The Village at Timber Park Section 5, Phase 2

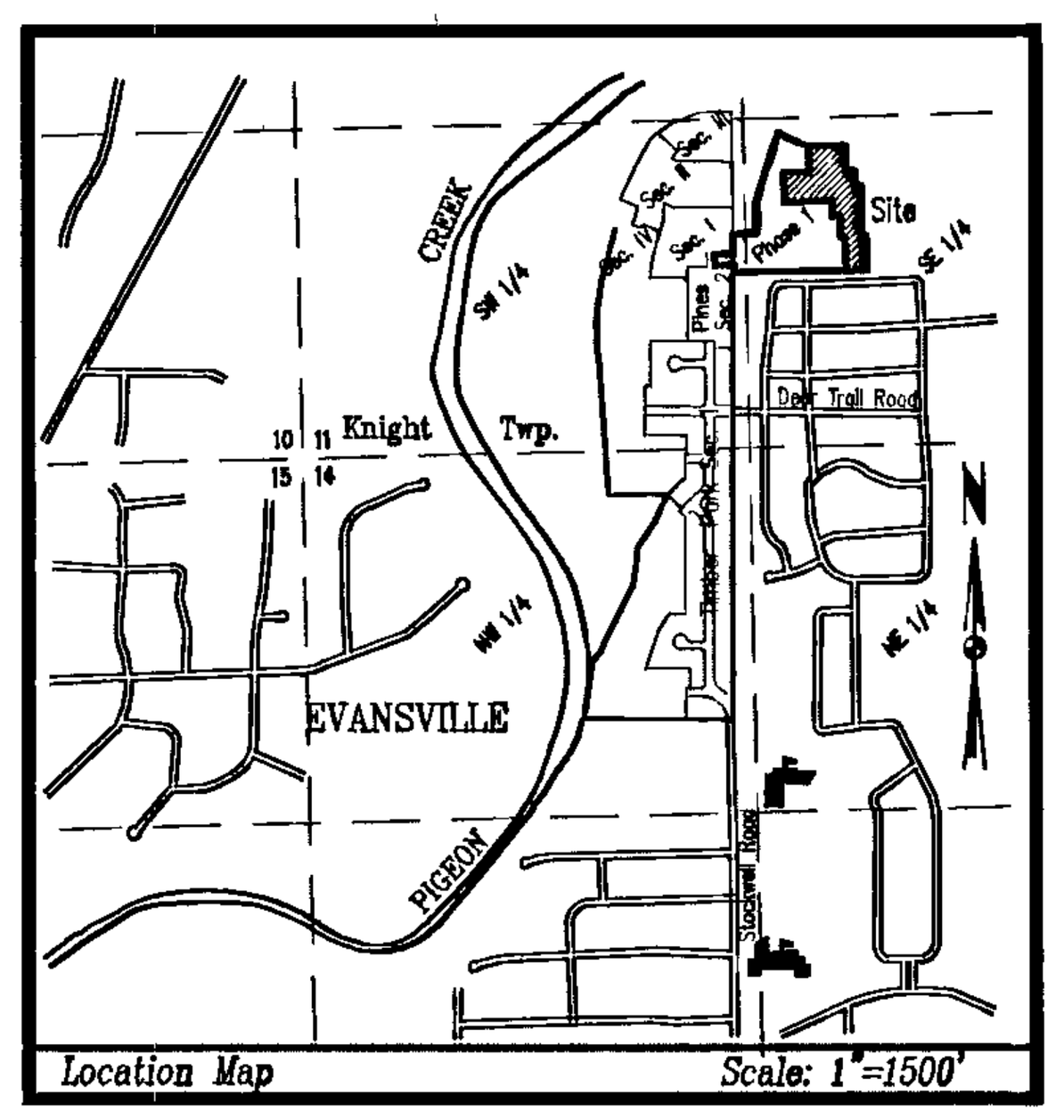
Part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 1 1 2002

Suzanne M. Crouch
AUDITOR
#1625

RECEIVED FOR RECORD
DATE 03-11-02 2:12 PM
PLAT BOOK Q-
PAGE 187
INSTR # 2002R00009775
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



SCALE 1" = 50'

