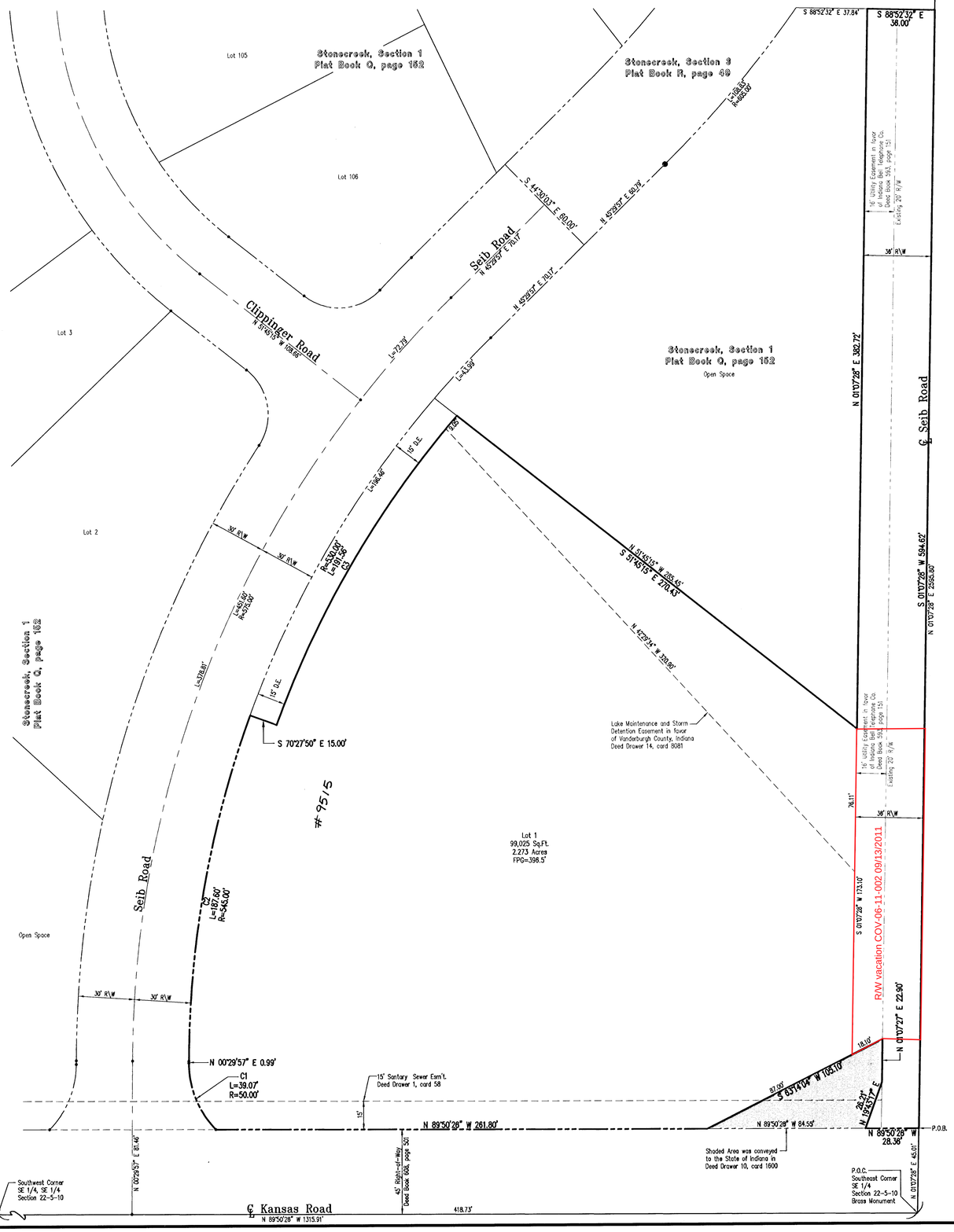
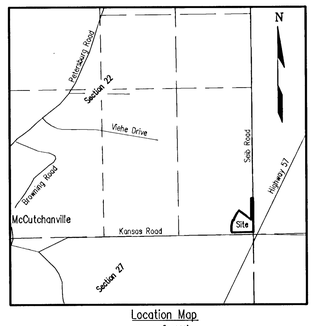
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INSTR # 2004R00010377
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 31 2004
AUDITOR
#2040

# Stonecreek-Section 6




## General Notes

Noise sensitive note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C , dated August 5, 1991, Vanderburgh County, Indiana, all of the described Section 6 lies within the designated 100 year flood zone.

Access: Lot 1 will access Seib Road to the west, 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.

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 FPG for all the lots in this subdivision varies. FPG has been marked on all lots in the flood plain. Additional information may be obtained from the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from structures. All first floor grades shall conform to local and state enforced building codes.

