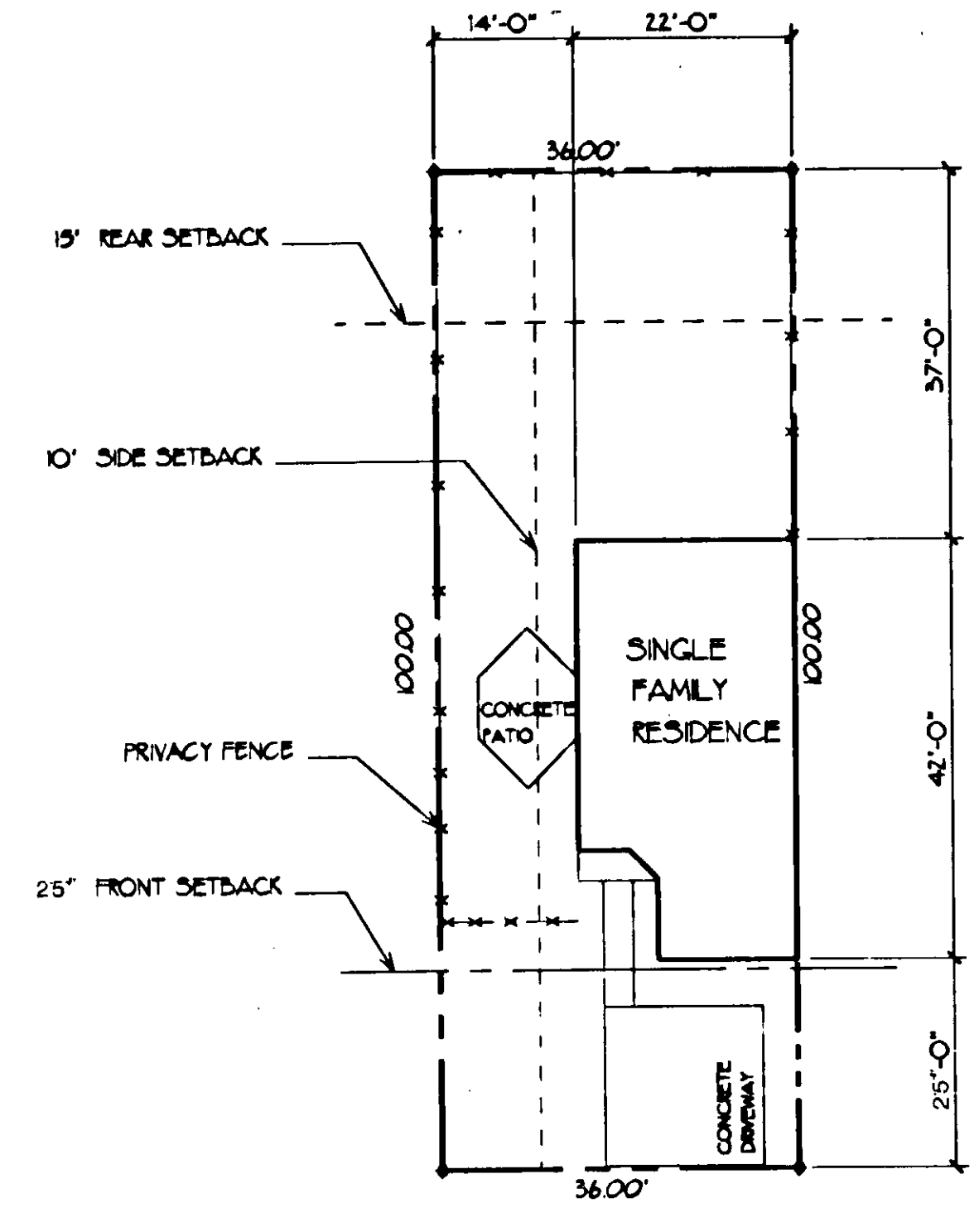
TRADEWIN



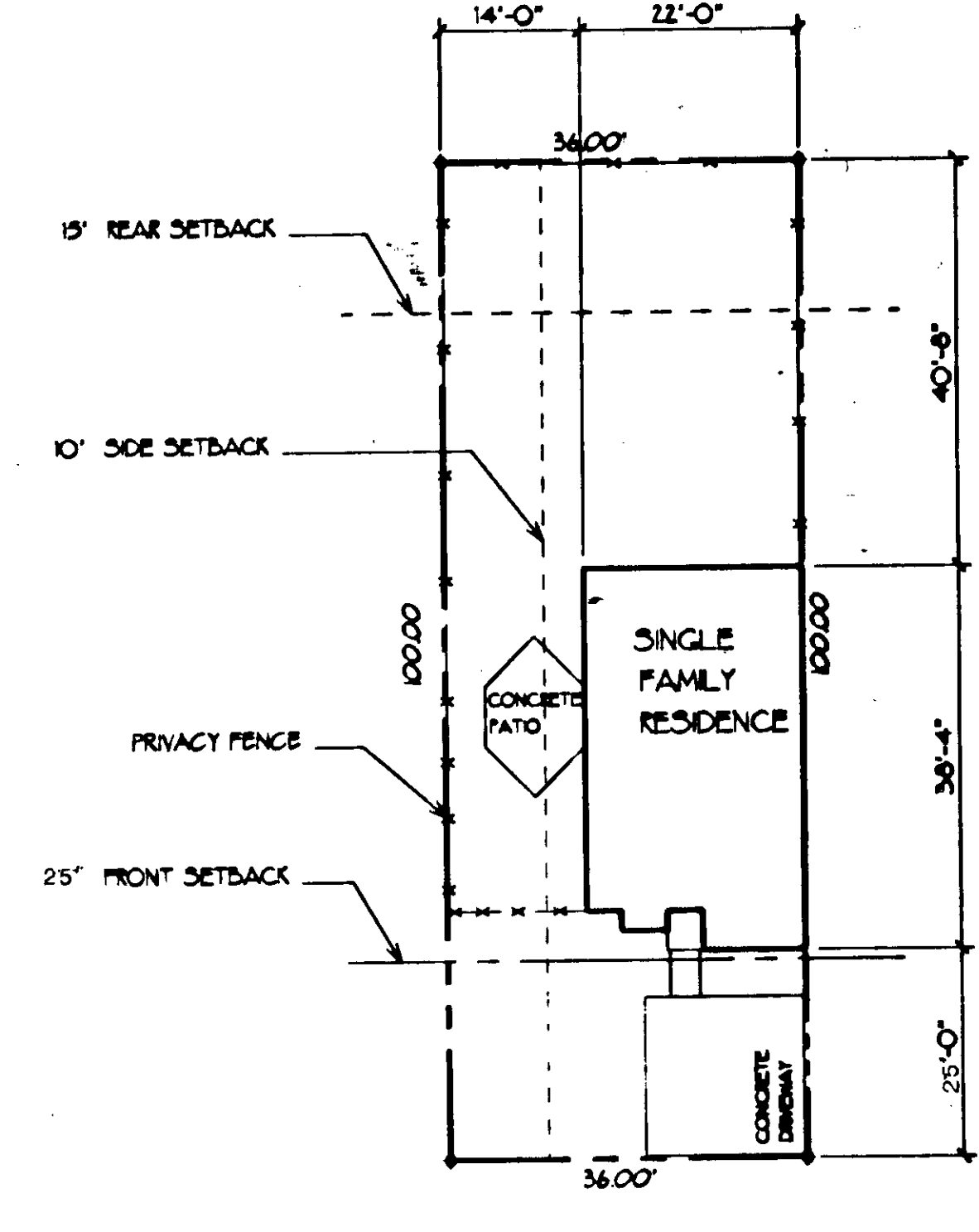
STARBREEZE



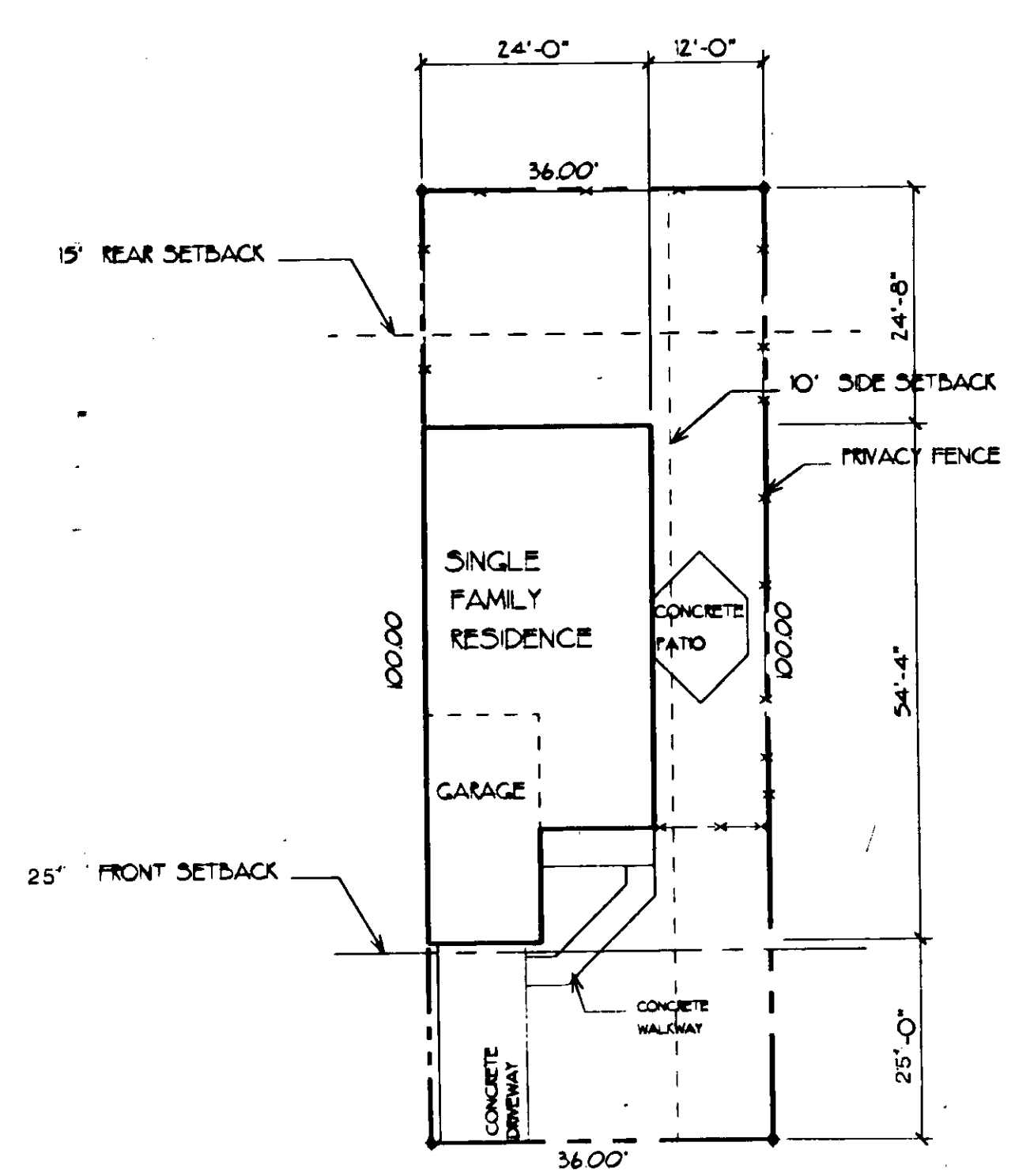