50 25 0 50 100

Legend

FPG – Flood protection Grade (Minimum Floor Elevation)
MFF – Minimum Finished Floor Elevation per Vanderburgh County Building Commissioner
TBM – Bench Mark
R – Radius
L – Length
BL – Lot width at Building Setback Line
BSL – Building Setback Line
.... – 5 foot side yard maint. easement
R/W – Right-of-way
N,S,E,W – North, South, East, West
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning

Easement Line Table

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 00°54'16" W	12.00'	L13	N 00°54'16" W	16.00'
L2	N 89°05'44" E	41.00'	L14	N 89°05'44" E	72.00'
L3	S 00°54'16" E	12.00'	L15	N 17°41'20" W	13.03'
L4	S 89°05'44" W	18.00'	L16	S 89°05'44" W	10.44'
L5	N 00°54'16" W	12.00'	L17	N 17°41'20" W	33.12'
L6	N 89°05'44" E	6.00'	L18	N 32°30'50" W	53.18'
L7	S 00°54'16" E	12.00'	L19	N 89°05'44" E	35.23'
L8	S 89°05'44" W	6.00'	L20	S 32°30'50" E	38.62'
L9	N 00°54'16" W	10.00'	L21	S 17°41'20" E	46.07'
L10	N 89°05'44" E	72.50'	L22	S 89°05'44" W	10.44'
L11	S 00°54'16" E	10.00'	L23	S 17°41'20" E	11.49'
L12	S 89°05'44" W	41.00'	L24	S 89°05'44" W	82.00'

General Notes

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 "A".

Floodway Construction: No structure to be constructed or placed within the floodway without a Construction in a Floodway Permit from the Department of Natural Resources (DNR).

Access: All Lots shall access interior streets only.

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

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

Water Detention Requirements: No requirements for this site.

Floor Elevations: 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). The Vanderburgh County Building Commissioner requires that the minimum first floor elevation for all lots in this subdivision to be 384.5. Those Lots which do no touch flood zone "A" have been marked MFF.
FPG has been marked on all lots which touch flood zone "A". (See "Lot Table")
Additional information may be obtained from the Vanderburgh County Building Commissioner.
First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance. 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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. 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.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and drainage plans on file in the County Engineer's Office and in the County Surveyor's Office respectively and in compliance with the County Drainage Ordinance.
5. 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.
6. The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the piped or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.
7. 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 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.

Special measures are required to provide extra crawl space protection due to ground elevations. Special measures may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.. (all lots).

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.

