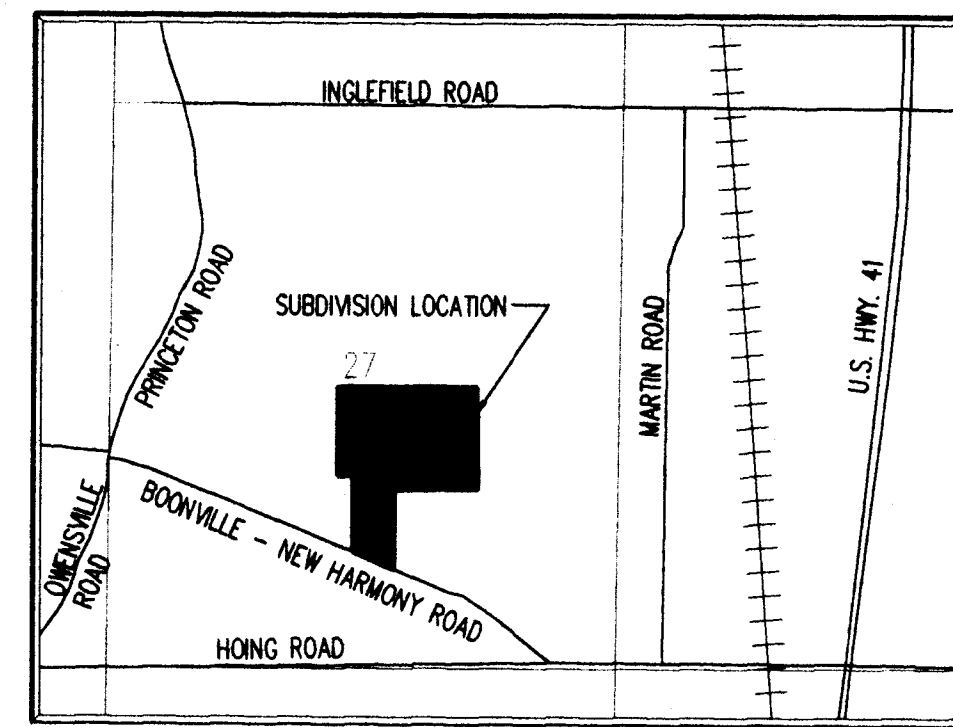
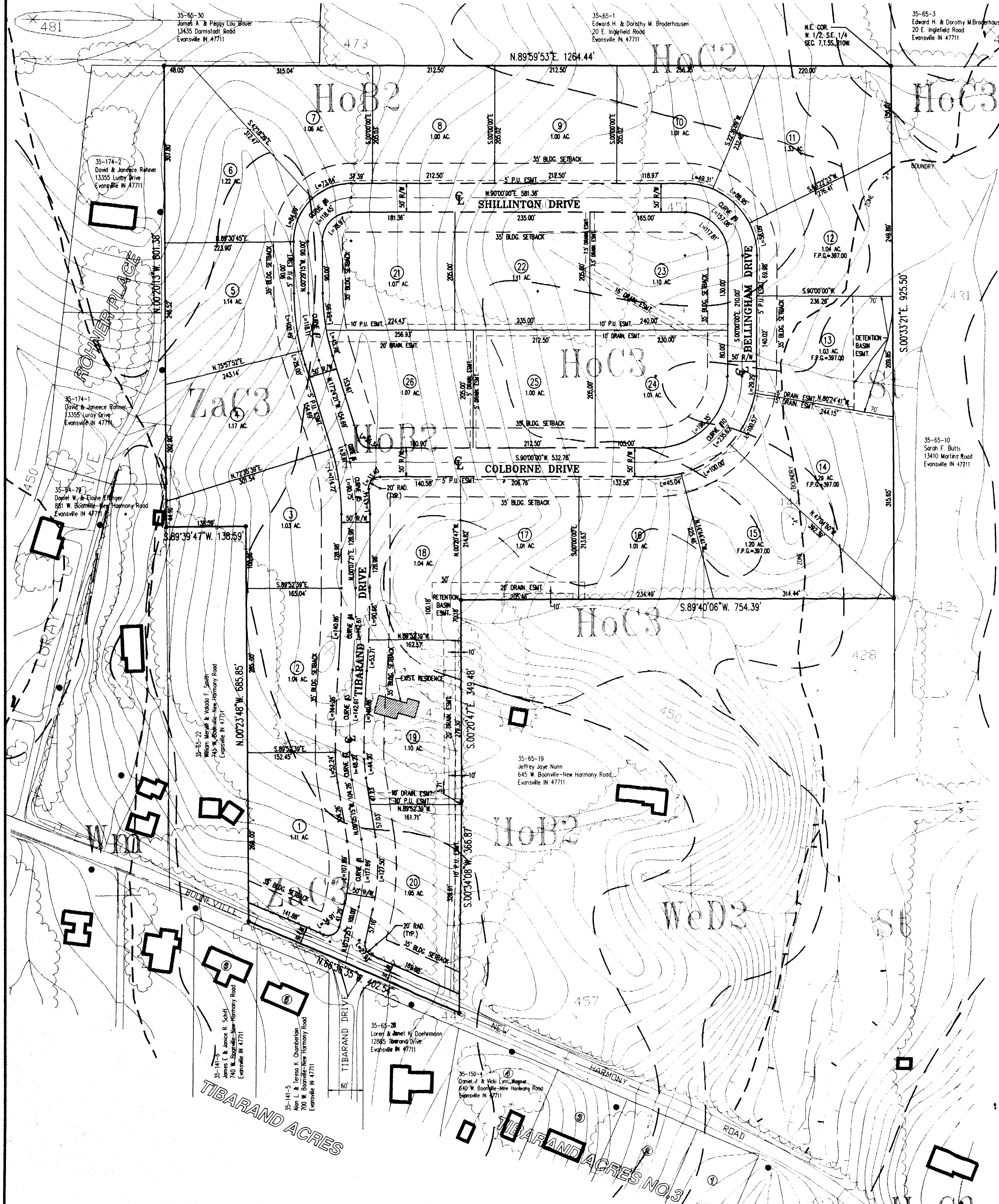