CHELSEA



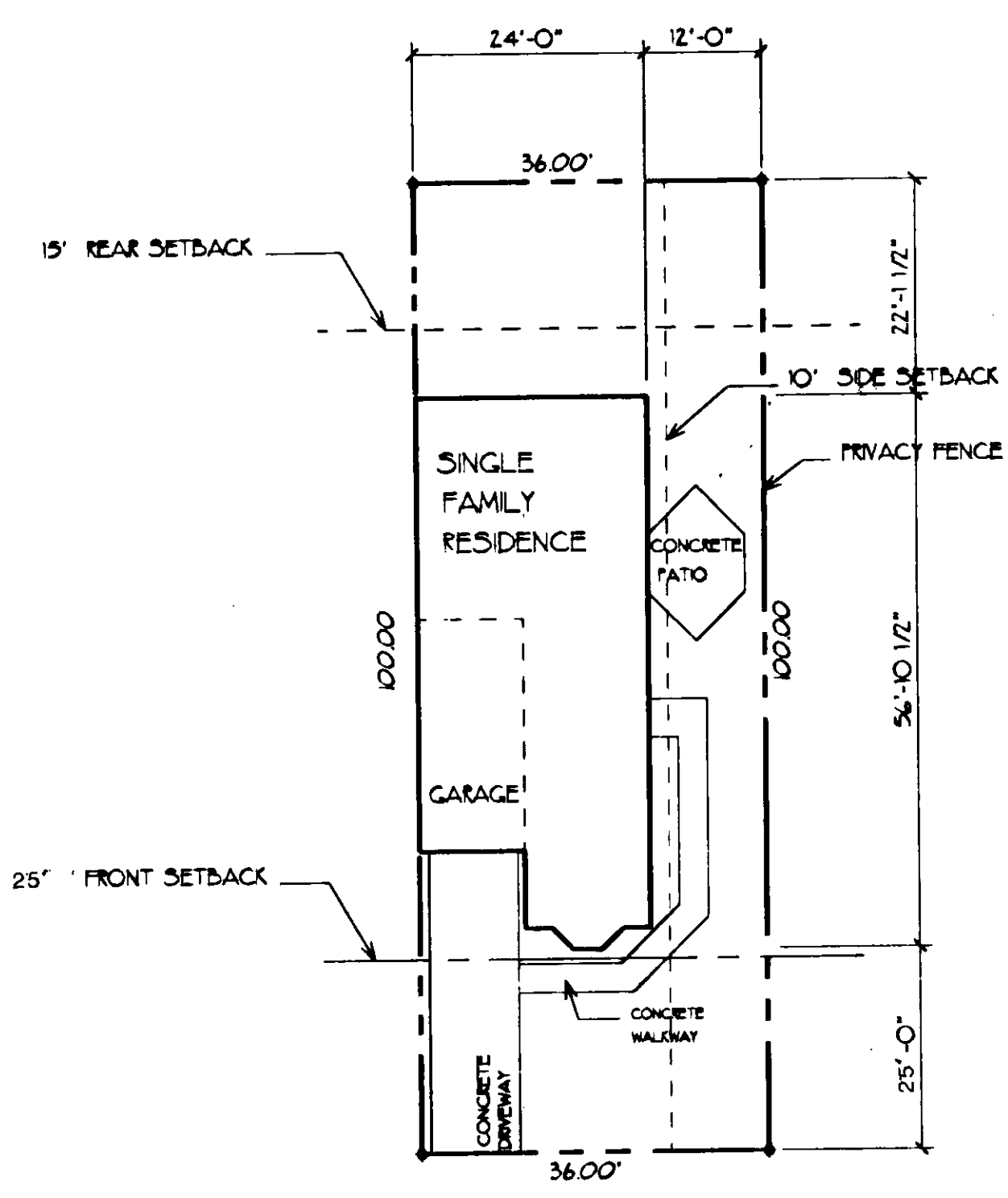
WINSTAR



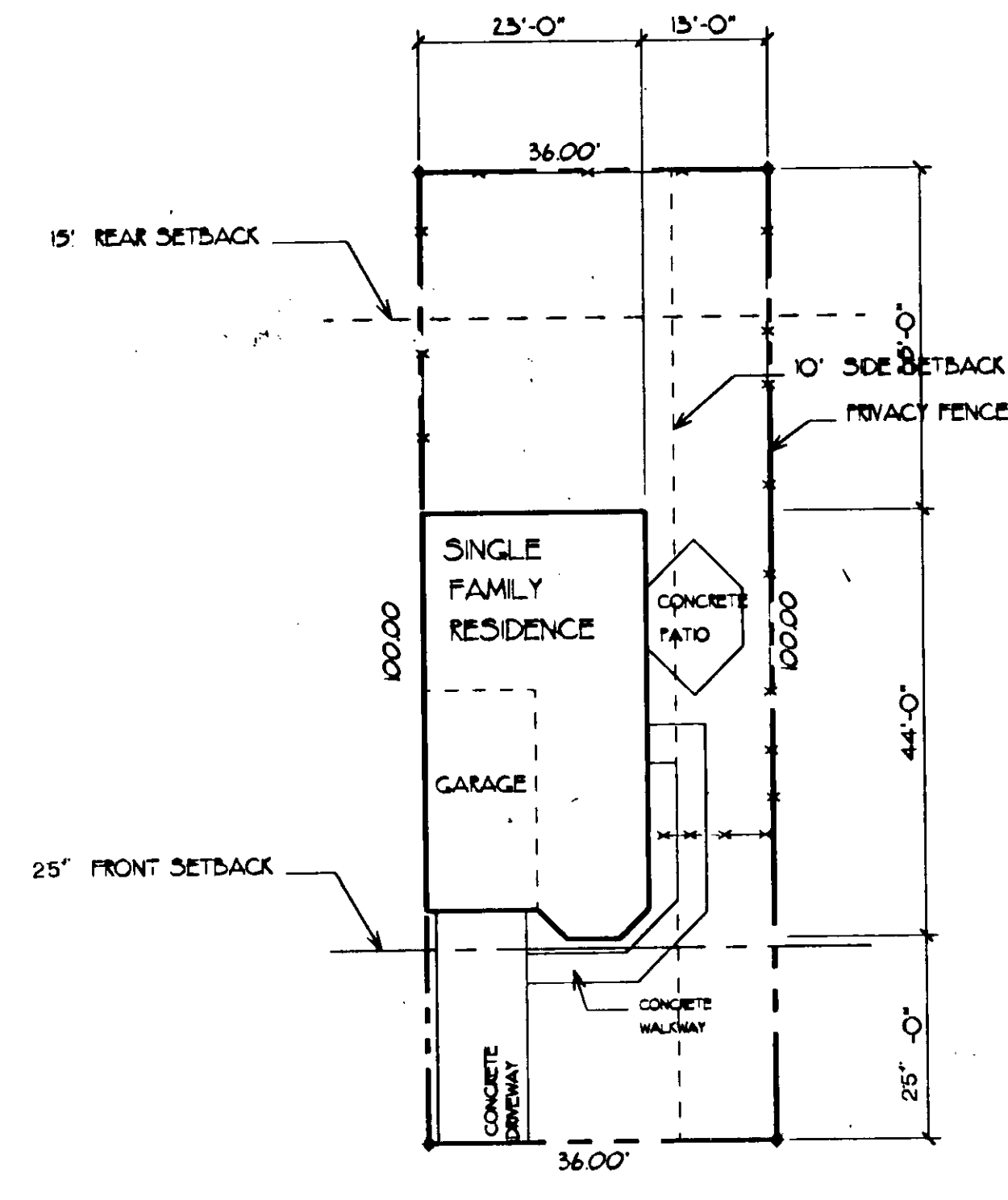
SUNDANCE



