# THE VILLAGE at TIMBER PARK
## Section I

P-34

95-24365

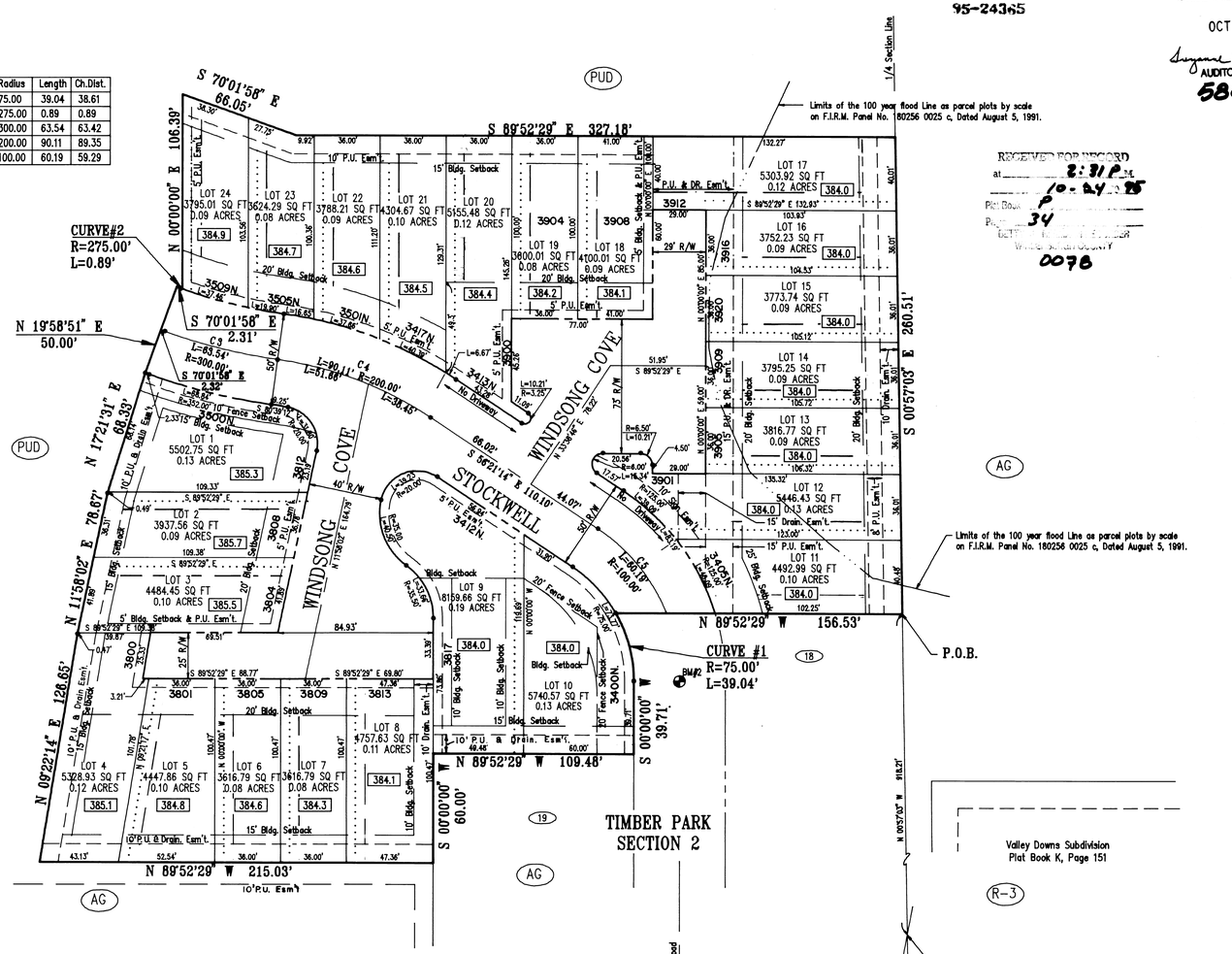
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 24 1995

Suzanne M. Crouch
AUDITOR
5868

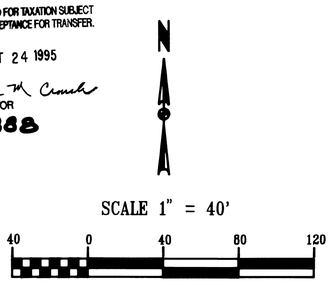
RECEIVED FOR RECORD
at 2:31 P.M.
10-24-95
Plat Book P
Page 34
0078

