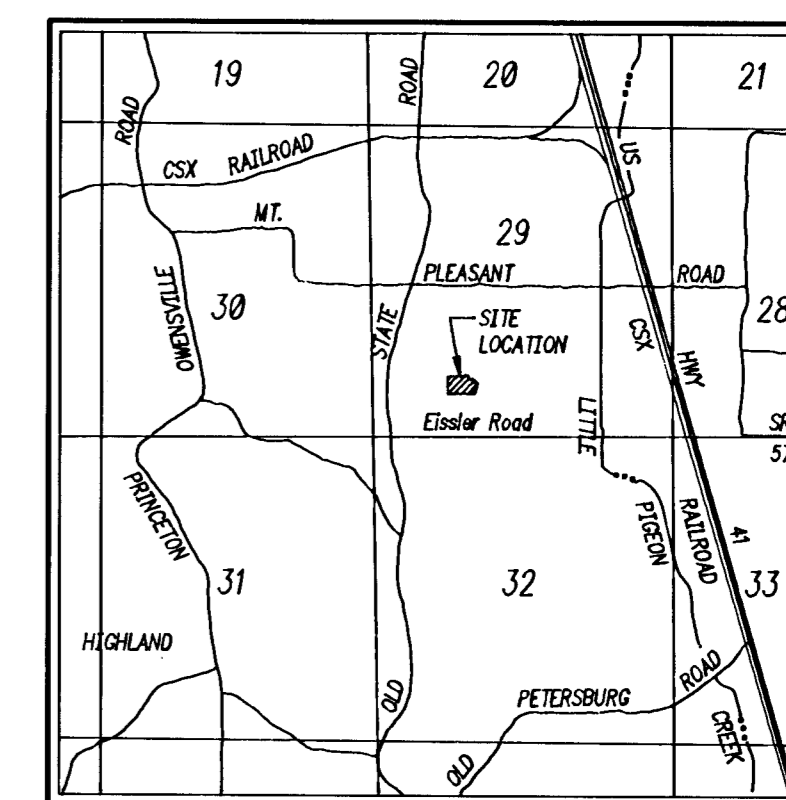


# Deerfield Section Two



Location Map  
Scale: 1"=4000'

### General Notes

**Zoning:** A portion of the subject property is currently zoned R-1 the remainder and all adjacent property is zoned Ag.

**Flood Plain Data:** Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

**Utilities:** Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

**Road Grades:** Maximum road grades shall not exceed 8%.

### 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 shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw blankets 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 central mat completion of ditch grading.

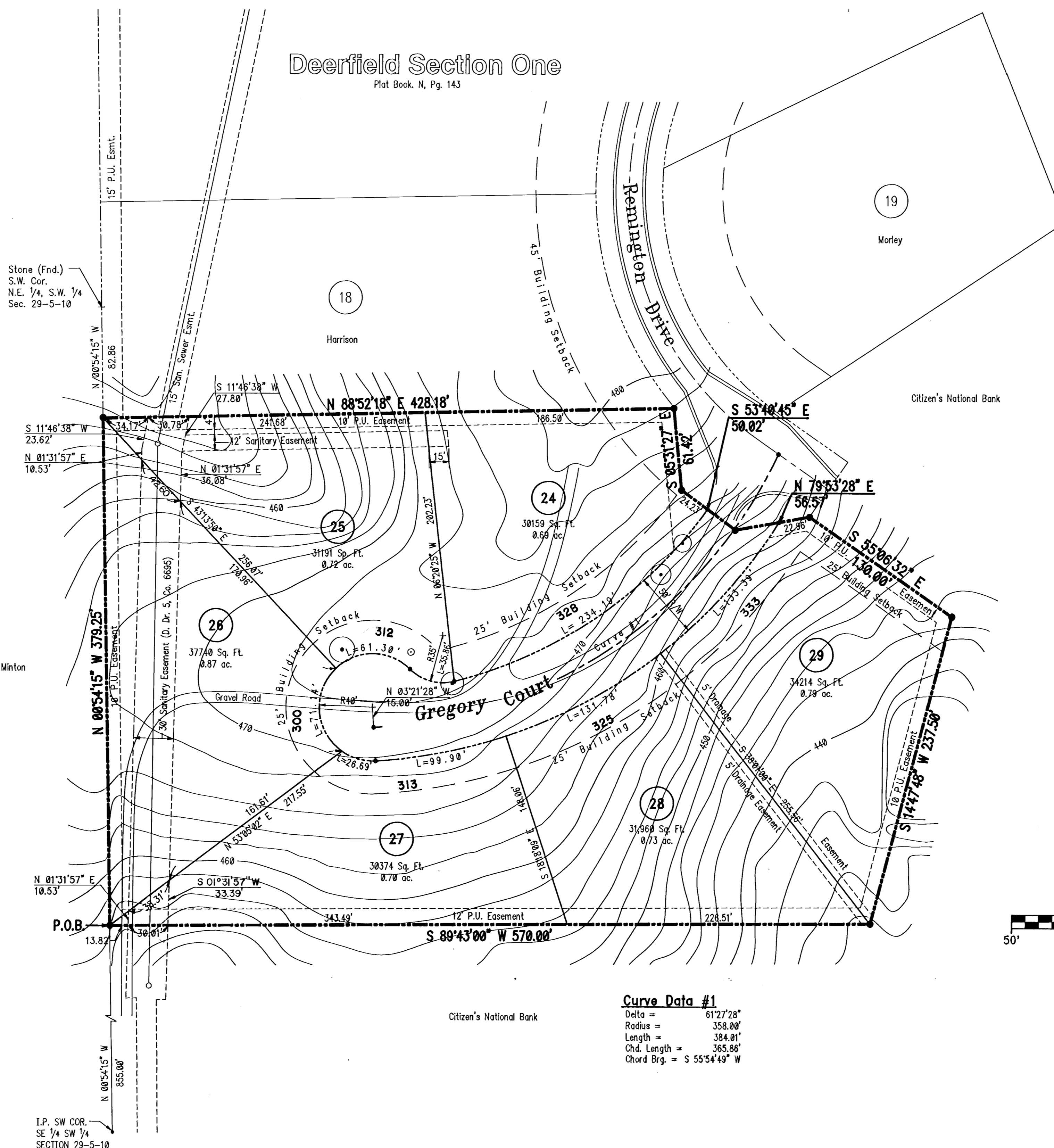
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

