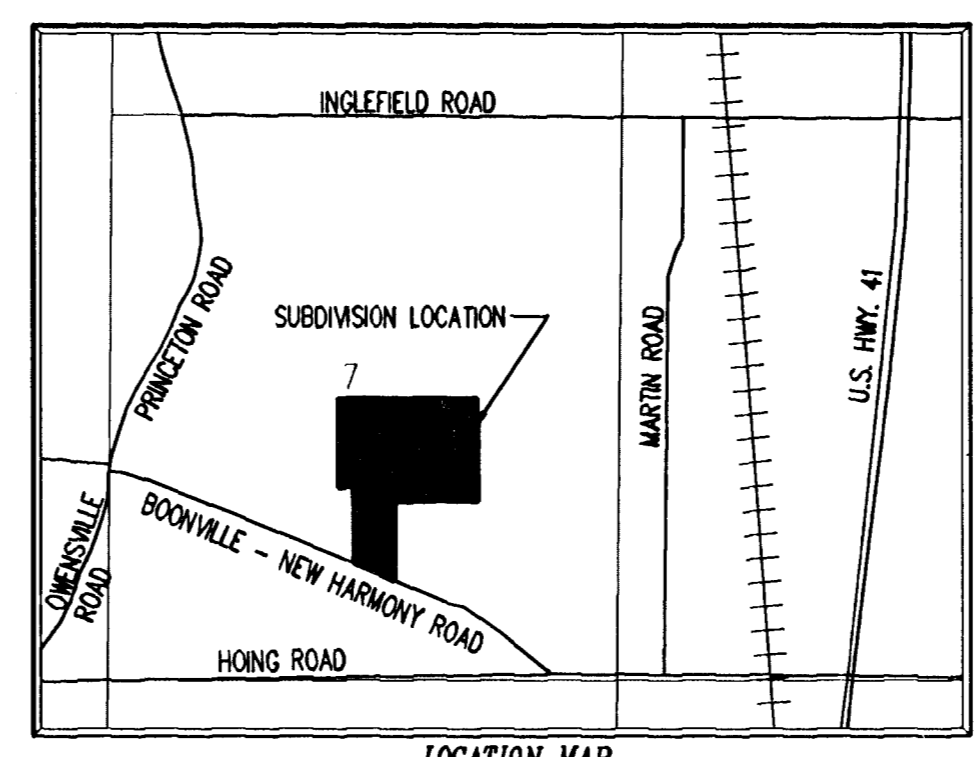
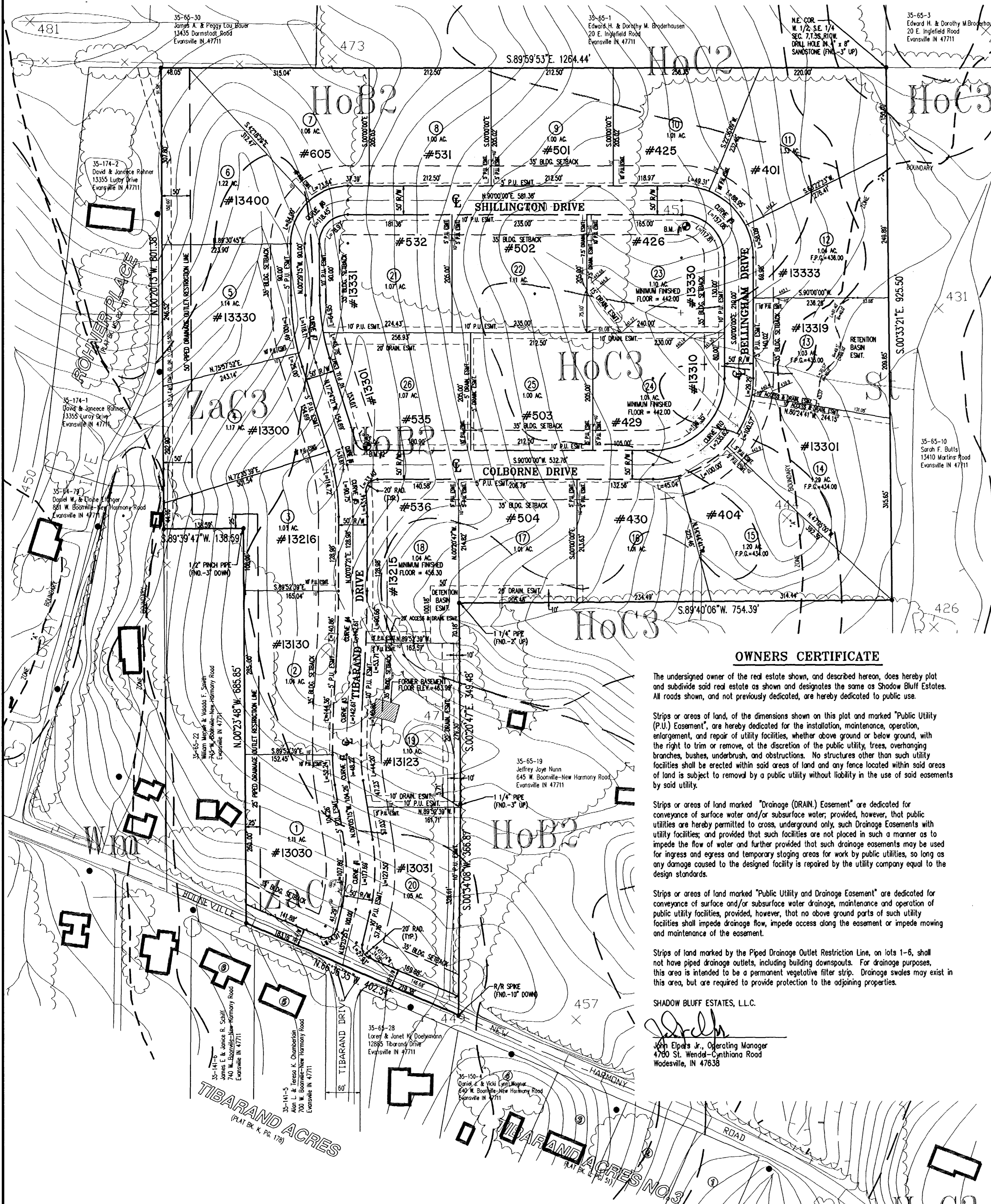


