

COPPERFIELD SUBDIVISION SECTION II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
 FEB 4 1992 591
 Auditor: *Don Douglas*

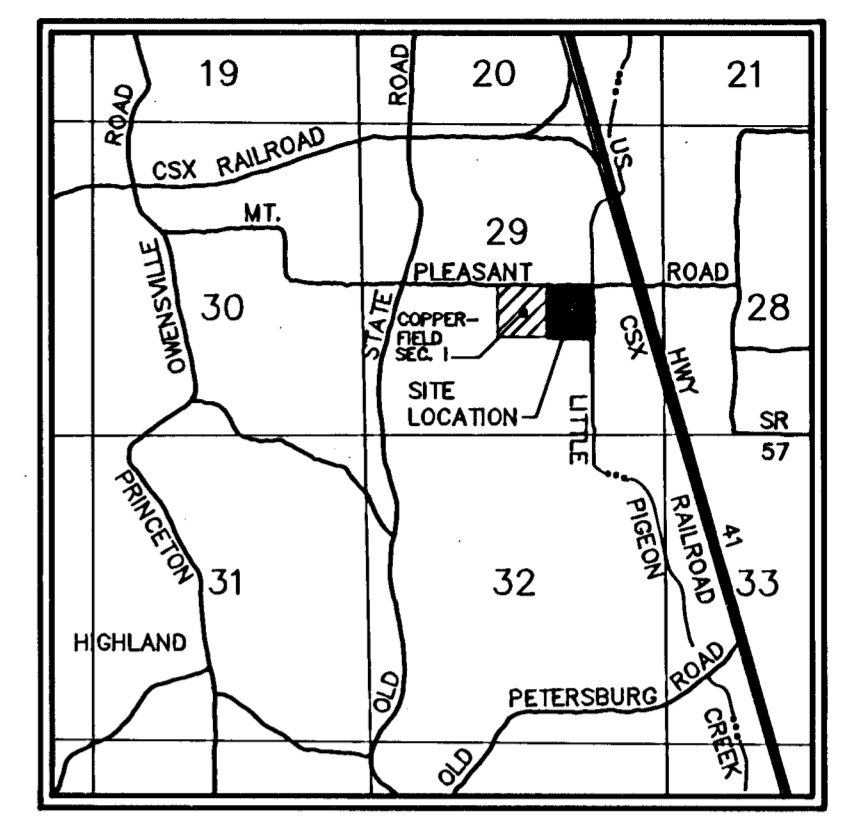
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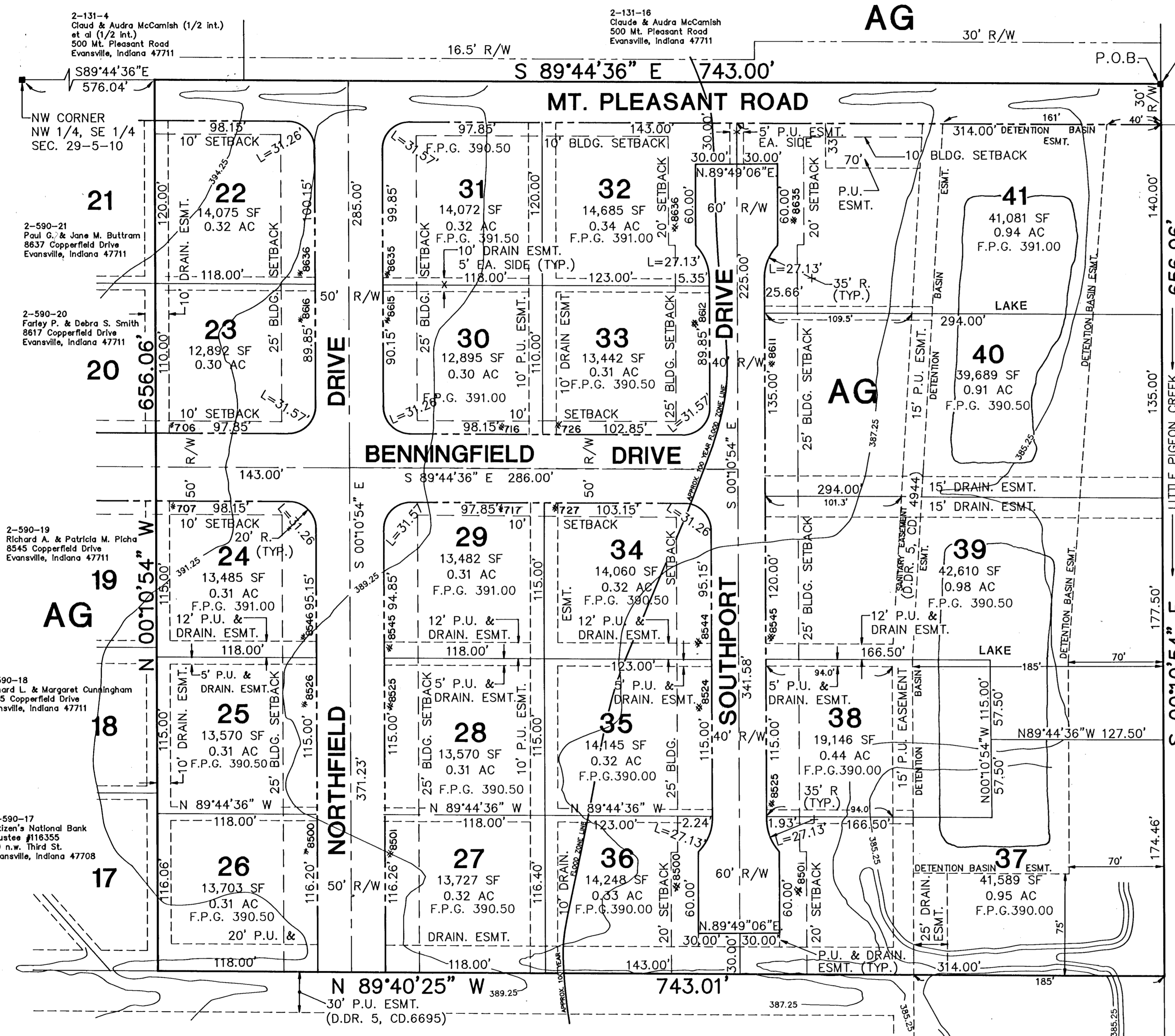
2-131-15
 Melvin O. & Thelma G. Greer
 412 E. Mt. Pleasant Road
 Evansville, Indiana 47711

