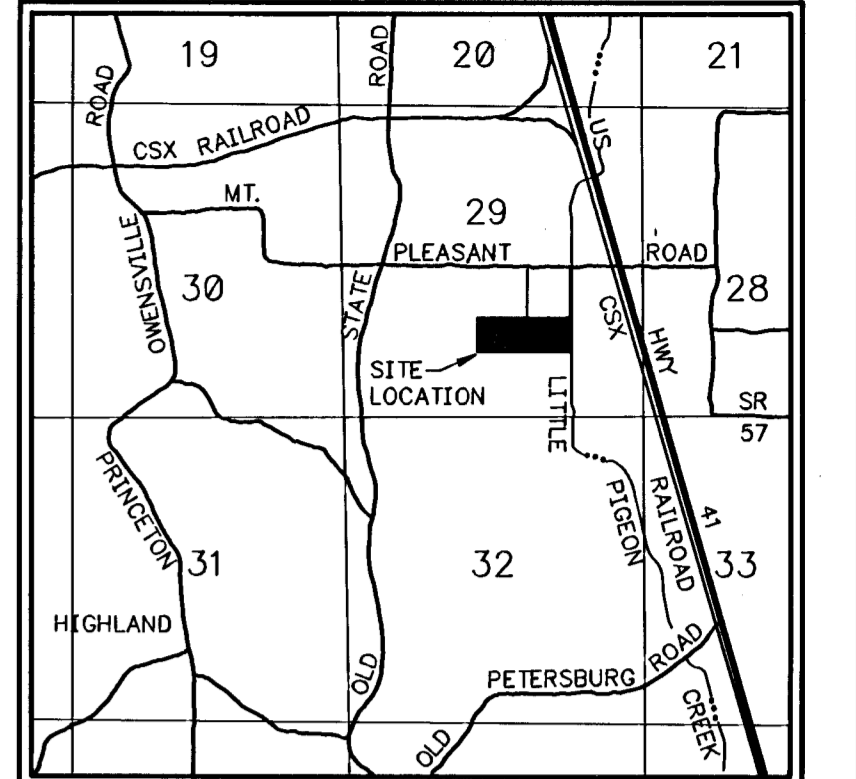
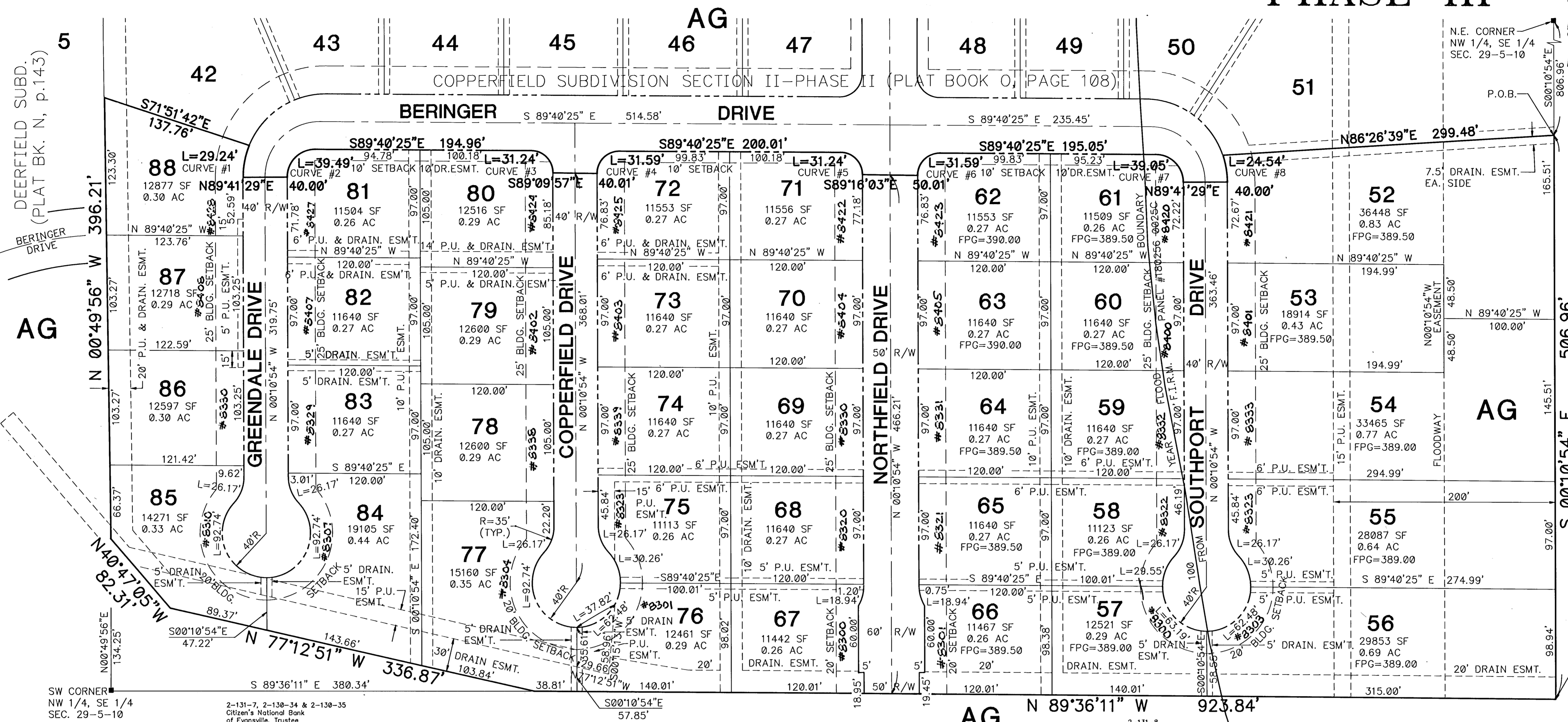


