

COPPERFIELD SUBDIVISION SECTION II,

PHASE II

Boundary Curve Data Table

CURVE #	RADIUS	DELTA	LENGTH	CHORD
1	75.00'	18°44'42"	24.54'	S89°33'14"E 24.43'
2	25.00'	89°29'32"	39.05'	N44°55'39"W 35.20'
3	20.00'	90°30'28"	31.59'	S45°04'21"W 28.41'
4	20.00'	89°29'32"	31.24'	N44°55'39"W 28.16'
5	20.00'	90°30'28"	31.59'	S45°04'21"W 28.41'
6	20.00'	89°29'32"	31.24'	N44°55'39"W 28.16'
7	25.00'	90°30'28"	39.49'	S45°04'21"W 35.51'
8	75.00'	22°28'02"	29.24'	N10°59'07"E 29.85'

Q & Right-Of-Way Curve Data Table

CURVE #	RADIUS	DELTA	LENGTH	CHORD
9	75.00'	89°29'32"	117.14'	S44°55'39"E 105.59'
10	50.00'	89°29'32"	78.10'	S44°55'39"E 78.48'
11	50.00'	90°30'28"	78.98'	N45°04'21"E 71.02'
12	75.00'	90°30'28"	118.47'	N45°04'21"E 106.54'

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: JAN. 28, 1991

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: APRIL 26, 1993

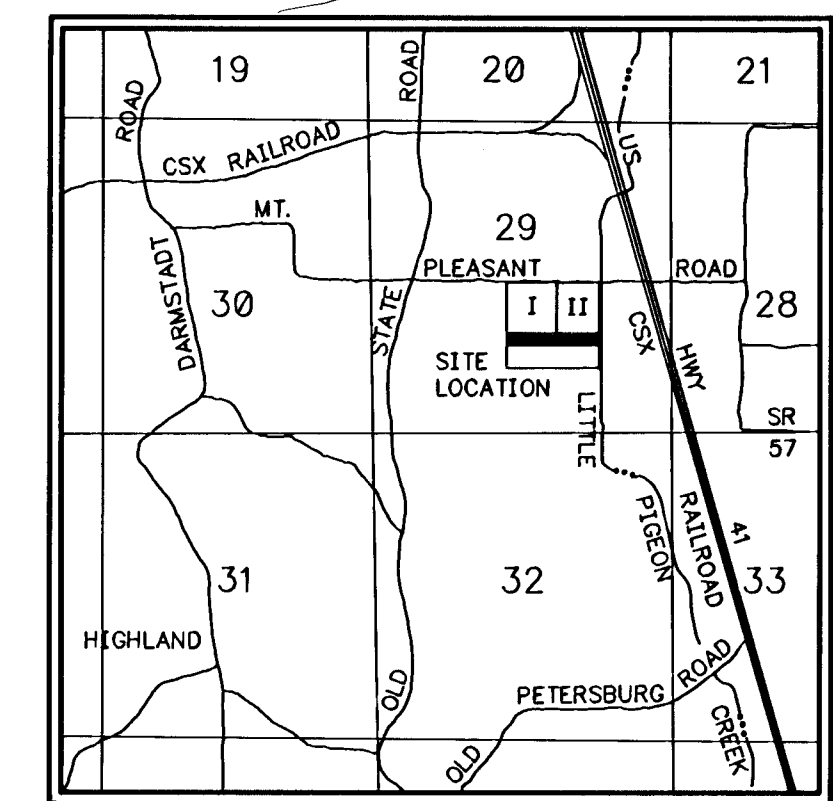
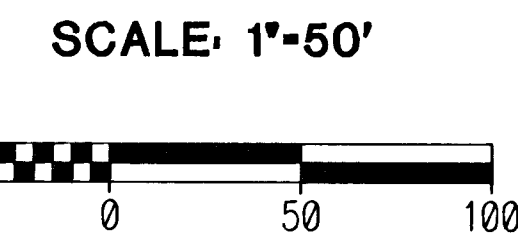
93-15427

0-108

RECEIVED FOR RECORD
M 11:48 A.M.
JUNE 16 1993
PL 330
PAGE 108
J. HERMANN RECORDER
VANDERBURGH COUNTY

(AG)

(AG)



LOCATION MAP
NO SCALE

DEERFIELD SUBD. (PLAT BK. N, P. 143)