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.

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/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.
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 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.

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."

SCALE 1" = 30'

30 0 30 60 90

Legend
FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length
BL – Lot width at Building Setback Line
BSL – Building Setback Line

## Curve Table

| NUMBER | C1 | C2 | C3 |
|---|---|---|---|
| DELTA ANGLE | 44°48'01" | 19°43'21" | 20°42'30" |
| CHORD DIRECTION | N 21°53'03" W | N 10°21'38" E | N 30°35'43" E |
| TANGENT | 20.59 | 94.74 | 96.84 |
| RADIUS | 50.00 | 545.00 | 530.00 |
| ARC LENGTH | 39.07 | 187.60 | 191.56 |
| CHORD LENGTH | 38.08 | 186.68 | 190.52 |

## Boundary Description

Part of the East Half of the Southeast Quarter of Section 22, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section; thence along the east line thereof, North 01 degree 07 minutes 28 seconds East 45.01 feet to a corner of Stonecreek, Section 1, as per plat thereof, recorded in Plat Book Q, page 152 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence along the boundary of said Stonecreek, Section 1, North 89 degrees 50 minutes 28 seconds West 28.36 feet to a corner of a tract of land conveyed to the State of Indiana in Deed Drawer 10, card 1600 in the office of said Recorder; thence along said State tract the following three (3) calls:

North 19 degrees 43 minutes 17 seconds East 28.21 feet; thence
North 01 degrees 07 minutes 28 seconds East 22.90 feet; thence
South 83 degrees 14 minutes 04 seconds West 105.10 feet to a point on the boundary of said Stonecreek, Section 1; thence along the boundary of said Stonecreek, Section 1 the following eight (8) calls:

North 89 degrees 50 minutes 28 seconds West 261.80 feet to the beginning of a non-tangent curve to the right, having a central angle of 44 degrees 48 minutes 01 second and a radius of 50.00 feet, from which the chord bears North 21 degrees 53 minutes 03 seconds West 38.08 feet;
thence along the arc of said curve 39.07 feet;
thence North 00 degrees 29 minutes 57 seconds East 0.99 feet to the beginning of a curve to the right having a central angle of 19 degrees 43 minutes 21 seconds and a radius of 545.00 feet, from which the chord bears North 10 degrees 21 minutes 38 seconds East 186.68 feet;
thence along the arc of said curve 187.60 feet;
thence South 70 degrees 27 minutes 50 seconds East 15.00 feet to the beginning of a non-tangent curve to the right, having a central angle of 20 degrees 42 minutes 30 seconds and a radius of 530.00 feet, from which the chord bears North 30 degrees 35 minutes 43 seconds East 190.52 feet;
thence along the arc of said curve 191.56 feet;
thence South 51 degrees 45 minutes 15 seconds East 270.43 feet;
thence North 01 degree 07 minutes 28 seconds East 382.72 feet to a point on the boundary of Stonecreek, Section 3, as per plat thereof, recorded in Plat Book R, page 49 in the office of said Recorder;

thence along the boundary of said Stonecreek, Section 3, South 88 degrees 52 minutes 32 seconds East 38.00 feet to a point on the east line of the Southeast Quarter of said section; thence along said east line, South 01 degree 07 minutes 28 seconds West 594.62 feet to the point of beginning and containing a gross area of 2.751 acres.

Subject to a Lake Maintenance and Storm Detention Easement in favor of Vanderburgh County, Indiana recorded in Deed Drawer 14, card 8081 in the office of the Recorder of Vanderburgh County, Indiana.

## Owner's 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 **Stonecreek, Section 6**
All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purposes of roadways and public utilities.

Jagoe Land Corporation

By: M. T., V.P.
Michael Taylor (Vice-President)
P.O.Box 23019
Owensboro, KY. 42304

Date: 3/26/04

## 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, Michael Taylor

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 26TH day of MARCH, 2004.

My Commission Expires:
MAY 21, 2010

Notary Resides in VANDERBURGH County, INDIANA

Gerald M. Withrow
Notary Public

GERALD M. WITHROW
(typed or printed name)

GERALD M. WITHROW NOTARY PUBLIC STATE OF INDIANA

## Surveyor's Certificate

I, Scott D. Buedel, 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 25th day of MARCH, 2004.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

## 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, November 3, 1999.

President Mark Foster

Attest Executive Director Bradley E. Mill

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director Bradley E. Mill

PLAT RELEASE DATE: MAR. 31, 2004

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board on February 28, 2001.

Road Construction Plans Were Approved By The Vanderburgh County Commissioners on May 22, 2000.

R-99

APC# 24-5-99

4255 plat-phase6-east.dwg 3/25/04, SDB