### Boundary Description

Part of the Southeast Quarter of the Southwest Quarter of Section 29, Township 5 South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

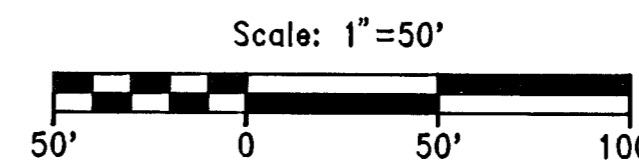
Commencing at the southwest corner of the Southwest Quarter of said Section 29-5-10; thence north 00 degrees 34 minutes 15 seconds west a distance of 855.00 feet along the west line of said quarter section to the point of beginning; thence continue north 00 degrees 54 minutes 15 seconds west a distance of 379.25 feet to the southwest corner of Lot 18 in Deerfield Section One, as per plat thereof recorded in Plat Book N, page 143 in the office of the Recorder of Vanderburgh County, Indiana; thence north 88 degrees 52 minutes 18 seconds east a distance of 428.18 feet to a point on the right-of-way of Remington Drive; thence south 05 degrees 31 minutes 27 seconds east 61.42 feet; thence south 53 degrees 40 minutes 45 seconds east a distance of 50.02 feet; thence north 79 degrees 53 minutes 28 seconds east a distance of 56.57 feet; thence south 55 degrees 06 minutes 32 seconds east a distance of 237.50 feet; thence south 89 degrees 43 minutes 00 seconds west, parallel to the south line of said quarter section, a distance of 570.00 feet to the point of beginning, containing 4.94 acres.

Subject to a sanitary sewer easement in favor of the Evansville Water and Sewer Utility along the west side of the above described real estate, as described in Deed Drawer S, Card 6695 in the office of the Recorder of Vanderburgh County,



### Curve Data #1

Delta = 61°27'28"  
Radius = 358.00'  
Length = 384.01'  
Chd. Length = 365.86'  
Chord Brg. = S 55°54'49" W



Scale: 1"=50'

I, James Q. Morley, 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 on March 3, 1993 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 7th day of February, 1994.



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

### Deerfield Section One

Plat Book N, Pg. 143

94-05515

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 28 1994

Ann Tompkins  
AUDITOR  
1107

0-144

RECEIVED FOR RECORD  
1:43 PM  
FEB 28 1994  
Plat Book  
Page 144  
BETTY J. FERMAN RECORDER  
VANDERBURGH COUNTY

### Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as DEERFIELD SECTION TWO. 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.

Individual lot owners shall maintain all easements on their lot.

Calvin C. Dentino  
Calvin C. Dentino  
7200 E. Sycamore St.  
Evansville, IN 47715

Mary J. Dentino  
Mary J. Dentino  
7200 E. Sycamore St.  
Evansville, IN 47715

### 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 28th day of February, 1994.

My Commission Expires:

1/23/98

Jessie C. Ogden  
Notary Public  
Vanderburgh  
County, Indiana

Jessie C. OGDEN  
(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 September 1, 1993.

Robert H. Bann, Jr.  
President

Barbara A. Gensinger  
Executive Director

PLAT RELEASE DATE: 2-28-94