SHADOW BLUFF ESTATES



SCALE 1" = 100'

P-85

BOUNDARY DESCRIPTION

NOTE: THE PUBLIC UTILITY EASEMENTS, ALONG THE FRONT OF THE SIDE LOT LINES, SHALL EXTEND 10' BEYOND THE BUILDING SETBACK LINE, (TYPICAL)

- B.M. #1 - 488.20
S.E. HEADPOST ON FIRE HYDRANT
• N.E. CORNER OF LOT 23
- B.M. #2 - 488.20
SOUTH HEADPOST ON FIRE HYDRANT
• S.W. CORNER OF LOT 28

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 13 1997

Signature of Steven A. Sherwood
AUDITOR
#188

RECEIVED FOR RECORD
at 11:35 A.M.
JAN 13 1997

Plat Book - P-85
Page 85
BETTY J. HENNING, REGISTRAR
VANDERBURGH COUNTY
CPL# 40013

Part of the West Half of the Southeast Quarter of Section 7, Township 5 South, Range 10 West of the Second Principle Meridian, in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the northeast corner of said Half Quarter Section; thence along the east line of said Half Quarter Section, South 00 degrees 33 minutes 21 seconds East (assumed bearing) 925.50 feet; thence South 89 degrees 40 minutes 02 seconds West 754.39 feet; thence South 00 degrees 20 minutes 47 seconds East 349.48 feet; thence South 00 degrees 34 minutes 08 seconds West 368.87 feet to the centerline of Boonville-New Harmony Road; thence along said centerline, North 66 degrees 36 minutes 35 seconds West 402.54 feet; thence North 00 degrees 23 minutes 48 seconds West 655.85 feet; thence South 89 degrees 39 minutes 47 seconds West 138.58 feet; thence North 00 degrees 20 minutes 13 seconds West 801.38 feet to the north line of said Half Quarter Section; thence along said north line, South 89 degrees 59 minutes 53 seconds East 1264.44 feet to point of beginning, containing 32.04 acres, more or less.

Subject to a right of way and easement, in favor of the American Telephone and Telegraph Company, across the above described real estate affecting lots 3, 4, 5, & 6 and which is described in Deed Record 228, Page 394 in said Recorder's office.

Also, subject to the right of way for Boonville-New Harmony Road across the south line of the above described real estate.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 MAY 7, 1996, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of Dec., 1996

Signature of Steven A. Sherwood
Steven A. Sherwood, L.S.
Indiana Registration No. 900007



LEGEND

- HoB2 SOIL TYPE NAME
- SOIL TYPE BORDERS
- FLOOD ZONE BORDER
- EXISTING SPOT ELEVATION 11-1-96

SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
HoB2	Home silt loam, 2-6% slopes eroded
HoC2	Home silt loam, 6-12% slopes eroded
HoC3	Home silt loam, 6-12% slopes severely eroded
St	Stands silt loam
WeD2	Weldon silt loam, 12-18% slopes eroded
Wm	Wmbr silt loam
ZoC3	Zonesville silt loam, 6-12% slopes severely eroded

SOURCE: SOIL SURVEY OF VANDERBURGH COUNTY, INDIANA, JUNE 1976

OWNERS 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 Shadow Bluff Estates. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (P.U.) 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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land marked "Drainage (DRAIN) Easement" are dedicated for conveyance of surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross, underground only, such Drainage Easements with utility facilities; and provided that such facilities are not placed in such a 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, so long as any damage caused to the designed facility is repaired by the utility company equal to the design standards.