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

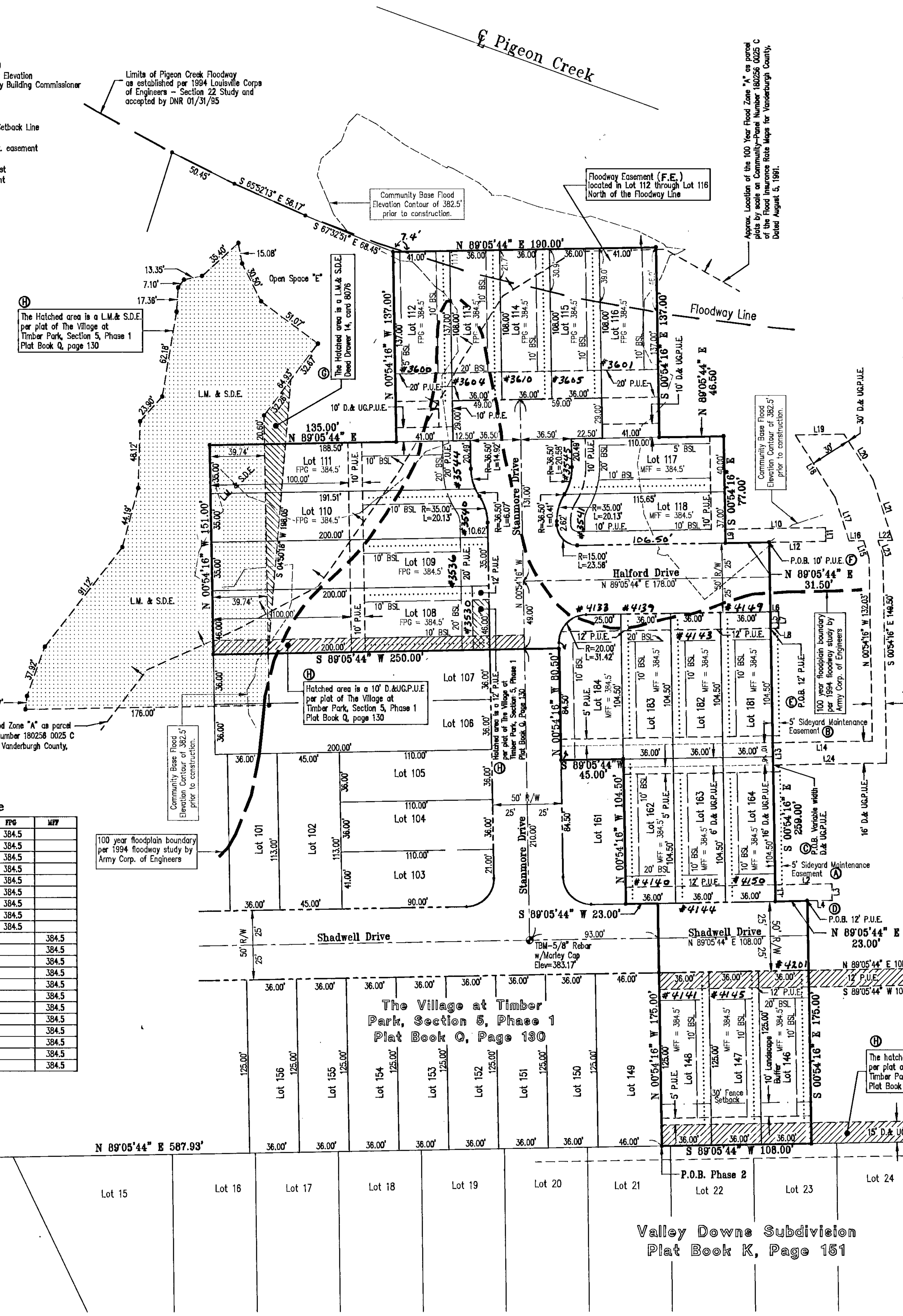
Bench Mark Data
TBM#1 – 5/8" Iron Rebar with Morley Cap in Centerline intersection of Shadwell and Stanmore Drive.
Elev. = 383.17'

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: April 3, 2000

Street Construction Plans Were Approved By The Vanderburgh County Engineer On: April 10, 2000

Lot Table

LOT NUMBER	Square Feet	Acres	FPG	MFF
Lot 108	9200	0.21	384.5	
Lot 109	7000	0.16	384.5	
Lot 110	6927	0.16	384.5	
Lot 111	6612	0.15	384.5	
Lot 112	5617	0.13	384.5	
Lot 113	3888	0.09	384.5	
Lot 114	3888	0.09	384.5	
Lot 115	3888	0.09	384.5	
Lot 116	5617	0.13	384.5	
Lot 117	4438	0.10		384.5
Lot 118	4411	0.10		384.5
Lot 146	4500	0.10		384.5
Lot 147	4500	0.10		384.5
Lot 148	4500	0.10		384.5
Lot 162	3762	0.09		384.5
Lot 163	3762	0.09		384.5
Lot 164	3762	0.09		384.5
Lot 181	3762	0.09		384.5
Lot 182	3762	0.09		384.5
Lot 183	3762	0.09		384.5
Lot 184	4617	0.11		384.5



Boundary Description

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

Commencing at the Southwest Corner of the Southeast 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 continue along said quarter section line North 00 degrees 57 minutes 03 seconds West 826.87 feet; thence along the north line and the extended north line of said Valley Downs Subdivision North 89 degrees 05 minutes 44 seconds East 587.93 feet to the southeast corner of The Village at Timber Park, Section 5, Phase 1, as per plat thereof, recorded in Plat Book Q, page 130 in the office of said Recorder, said point being the point of beginning; thence along the east side of said The Village at Timber Park, Section 5, Phase 1 the following Nine (9) calls:

North 00 degrees 54 minutes 16 seconds West 175.00 feet; thence
South 89 degrees 05 minutes 44 seconds West 23.00 feet; thence
North 00 degrees 54 minutes 16 seconds West 104.50 feet; thence
South 89 degrees 05 minutes 44 seconds West 45.00 feet; thence
North 00 degrees 54 minutes 16 seconds West 80.50 feet; thence
South 89 degrees 05 minutes 44 seconds West 250.00 feet; thence
North 00 degrees 54 minutes 16 seconds West 151.00 feet; thence
North 89 degrees 05 minutes 44 seconds East 135.00 feet; thence
North 00 degrees 54 minutes 16 seconds West 137.00 feet;

thence North 89 degrees 05 minutes 44 seconds East 190.00 feet; thence South 00 degrees 54 minutes 16 seconds East 137.00 feet; thence North 89 degrees 05 minutes 44 seconds East 46.50 feet; thence South 00 degrees 54 minutes 16 seconds East 77.00 feet; thence North 89 degrees 05 minutes 44 seconds East 31.50 feet; thence South 00 degrees 54 minutes 16 seconds East 259.00 feet; thence North 89 degrees 05 minutes 44 seconds East 23.00 feet; thence South 00 degrees 54 minutes 16 seconds East 175.00 feet to a point on the north line of said Valley Downs Subdivision; thence along the north line thereof, South 89 degrees 05 minutes 44 seconds West 108.00 feet to the point of beginning and Containing a gross area of 2.915 Acres. (126,960 Square Feet)

Ⓐ Also a 5 foot wide Side Yard Maintenance Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, which lies east of and adjacent to the east line of Lot 164 and south of the extended south line of a 5 foot Public Utility Easement on said Lot.

Ⓑ Also a 5 foot wide Side Yard Maintenance Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, which lies east of and adjacent to the east line of Lot 181 and north of the extended north line of a 5 foot Public Utility Easement on said Lot.

Ⓒ Also a variable width Drainage and Underground Public Utility Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by as follows:

Commencing at the Southwest Corner of the Southeast 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 continue along said quarter section line North 00 degrees 57 minutes 03 seconds West 826.87 feet; thence along the north line and the extended north line of said Valley Downs Subdivision North 89 degrees 05 minutes 44 seconds East 695.93 feet; thence North 00 degrees 54 minutes 16 seconds West 175.00 feet; thence South 89 degrees 05 minutes 44 seconds West 23.00 feet, thence North 00 degrees 54 minutes 16 seconds West 98.50 feet to the point of beginning; thence continue North 00 degrees 54 minutes 16 seconds West 16.00 feet; thence North 89 degrees 05 minutes 44 seconds East 72.00 feet; thence North 00 degrees 54 minutes 16 seconds West 132.03 feet; thence North 17 degrees 41 minutes 20 seconds West 13.03 feet; thence South 89 degrees 05 minutes 44 seconds West 10.44 feet; thence North 17 degrees 41 minutes 20 seconds West 33.12 feet; thence North 32 degrees 30 minutes 50 seconds West 53.18 feet; thence North 89 degrees 05 minutes 44 seconds East 35.23 feet; thence South 32 degrees 30 minutes 50 seconds East 38.62 feet; thence South 17 degrees 41 minutes 20 seconds East 46.07 feet; thence South 89 degrees 05 minutes 44 seconds West 10.44 feet; thence South 17 degrees 41 minutes 20 seconds East 11.49 feet; thence South 00 degrees 54 minutes 16 seconds East 149.50 feet; thence South 89 degrees 05 minutes 44 seconds West 82.00 feet to the point of beginning.

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, 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 February 2, 2000.

Mark Foster
President

Bradley Smith
Attest Executive Director

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

Bradley Smith
Executive Director

PLAT RELEASE DATE: MARCH 11, 2002

Boundary Description Continued

Ⓓ Also a 12 foot Public Utility Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by as follows:

Commencing at the Southwest Corner of the Southeast 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 continue along said quarter section line North 00 degrees 57 minutes 03 seconds West 826.87 feet; thence along the north line and the extended north line of said Valley Downs Subdivision North 89 degrees 05 minutes 44 seconds East 695.93 feet; thence North 00 degrees 54 minutes 16 seconds West 175.00 feet to the point of beginning; thence South 89 degrees 05 minutes 44 seconds West 23.00 feet; thence North 00 degrees 54 minutes 16 seconds West 12.00 feet; thence North 89 degrees 05 minutes 44 seconds East 41.00 feet; thence South 00 degrees 54 minutes 16 seconds East 12.00 feet; thence South 89 degrees 05 minutes 44 seconds West 18.00 feet to the point of beginning.