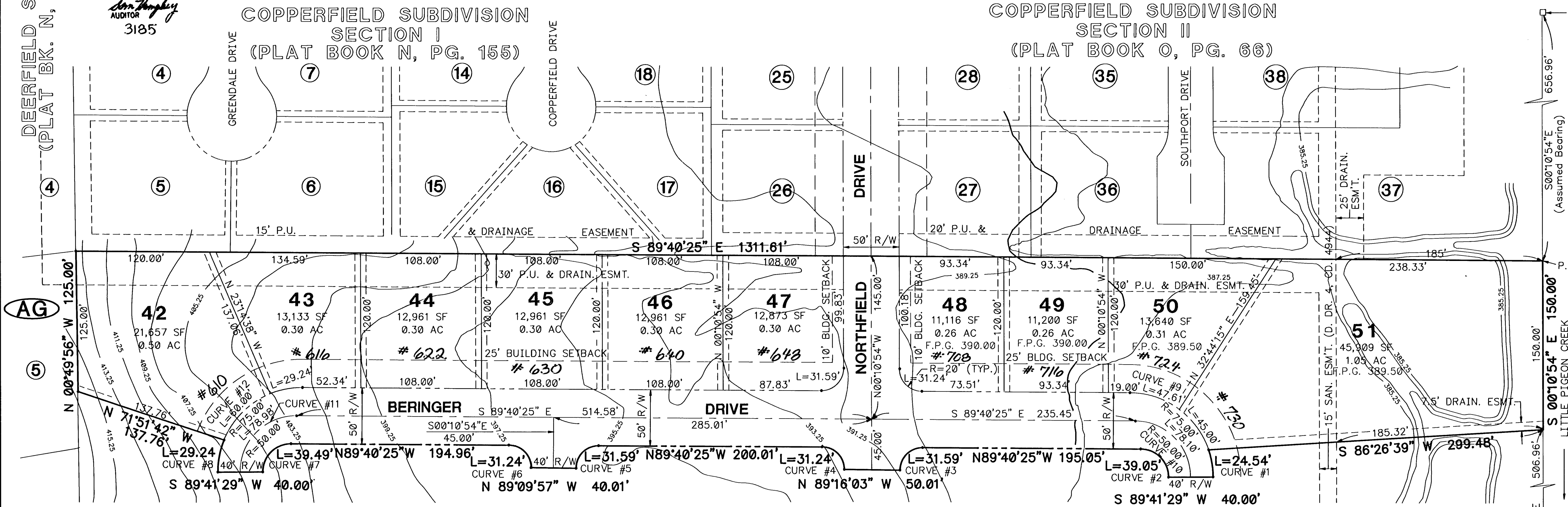
93-15427
ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 16 1993

Don Murphy
AUDITOR
3185

COPPERFIELD SUBDIVISION SECTION I (PLAT BOOK N, PG. 155)

COPPERFIELD SUBDIVISION SECTION II (PLAT BOOK O, PG. 66)



N.E. CORNER
N.W. 1/4, S.E. 1/4
SEC. 29-5-10

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 designated the same as COPPERFIELD SUBDIVISION SEC. II PH. II. 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 drainage; 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 foot 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 thereon.

ELPERS BROTHERS CONSTRUCTION, INC.

By: *James A. Elpers, Jr.*, President
11911 Winery Road
Wadesville, IN 47638

(M-2)

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 16th day of June, 1993.
My Commission Expires: 2-10-97
James A. Campbell
Notary Public
County, Indiana
(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 16, 1993.

David H. Doss, Jr. President
Barbara L. Cunningham Executive Director
PLAT RELEASE DATE: 6-16-93
Barbara L. Cunningham Executive Director