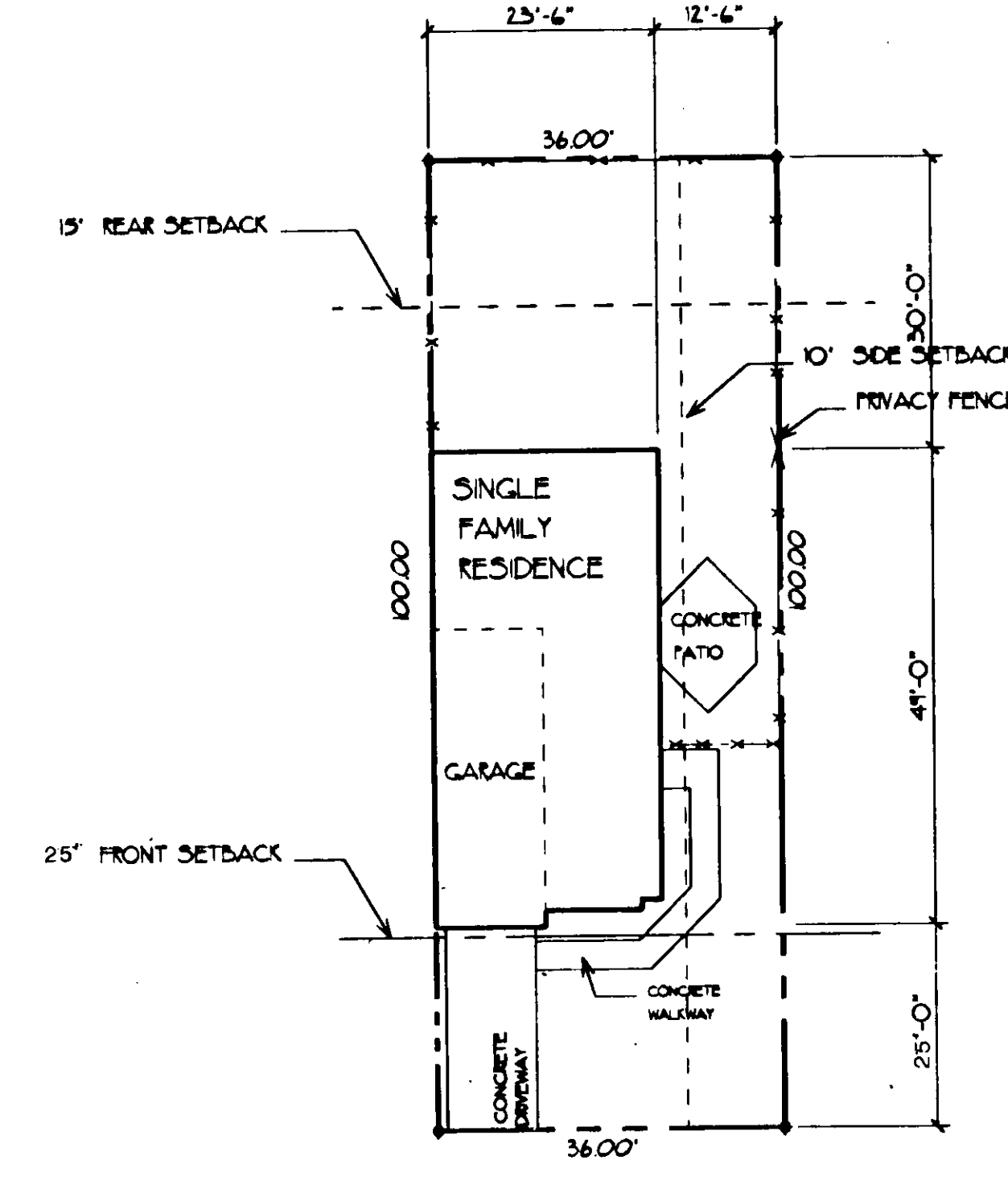
FOXFIRE



MONTEREY



STARLIGHT



STARDANCE

THE VILLAGE
AT TIMBER PARK
 Page 2 of 2
 REF. PLAT: BOOK P. 135; PAGE 135
SECTION IV
TYPICAL ELEVATIONS
TYPICAL SITE PLANS

NOTE: HOUSE ELEVATIONS MAY BE MODIFIED AS VARIATIONS OF THE THEMES SHOWN.
 FLOOR PLANS MAY BE EXPANDED AS LONG AS THEY DO NOT ENCRUSH ON THE PLATTED SETBACKS OR CAUSE THE HOUSE FOOTPRINT TO EXCEED 50% LOT COVERAGE.
 TYPICAL BUILDING SETBACKS GOVERN EXCEPT WHERE ADDITIONAL OR GREATER SETBACKS ARE SHOWN ON THE PLAT.
 MAXIMUM BUILDING HEIGHT 35'