Stonebriar Estates

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 19 1994
Tom Humphrey
AUDITOR
5581

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94-24543

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Plat Book 0
Page 174
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

GENERAL NOTES:

1. OWNER/DEVELOPER: ANDREW & PATRICIA K. BEAGLE, 519 IRONWOOD - NEWBURGH, IN 47630
   DANIEL B. AND DANA L. WHITEHEAD, 8501 PETERSBURG - EVANSVILLE, 47711
2. UTILITIES: WATER, GAS, ELECTRIC AND SANITARY SEWERS ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 5 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 6% SHALL BE SODDED OR STABALIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 6% REQUIRE RIP-RAP CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: PORTION OF PROPERTY IS LOCATED WITHIN 100-YEAR ZONE ACCORDING TO FIRM PANEL 25 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS.
   Gur GULLIED LAND
   ZaC2 ZANESVILLE SILT LOAM, 6 TO 12% SLOPES, ERODED
   ZaD2 ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERLY ERODED.
   HoB2 HOSMER SILT LOAM, 2 TO 6%, ERODED.
   Wm WILBUR SILT LOAM.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 457.00' FOR LOT # 6 452.00' FOR LOT 7 AS PER THE VANDERBURGH CO. BUILDING COMMISSIONER.
8. ALL LOTS SHALL ACCESS ON INTERIOR STREETS.
9. ALL ROADWAY INTERSECTION RADII ARE 25 FEET.
10. STRIPS OF GROUND 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 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 STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.
11. STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER TO IMPEDE FLOW OF WATER, AND FURTHER TO PROVIDE THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN ANY PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

LAND DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A 4" ROUND CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION

1ST: NORTH 00°00'11" EAST 402.93 FEET TO A 5/8" IRON ROD IN CONCRETE; THENCE CONTINUING ALONG SAID WEST LINE

2ND: NORTH 01°33'16" WEST 408.29 FEET TO A 1" IRON PIPE; THENCE

3RD: SOUTH 89°58'35" EAST 1310.34 FEET TO A 1" IRON PIPE IN THE EAST LINE OF SAID QUARTER, QUARTER SECTION; THENCE

4TH: NORTH 89°26'40" EAST 22.84 FEET TO A 1" IRON PIPE; THENCE

5TH: SOUTH 00°33'20" EAST 210.00 FEET TO A 5/8" REBAR; THENCE

6TH: NORTH 89°26'45" EAST 330.11 FEET TO THE CENTERLINE OF BROWNING ROAD; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING EIGHT (8) COURSES

7TH: SOUTH 01°48'05" EAST 30.19 FEET; THENCE

8TH: SOUTH 01°41'30" EAST 42.50 FEET; THENCE

9TH: SOUTH 21°08'53" EAST 100.00 FEET; THENCE

10TH: SOUTH 34°53'13" EAST 100.00 FEET; THENCE

11TH: SOUTH 42°15'11" EAST 100.00 FEET; THENCE

12TH: SOUTH 41°55'05" EAST 103.51 FEET; THENCE

13TH: SOUTH 33°14'14" EAST 100.00 FEET; THENCE

14TH: SOUTH 17°06'04" EAST 31.31 FEET TO A BOLT SPIKE IN THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID SOUTH LINE

15TH: SOUTH 89°25'07" WEST 454.51 FEET TO A STONE AT THE SOUTHWEST CORNER OF SAID QUARTER, QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER, QUARTER SECTION, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER

