

91-04717

RECEIVED FOR RECORD

4:18 P.M.

March 8 1991

Plat Brewer MS

Card 92

508 STEELE, RECORDER  
VANDERBURGH COUNTY

# MS-92

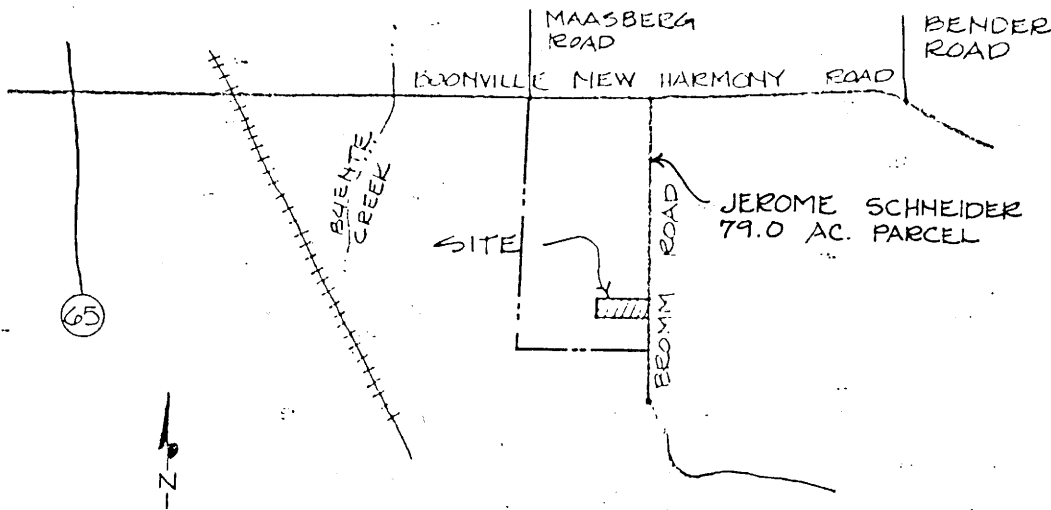
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 08 1991 1700