Boundary Description

Part of the Northwest Quarter of the Southeast Quarter of Section 29, Township 10 South, Range 10 West, Vanderburgh County, Indiana, more particularly described as follows:
Commencing at the northeast corner of said quarter quarter section; thence south 00 degrees 10 minutes 54 seconds east (assumed bearing) along the east line of said quarter quarter section a distance of 856.00 feet to a point at the southeast corner of Copperfield Subdivision Section II, as per plat thereof recorded in Plat Book O, page 66 in the office of the Recorder of Vanderburgh County, Indiana, said point being the point of beginning; thence continuing south 00 degrees 10 minutes 54 seconds east a distance of 150.00 feet to a point that lies north 00 degrees 10 minutes 54 seconds west a distance of 506.96 feet from the southeast corner of said quarter quarter section; thence south 86 degrees 26 minutes 39 seconds west a distance of 299.48 feet to a point on a curve concave to the west, having a radius of 75.00 feet and from which a chord bears south 89 degrees 33 minutes 14 seconds east a distance of 24.43 feet; thence southerly along said curve a distance of 24.54 feet to the point of tangency of said curve; thence south 89 degrees 41 minutes 29 seconds west a distance of 40.00 feet to the point of curvature of a curve concave to the southwest, having a radius of 25.00 feet and from which a chord bears north 44 degrees 55 minutes 39 seconds east a distance of 35.20 feet; thence northwesterly along said curve a distance of 39.05 feet to the point of tangency of said curve; thence south 89 degrees 40 minutes 25 seconds west a distance of 195.05 feet to the point of curvature of a curve concave to the southeast, having a radius of 20.00 feet and from which a chord bears south 45 degrees 04 minutes 21 seconds west a distance of 28.41 feet; thence southwesterly along said curve a distance of 31.59 feet to the point of tangency of said curve; thence north 89 degrees 16 minutes 03 seconds west a distance of 50.01 feet to the point of curvature of a curve concave to the southwest, having a radius of 20.00 feet and from which a chord bears south 45 degrees 04 minutes 21 seconds west a distance of 28.41 feet; thence northwesterly along said curve a distance of 31.59 feet to the point of tangency of said curve; thence north 89 degrees 09 minutes 57 seconds west a distance of 40.01 feet to the point of curvature of a curve concave to the southwest, having a radius of 20.00 feet and from which a chord bears north 44 degrees 55

minutes 39 seconds west a distance of 28.16 feet; thence northwesterly along said curve a distance of 31.24 feet to the point of tangency of said curve; thence north 89 degrees 40 minutes 25 seconds west a distance of 194.96 feet to the point of curvature of a curve concave to the southeast, having a radius of 25.00 feet and from which a chord bears south 45 degrees 04 minutes 21 seconds west a distance of 28.41 feet; thence southwesterly along said curve a distance of 39.05 feet to the point of tangency of said curve; thence north 89 degrees 41 minutes 29 seconds west a distance of 40.00 feet to the point of curvature of a curve concave to the east, having a radius of 75.00 feet and from which a chord bears north 10 degrees 59 minutes 07 seconds east a distance of 29.85 feet; thence northerly along said curve a distance of 29.24 feet; thence north 71 degrees 51 minutes 42 seconds west a distance of 137.76 feet to a point on the west line of said quarter quarter section; thence north 00 degrees 56 minutes 56 seconds west along said west line a distance of 125.00 feet to the southwest corner of Copperfield Subdivision Section I, as per plat thereof recorded in Plat Book N, page 155 in the office of the Recorder of Vanderburgh County, Indiana; thence south 89 degrees 40 minutes 25 seconds east along the south line of said subdivision a distance of 586.60 feet to a point at the southeast corner of said subdivision, said point also being the southwest corner of said Copperfield Subdivision Section II; thence continuing south 89 degrees 40 minutes 25 seconds east along the south line of said Copperfield Subdivision Section II a distance of 725.01 feet to the point of beginning, containing 5.075 acres.

SURVEYOR'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 correctly represents a survey completed by me on June 16, 1993, and that all monuments shown exist at locations as noted.
Witness my hand and seal this 16th day of June, 1993.
James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629



(AG)

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.
Contours: The elevation contours shown on this plat are determined prior to subdivision development and do not reflect final lot grades.
Flood Plain Data: Flood Insurance Rate Maps (FIRM) have been published for Vanderburgh County by the Federal Emergency Management Agency (FEMA) which administers the Flood Insurance Program (FIP) in conjunction with lending institutions. FIRM Community Panel 180256 0025 C dated August 5, 1991 shows shading over a portion of this subdivision. The mortgage lender may require that structures built within the shaded area have flood insurance. This insurance requirement may be removed by obtaining a "Letter of Map Amendment" or "Letter of Map Revision" from FEMA. The 100 year flood shading has been scaled from the FIRM and its approximate location is shown on this plat. Per the Indiana Department of Natural Resources, oil structures within the shaded area on the FIRM 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 shall be determined by the Vanderburgh County Building Commissioner. The FPGs determined by the building commissioner are shown on this plat. The final authority for interpretation of the FIRM or the FPGs rest with FEMA and the building commissioner and is not the responsibility of the surveyor who prepared this plat.
Flood Protection Grade: Minimum floor elevations of structures, including garages, are denoted as FPG xxxxx, where required by the Vanderburgh County Building Commissioner. The actual first floor elevation may 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.