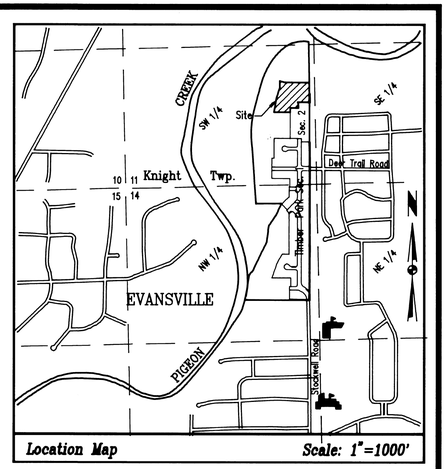
| NUMBER | Delta | Degree | Chord Bearing | Tangent | Radius | Length | Ch.Dist. |
|---|---|---|---|---|---|---|---|
| C1 | 29°49'40" | 76°23'40" | S 14°54'50" E | 19.98 | 75.00 | 39.04 | 38.61 |
| C2 | 00°11'05" | 20°50'05" | S 70°07'31" E | 0.44 | 275.00 | 0.89 | 0.89 |
| C3 | 12°08'07" | 19°05'55" | S 76°06'02" E | 31.89 | 300.00 | 63.54 | 63.42 |
| C4 | 25°48'51" | 28°38'52" | S 69°15'40" E | 45.83 | 200.00 | 90.11 | 89.35 |
| C5 | 34°29'16" | 57°17'45" | S 39°06'36" E | 31.04 | 100.00 | 60.19 | 59.29 |










Location Map — Scale: 1"=1000'

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: Sanitary sewer services have been extended to site.

Temporary Erosion Control: (during construction)

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 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 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

General Notes
Minimum First Floor Elevation: As shown. First Floor Grades shall be set to allow for proper drainage around houses. All First Floor Grades shall conform to all Local and State enforced building codes. XXX.X

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

Public Utility and Drainage Easement:
Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

Water Detention Requirements: No requirements for this site.

Bench Mark Data
BM#1 – Northeast Headbolt on Fire Hydrant at Southwest corner of Stockwell Road and Deer Trail.
Elev. = 385.87

BM#2 – 5/8" Iron Rod in Centerline of Stockwell Road approx. 38' south of the beginning of this phase.
Elev. = 382.21

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:

August 17, 1994
DATE

PRIMARY APPROVAL

June 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

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as THE VILLAGE AT TIMBER PARK Section I 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 dedicated for the installation, maintenance, operation, enlargement and repair of utility and storm sewer 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 erected 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.

Strips of ground marked "Drainage Easement" 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 manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Five foot wide sideyard Maintenance Easement: for the zero lot line side of the house on the adjoining lot are dedicated as shown by ····· 10 foot sideyard setbacks by —— ——

By: W.R. Jagoe
W.R. Jagoe III, President
2350 Tamarack Road
Owensboro, KY 42301

JAGOE HOMES AND CONSTRUCTION, INC.

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 5th day of October 1995

My Commission Expires:
4-11-99

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

Notary Resides In Vanderburgh County, Indiana

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #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 3, 1995

Alfred H. Dana, Jr. President
Barbara L. Cromer Executive Director

PLAT RELEASE DATE 10-24-95
Barbara L. Cromer Executive Director

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 second West 918.21 feet to the true point of beginning; thence 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 southwest, having a central angle of 19 degrees 49 minutes 40 seconds and a radius of 75.00 feet from which a chord bears South 14 degrees 54 minutes 50 seconds East 38.61 feet; thence along the arc of said curve 39.04 feet; thence South 00 degrees 00 minutes 00 seconds West 39.71 feet; thence North 89 degrees 52 minutes 29 seconds West 109.48 feet; thence South 00 degrees 00 minutes 00 seconds West 60.00 feet; thence North 89 degrees 52 minutes 29 seconds West 215.03 feet; thence 09 degrees 22 minutes 14 seconds East 126.50 feet; thence North 11 degrees 58 minutes 02 seconds East 78.67 feet; thence 17 degrees 21 minutes 31 seconds East 68.63; North 19 degrees 58 minutes 51 seconds East 50.00 feet; thence South 70 degrees 01 minutes 58 seconds East 2.32 feet to the point of curvature of a curve to the left, concave to the northeast, having a central angle of 00 degrees 11 minutes 05 seconds and a radius of 275.00 feet from which a chord bears South 70 degrees 07 minutes 31 seconds East 0.89 feet; thence along the arc of said curve 0.89 feet; thence North 00 degrees 00 minutes 00 seconds East 106.39; thence South 70 degrees 01 minutes 58 seconds East 66.05; thence South 89 degrees 52 minutes 29 seconds East 327.18 feet; thence South 00 degrees 57 minutes 03 seconds East 260.51 feet to the true point of beginning, containing 3.32 acres (144,482 sq.ft.)