Strips or areas of land marked "Public Utility and Drainage Easement" are dedicated for conveyance of surface and/or subsurface water drainage, maintenance and operation of public utility facilities; provided, however, that no above ground parts of such utility facilities shall impede drainage flow, impede access along the easement or impede mowing and maintenance of the easement.

Strips of land marked by the Piped Drainage Outlet Restriction Line, on lots 1-6, shall not have piped drainage outlets, including building downspouts. For drainage purposes, this area is intended to be a permanent vegetative filter strip. Drainage swales may exist in this area, but are required to provide protection to the adjoining properties.

SHADOW BLUFF ESTATES, L.L.C.

Signature of Elsie J. Operating Manager
Elsie J., Operating Manager
4780 St. Wendt-Cynthiana Road
Wadesville, IN 47838

ROAD CURVE DATA

DESIGNATION	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	300.00'	22°28'40"	117.69'	N.02°09'05"E 116.94'	59.61'
2	300.00'	09°12'36"	48.22'	N.04°28'57"W 48.17'	24.16'
3	2032.96'	04°01'09"	142.61'	N.02°07'55"E 142.58'	71.33'
4	2032.96'	04°01'09"	142.61'	N.02°07'55"E 142.58'	71.33'
5	400.00'	12°59'59"	90.75'	N.06°22'39"W 90.58'	45.57'
6	400.00'	04°31'42"	31.61'	N.15°08'29"W 31.61'	15.82'
7	400.00'	16°55'06"	118.11'	N.08°56'48"W 117.68'	59.49'
8	75.00'	90°29'15"	118.45'	N.44°45'23"E 106.52'	75.64'
9	100.00'	90°00'00"	157.08'	S.45°00'00"E 141.42'	100.00'
10	150.00'	90°00'00"	235.62'	S.45°00'00"E 212.13'	150.00'

GENERAL NOTES

Zoning: The subject property and all abutting property is zoned as agricultural (AG).
Utilities: Water, gas, electric, cable TV, and telephone will be extended to the site. Within the corporate limits of Darmstadt, the sanitary system requirement for building lots of one acre is a pressure collection system. The developer will construct the collection mains. Each individual lot owner will be required to have installed their own septic tank and simplex pumping station in accordance with the requirements of the Darmstadt Sewer Department.

Flood Plain Data: A portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0055 C, dated August 5, 1991. The affected lots are 12, 13, 14, & 15. 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). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Road Grades: Maximum road grades will not exceed 10.0%.

Contours: Contours and topographic data shown were taken from Vanderburgh County Topographic Maps (sheet 145-dated March 27, 1990).

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 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 forty-five (45) days of disturbance.

- Slopes of 2% - 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.

Lot Access:
All lots must access to interior streets only. Driveways onto Boonville - New Harmony Road are prohibited.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, basins and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The Shadow Bluff Estates Homeowners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system, its parts and easements within this subdivision and outside the Town of Darmstadt occupied right-of-way including:

- 1) Enforcing the mowing and cleaning obligations of the individual Lot Owners, plus mowing, controlling weeds, and maintaining the designated cover of the waterways, basin areas and easements within this subdivision.
- 2) Keeping all parts of the storm water drainage system operating at all times 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 and repairing the storm water drainage system, including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineers or County Surveyors 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 within this subdivision.
- 6) Any pipe, 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.

Fences:
Fences may be erected within drainage and public utility easements, subject to the rights of the public utilities, subject to drainage requirements and subject to covenant restrictions of this subdivision, including fence drawings, diagrams and specifications therein.

Property Corner Markers:
All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled L.S. 900007.

Lot Grading Restrictions: Lots 4 and 5: The portion of the lots between the road right-of-way and the building setback line shall slope toward the roadway. Alterations to the established grades are not allowed. Downspouts from front of residences shall be directed into the street.

Lots 13, 14, 22, 23 and 24: The portions of the lots within the drainage easements also serve as Emergency Overflow Channels. The established grades, shown on this plat, shall not be altered.

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 Owners and Subdividers who acknowledge the execution of the foregoing plat with the declarations 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 2nd day of January, 1997

My Commission Expires: 12-12-97
Signature of Jerry Wildman
Notary Public
Jerry Wildman
(typed or printed name)
County, Indiana

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 JULY 3, 1996

Signature of Alan H. Dana, Jr. President
Signature of Sandra G. Cunningham Executive Director
PLAT RELEASE DATE Dec. 13, 1996
Signature of Betty J. Henning Executive Director