COPPERFIELD SUBDIVISION

SECTION II PHASE III



LOCATION MAP
NO SCALE

RECEIVED FOR RECORD
at 2:12 P.M.
Aug 17 1993
Plat Book 0
Page 118
BETTY J. HERMANI RECORDED
VANDERBURGH COUNTY
93-222.18

SCALE: 1"=60'



0-118

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
JANUARY 28, 1991

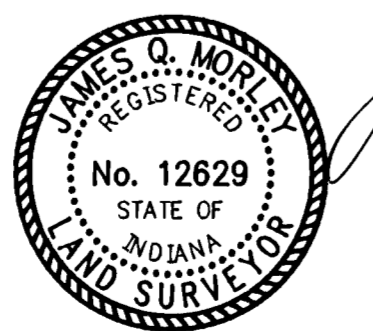
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
JUNE 28, 1993

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 19 1993

Boundary Description
Part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 5 South, Range 10 West, Vanderburgh County, Indiana, more particularly described as follows:
Commencing at the northeast corner of said quarter quarter section; thence south 80 degrees 10 minutes 54 seconds east (assumed bearing) along the east line of said quarter quarter section a distance of 808.99 feet to a point at the southeast corner of Copperfield Subdivision Section II, Phase II, as per plat thereof recorded in Plat Book O, page 108 in the office of the Recorder of Vanderburgh County, Indiana, said point being the point of beginning; thence continuing south 80 degrees 10 minutes 54 seconds east a distance of 508.96 feet to the southeast corner of said quarter quarter section; thence south 86 degrees 36 minutes 11 seconds west a distance of 923.84 feet; thence north 77 degrees 12 minutes 51 seconds west a distance of 336.87 feet; thence north 40 degrees 47 minutes 05 seconds west a distance of 82.31 feet to a point on the west line of said quarter quarter section; said point lying north 20 degrees 49 minutes 56 seconds west a distance of 134.25 feet from the southwest corner of said quarter quarter section; thence north 00 degrees 49 minutes 56 seconds east along said west line a distance of 396.21 feet to the southwest corner of said Copperfield Subdivision Section II, Phase II; thence south 71 degrees 51 minutes 42 seconds east a distance of 137.76 feet to a point on a curve concave to the east, having a radius of 75.00 feet and from which a chord bears south 10 degrees 59 minutes 07 seconds west a distance of 29.05 feet; thence southerly along said curve a distance of 29.24 feet to the point of tangency of said curve; thence north 89 degrees 09 minutes 57 seconds east a distance of 28.16 feet; thence north 89 degrees 41 minutes 29 seconds west a distance of 40.00 feet to the point of tangency of a curve concave to the southeast, having a radius of 25.00 feet and from which a chord bears north 45 degrees 04 minutes 21 seconds east a distance of 31.59 feet; thence north 89 degrees 41 minutes 29 seconds east a distance of 24.54 feet; thence north 86 degrees 26 minutes 39 seconds east a distance of 299.48 feet to the point of beginning, containing 14.23 acres.