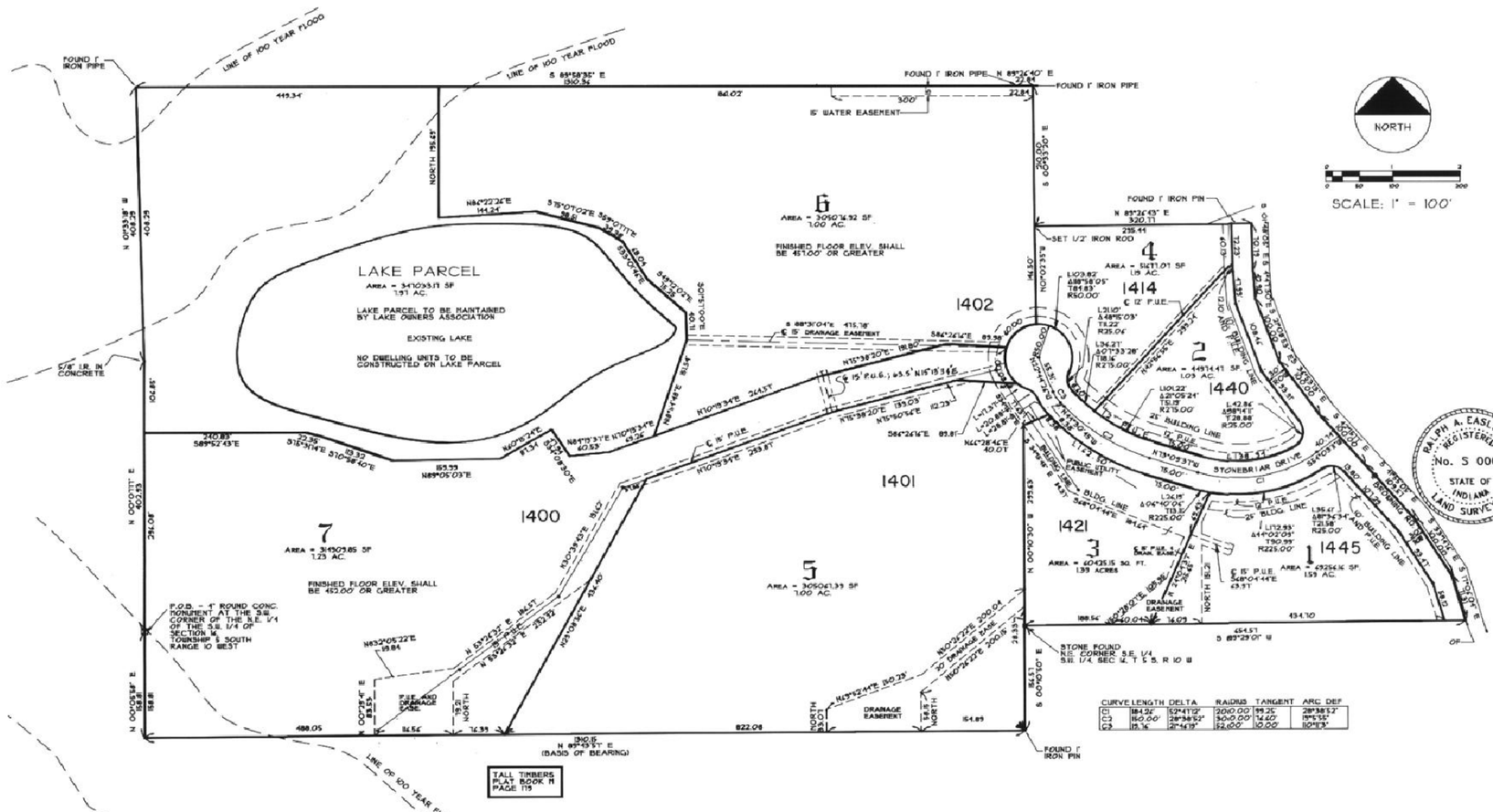
16TH: SOUTH 00°10'50" EAST 154.53 FEET TO A 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 34 IN THE AMENDED PLAT OF TALL TIMBERS SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 11, PAGE 119 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION

17TH: SOUTH 89°49'57" WEST 1301.15 FEET TO A 1/2" REBAR AT THE NORTHWEST CORNER OF LOT 29 IN SAID TALL TIMBERS SUBDIVISION, SAID POINT ALSO BEING IN THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG SAID WEST LINE

18TH: NORTH 00°05'58" EAST 158.81 FEET TO THE POINT OF BEGINNING, CONTAINING 35.51 ACRES, MORE OR LESS.



LOCATION MAP
1"=2000'



CURVE	LENGTH	DELTA	RADIUS	TANGENT	ARC DEF
C1	184.32'	52°41'09"	200.00'	99.26	28°38'52"
C2	160.00'	28°38'52"	300.00'	14.40'	19°55'55"
C3	35.36'	21°46'19"	52.00'	10.00'	80°19'8"

SCALE: 1" = 100'

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS STONEBRIAR ESTATES ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND. NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND, ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED " PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

Andrew N. Beagle — Patricia K. Beagle — Daniel B. Whitehead — Dana L. Whitehead

ANDREW N. BEAGLE, 519 IRONWOOD, NEWBURGH, IN 47630
PATRICIA K. BEAGLE, 519 IRONWOOD, NEWBURGH, IN 47630
DANIEL B. WHITEHEAD, 8501 PETERSBURGH, EVANSVILLE, IN 47711
DANA L. WHITEHEAD, 8501 PETERSBURGH, EVANSVILLE, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

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 FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF September 1994
MY COMMISSION EXPIRES 5-15-96 — Judith Woodall — NOTARY PUBLIC
JUDITH WOODALL — PRINTED NAME
A RESIDENT OF WARRICK COUNTY

SEAL

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 7TH, 1994 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley Jr.
RALPH A. EASLEY JR.
INDIANA REG. NO. S 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON OCTOBER 6, 1993

PRESIDENT — Barbara K. Cunningham EXECUTIVE DIRECTOR

PLAT RELEASE SEPTEMBER 19, 1994 — Barbara K. Cunningham EXECUTIVE DIRECTOR

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

9-27-93
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

2-2-94
DATE

For restrictions see misc. dr. 4 cd 4651
Instr. 94-32432 Date 12-16-94
ATTEST: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patti Hullatte DRVC

For easement Applying to Lot 2 & 4
See Deed Drawer 12 card 4755