*Sam Humphrey*  
AUDITOR

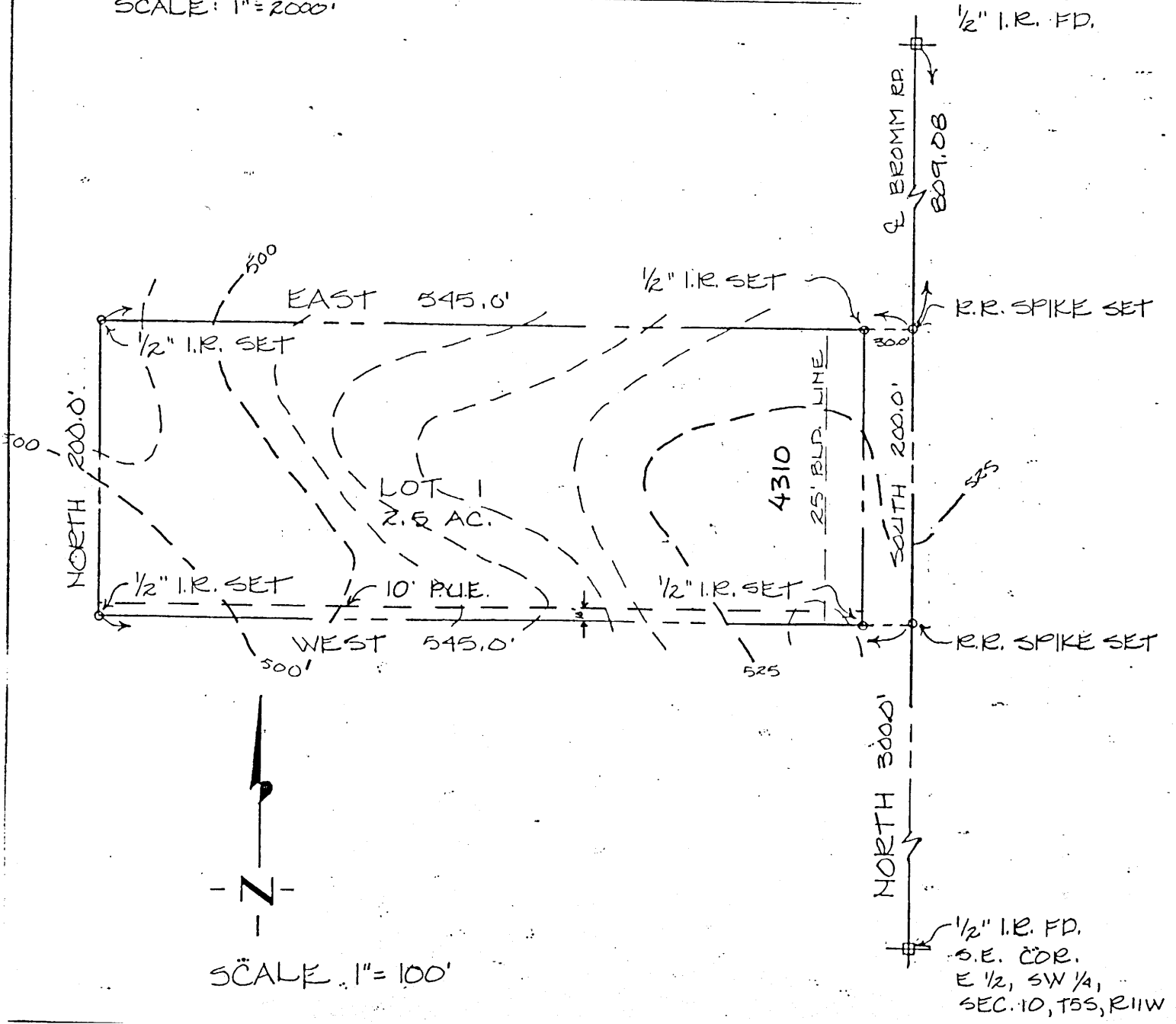
DO NOT WRITE IN SPACE ABOVE THIS LINE

## DEER BLUFF SUBDIVISION



VICINITY MAP

SCALE: 1" = 2000'



SCALE 1" = 100'

1/2" I.R. FD.  
S.E. COR.  
E 1/2, SW 1/4,  
SEC. 10, T5S, R11W

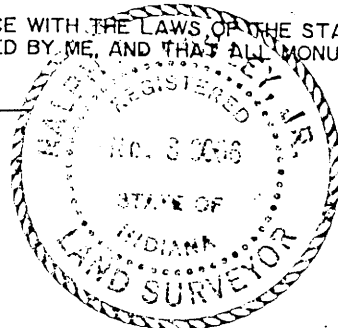
SURVEYORS CERTIFICATE

Ralph A. Easley, Jr.

I, Ralph A. Easley, Jr., 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.

DATE JANUARY 17, 1991

*Ralph A. Easley, Jr.*



OWNERS CERTIFICATE

Jerome W. and Estelle M. Schneider, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Deer Bluff Subdivision

*Jerome W. Schneider*  
Jerome W. Schneider

*Estelle M. Schneider*  
Estelle M. Schneider

NOTARY CERTIFICATE

STATE OF INDIANA )  
                                  ) ss:  
COUNTY OF VANDERBURGH )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 19 DAY OF January, 1991.

MY COMMISSION EXPIRES: 5-15-92

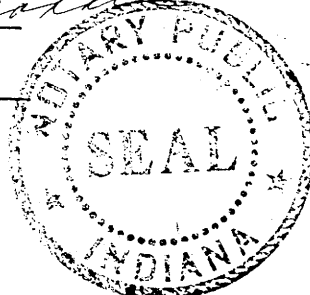
*Judith Woodall*

NOTARY PUBLIC

Judith Woodall

PRINTED

RESIDENT OF Warrick COUNTY



A.P.C. CERTIFICATE

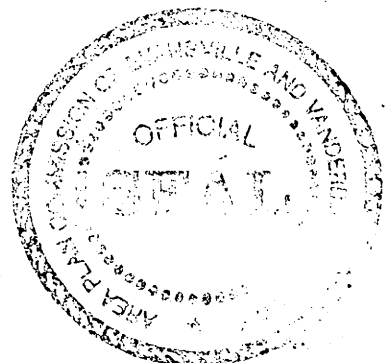
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON March 8, 1991.

*Ronald W. Bauer, Jr.*  
PRESIDENT

EXECUTIVE DIRECTOR *Barbara L. Cunningham*

PLAT RELEASE March 8, 1991

EXECUTIVE DIRECTOR *Barbara L. Cunningham*



LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 10, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section North 300 feet to the true point of beginning; thence

1st: West 545.00 feet; thence

2nd: North 200.00 feet; thence

3rd: East 545.00 feet to the East line of said Quarter Quarter Section; thence along said East line

4th: South 200.00 feet to the true point of beginning, containing 2.50 acres, more or less.

SUBJECT TO thirty (30) feet of right of way for Bromm Road Westerly of and adjacent to the 4th Course.

General Notes:

1. Owner/Developer: Jerome W. Schneider, 3841 Kuebler Road, Evansville, Indiana 47712, 812/963-5473.
2. Utilities: Southern Indiana Gas and Electric electric service is available. A septic tank is required. German Township Water District waterline available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: Subject property is zoned AG.
5. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data:
  - HoB<sub>2</sub> - Hosmer silt loam.
  - WeD<sub>2</sub> - Wellston silt loam.
  - Wa<sub>2</sub> - Wakeland silt loam.
7. Any private sewage disposal system constructed within this subdivision, must be installed outside of the drainage ways and on an area where the unaltered slope is less than fifteen (15) percent.