Ⓔ Also a 12 foot Public Utility Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by as follows:

Commencing at the Southwest Corner of the Southeast 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 continue along said quarter section line North 00 degrees 57 minutes 03 seconds West 826.87 feet; thence along the north line and the extended north line of said Valley Downs Subdivision North 89 degrees 05 minutes 44 seconds East 695.93 feet; thence North 00 degrees 54 minutes 16 seconds West 175.00 feet; thence South 89 degrees 05 minutes 44 seconds West 23.00 feet; thence North 00 degrees 54 minutes 16 seconds West 197.00 feet to the point of beginning; thence continue North 00 degrees 54 minutes 16 seconds West 12.00 feet; thence North 89 degrees 05 minutes 44 seconds East 6.00 feet; thence South 00 degrees 54 minutes 16 seconds East 12.00 feet; thence South 89 degrees 05 minutes 44 seconds West 6.00 feet to the point of beginning.

Ⓕ Also a 10 foot Public Utility Easement, being a part of the Southeast Quarter of Section 11, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by as follows:

Commencing at the Southwest Corner of the Southeast 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 continue along said quarter section line North 00 degrees 57 minutes 03 seconds West 826.87 feet; thence along the north line and the extended north line of said Valley Downs Subdivision North 89 degrees 05 minutes 44 seconds East 695.93 feet; thence North 00 degrees 54 minutes 16 seconds West 175.00 feet; thence South 89 degrees 05 minutes 44 seconds West 23.00 feet; thence North 00 degrees 54 minutes 16 seconds West 259.00 feet to the point of beginning; thence South 89 degrees 05 minutes 44 seconds West 31.50 feet; thence North 00 degrees 54 minutes 16 seconds West 10.00 feet; thence North 89 degrees 05 minutes 44 seconds East 72.50 feet; thence South 00 degrees 54 minutes 16 seconds East 10.00 feet; thence South 89 degrees 05 minutes 44 seconds West 41.00 feet to the point of beginning.

Ⓖ Subject to a Lake Maintenance and Storm Detention Easement, recorded in Deed Drawer 14, card 8076 in the office of the Recorder of Vanderburgh County, Indiana.

Ⓗ Subject to all easements as shown on the recorded plat of The Village at Timber Park, Section 5, Phase 1 recorded in Plat Book Q, page 130 in the office of the Recorder of Vanderburgh County, Indiana.

Surveyor's Certificate

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

Witness my hand and seal this 20th day of FEBRUARY 2002

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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 5, Phase 2** All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for purposes of roadways and public utilities.

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 "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the 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.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.& S.D.E."(Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Drainage Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "F.E." (Floodway Easement) are hereby dedicated for conveyance of surface water flooding within a defined floodway under the jurisdiction of the Indiana Department of Natural Resource. The Flood Control Act, I.C. 13-2-22, states that it is unlawful to erect, make, use, or maintain any structure, obstruction, deposit, or excavation in or on any floodway without obtaining prior approval from the Department of Natural Resources.

Strips of land of the dimension show on this plat and marked landscape buffer are dedicated for the purpose of providing an area which may be landscaped with trees and shrubs by the lot owner and shall be seeded and maintained by the lot owner. No structures or equipment, temporary or permanent other than such landscaping shall be placed in said strip of land.

Five foot wide side yard maintenance easement for the zero setback line side of the house on the adjoining lot are dedicated as shown by (............).

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.

Jagoe Land Corporation

By: J. Scott Jagoe (President) 2/25/02 (date)
P.O.Box 23019
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 Subdivider, Scott Jagoe who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 25th day of February 2002

My Commission Expires: 4-11-07

Notary Resides in Vanderburgh County, Indiana

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

Q-187

See Typical Site plans Recorded in Bk. Q, Pg. 130.

APC# 7-5-2000

J\4376\sec5-phase2.dwg; 2-18-2002

21 Lots