General Notes
Zoning: The subject property is zoned agricultural and the abutting property is currently zoned as noted.
Utilities: Water, gas, electric and telephone will be extended to the site. Sanitary sewer is available to the site.
Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Planning Panel 180256 0025 C dated August 5, 1991 shows that a portion of this subdivision lies within Zone A. The mortgage lender may require that structures built within Zone A have flood insurance. This insurance requirement may be removed by obtaining a "Letter of Map Revision" based on fill from FEMA. The Zone A (100 year flood) area has been noted from the FIRM and its approximate location is shown on this plat. Per the Indiana Department of Natural Resources, all structures must have the lowest floor elevation of any enclosed space at least two feet above the 100 year flood elevation. This minimum floor elevation is called "Flood Protection Grade" (FPG). The FPG has been determined by the Vanderburgh County Building Commissioner. Minimum floor elevations of structures, including garages, are denoted as FPG 389.00 etc., where required by the Vanderburgh County Building Commissioner. The actual first floor elevation may need to be higher to provide proper drainage to the street or drainage swale.
Basements: No basements will be allowed unless specifically approved by the Vanderburgh County Building Commissioner.
Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
Road Grades: Maximum road grades will not exceed 8.0%.

Survey's Certificate
I, James Q. Morley, 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 represents a survey completed by me on August 19, 1993 and that all monuments shown exist at locations as noted.
Witness my hand and seal this 11th day of August, 1993.



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

Boundary Curve Data Table

CURVE #	RADIUS	DELTA	LENGTH	CHORD
1	75.00'	22°29'02"	29.24'	S10°59'07"W 29.05'
2	25.00'	90°30'28"	39.49'	N45°04'21"E 35.51'
3	20.00'	89°29'32"	31.24'	S44°55'39"E 28.16'
4	20.00'	90°30'28"	31.59'	N45°04'21"E 28.41'
5	20.00'	89°29'32"	31.24'	S44°55'39"E 28.16'
6	20.00'	90°30'28"	31.59'	N45°04'21"E 28.41'
7	25.00'	89°29'32"	39.05'	S44°55'39"E 35.20'
8	75.00'	18°44'42"	24.54'	N09°33'14"W 24.43'

- Temporary Erosion Control:** (during construction)
- Slopes of 0%-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 staking.
 - 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% - 2% shall be mulched and seeded within 45 days of disturbance.
 - Slopes of 2% to 8% 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.

Owner's 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 COPPERFIELD SUB. SEC. II, PH. III. 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 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. Drainage easements 5 feet wide are located on each side yard shown on this plat unless additional easements are noted.

Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.

Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

ELPERS BROTHERS CONSTRUCTION, INC.
By: [Signature]
Mabel C. Elpler, Jr., President
11911 Wreny Road
Wadesville, IN 47638

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(s) and Subdivider(s), 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 11th day of August, 1993.
My Commission Expires: 2-10-97
Notary Resides in Vanderburgh County, Indiana
[Signature]
Notary Public
(Typed or printed name)



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 FEBRUARY 6, 1991.
[Signature] President
[Signature] Executive Director
PLAT RELEASE DATE: AUG 19, 1993
Executive Director