Also a 10 foot wide Public Utility Easement adjacent to and south of the south line of lots 4 thru 8 as shown hereon.

SURVEYOR'S CERTIFICATE

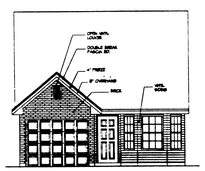
I, James Q. Morley, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 24, 1994, and that all monuments shown exist at locations as noted.

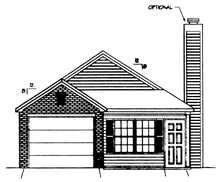
Witness my hand and seal this 5th day of October 1995.

James Q. Morley
James Q. Morley, R.L.S.
Indiana Registration No. 12629

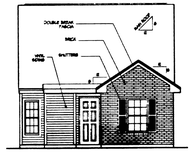
Reference Plat Book P Page 35
for PUD typical site plans and typical elevations.

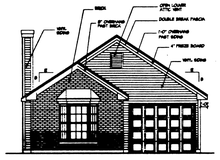
PUD-SEC1.dwg 2800 10/5/95

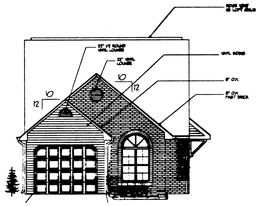


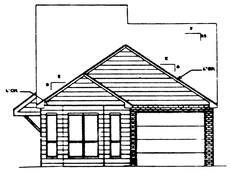