# SHADOW BLUFF ESTATES



SCALE 1" = 100'

## BOUNDARY DESCRIPTION

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 06 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 366.87 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 685.85 feet; thence South 89 degrees 39 minutes 47 seconds West 138.59 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 and which is described in Deed Record 228, Page 394 in said Recorder's office.

Also, subject to a right of entry, in favor of the Town of Darmstadt, across the above described real estate and which is recorded in Deed Drawer 3, Card 5144 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 \_\_\_\_\_, 19\_\_\_\_, and that all monuments shown exist at locations as noted.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: \_\_\_\_\_

DATE \_\_\_\_\_

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE DARMSTADT TOWN COUNCIL ON: \_\_\_\_\_

DATE \_\_\_\_\_

## LEGEND

HoB2 SOIL TYPE NAME  
SOIL TYPE BORDERS  
FLOOD ZONE BORDER

## 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 90.56'	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'

## SOIL TYPES

SOIL TYPE SYMBOL	SOIL NAME
HoB2	Hammer silt loam, 2-8% slopes eroded
HoC2	Hammer silt loam, 6-12% slopes eroded
HoC3	Hammer silt loam, 6-12% slopes severely eroded
St	Stended silt loam
WeD2	Weldon silt loam, 12-18% slopes eroded
Wm	Wm silt loam
ZaC3	Zanesville silt loam, 6-12% slopes severely eroded

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

## GENERAL NOTES

**Zoning:** The subject property and all abutting property is zoned as agricultural (AG).

**Utilities:** Water, gas, electric, 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 required flood protection grades (F.P.G.) are shown on the respective lots.

**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 10.0%.

**Contours:** Contours and topographical 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.

## 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 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 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.

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 a 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.

SHADOW BLUFF ESTATES, L.L.C.

John Elpers Jr., Member Manager  
4700 St. Wendel-Cynthiana 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 Owners and Subdividers 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission Expires: \_\_\_\_\_

Notary Resides In \_\_\_\_\_  
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 \_\_\_\_\_, 19\_\_\_\_.

President \_\_\_\_\_ Executive Director \_\_\_\_\_  
PLAT RELEASE DATE \_\_\_\_\_ Executive Director \_\_\_\_\_