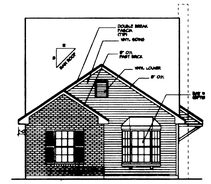


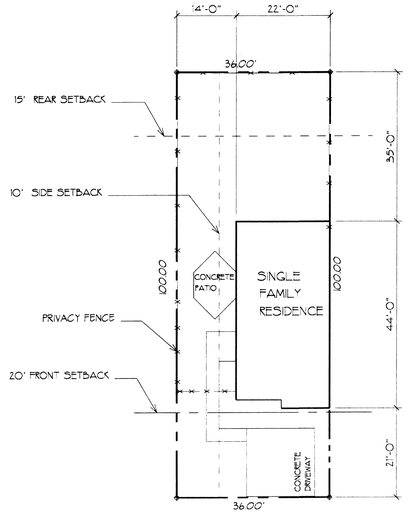




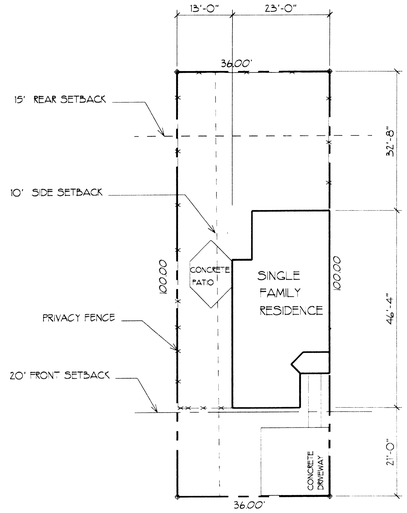




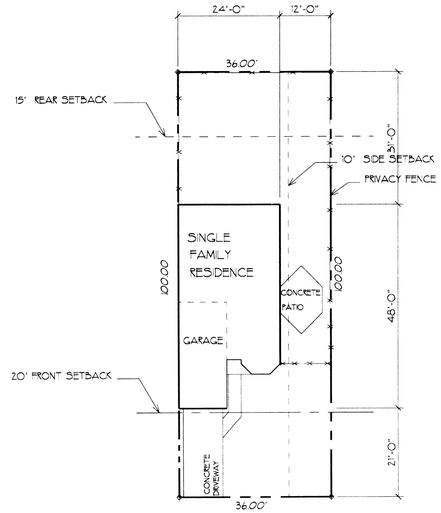




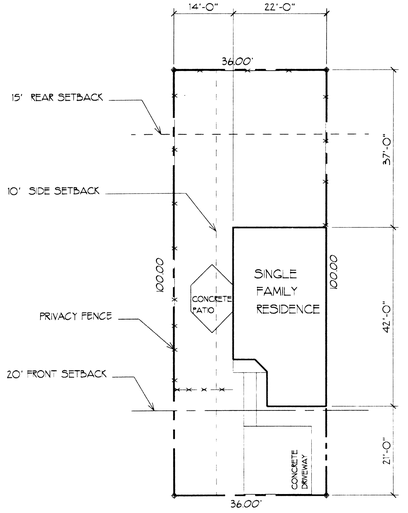

TRADEWIN



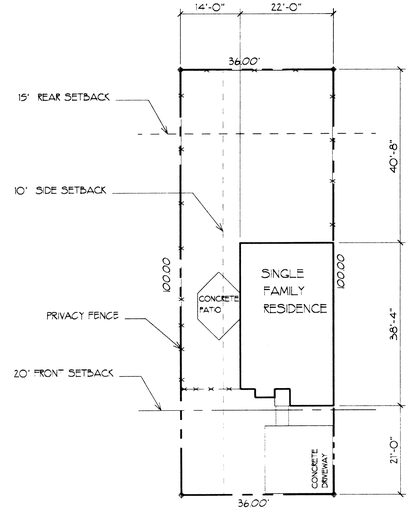

STARBREEZE



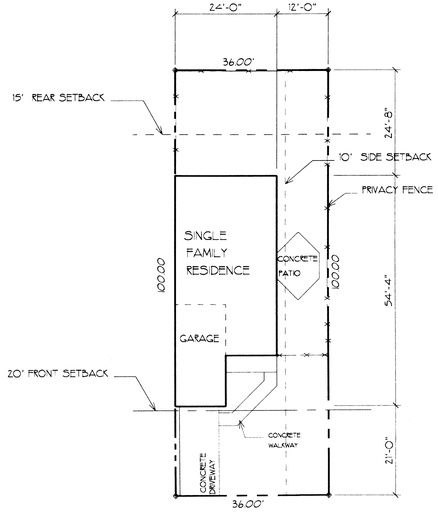

CHELSEA



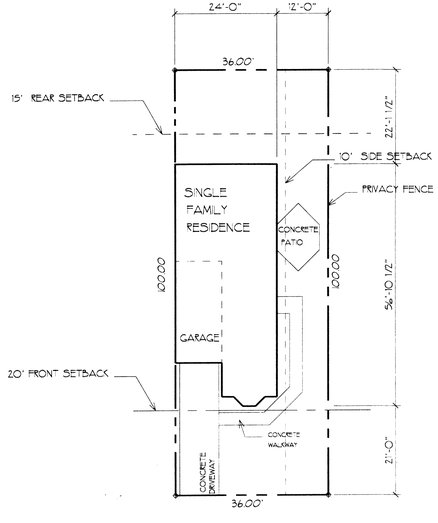

WINSTAR



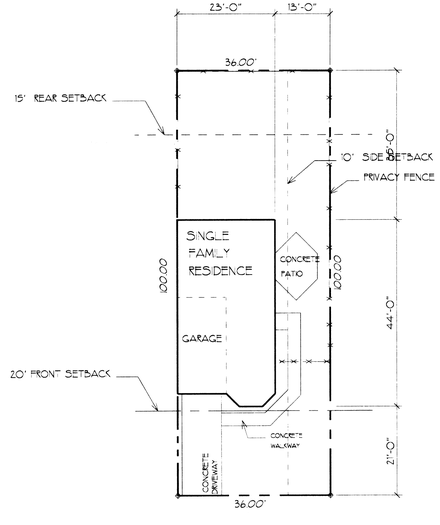

SUNDANCE



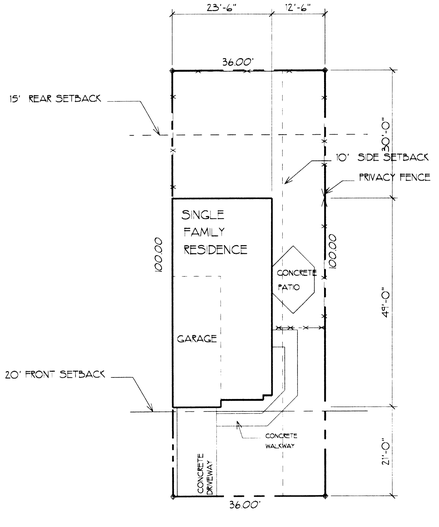

FOXFIRE




MONTEREY




STARLIGHT




STARDANCE

P-35

# *THE VILLAGE*
## *AT TIMBER PARK*

REF. PLAT: BOOK P ; PAGE 34

SECTION I
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 ENCROACH 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'.