BOB STEELE, RECORDER
 VANDERBURGH COUNTY
 92-02-995

SCALE: 1"=50'



LOCATION MAP
 NO SCALE GENERAL NOTES



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

Beginning at the northeast corner of said quarter quarter section; thence south 09 degrees 10 minutes 54 seconds east (assumed bearing) along the east line of said quarter quarter section a distance of 656.96 feet to a point that lies north 00 degrees 10 minutes 54 seconds east a distance of 656.96 feet from the southeast corner of said quarter quarter section; thence north 89 degrees 40 minutes 25 seconds west a distance of 743.01 feet to the southeast corner of Copperfield Subdivision Section II, as per plat thereof recorded in Plat Book # page 155 in the office of the Recorder of Vanderburgh County, Indiana; thence north 00 degrees 10 minutes 54 seconds west along the east line of said subdivision a distance of 656.96 feet to a point on the north line of said quarter quarter section and at the northeast corner of said subdivision, said point being south 89 degrees 44 minutes 36 seconds east a distance of 743.00 feet from the northwest corner of said quarter quarter section; thence south 89 degrees 44 minutes 36 seconds east along the north line of said quarter quarter section a distance of 743.00 feet to the point of beginning, containing 11.20 acres.

Subject to a sanitary sewer easement across the above described real estate, as recorded in Deed Book 5, Card 4944 in said recorder's office.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a land surveyor, duly 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 January 21, 1992 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 21 day of January, 1992.

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

OWNERS' CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as COPPERFIELD SUBDIVISION SECTION 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; 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 "Detention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Detention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter thereon.

ELPERS BROTHERS CONSTRUCTION, INC.

By: *John J. Eppers, Jr.*
 John J. Eppers, Jr., President
 1191 Winery 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 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 27th day of Jan, 1992.

My Commission Expires: 2-10-93
Terry A. Campbell
 Notary Public
 (Typed or printed name)
 County, Indiana



Zoning: The subject property is zoned agricultural and the abutting property is currently zoned as noted.

Utilities: Water and sanitary sewers will be extended 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 18026 0025 C dated August 5, 1991 shows shading over a portion of this subdivision. The 100 year flood shading has been scaled from the FIRM and its approximate location is shown on this plat. All 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 xxx.xx, where xxx.xx is determined by the Vanderburgh County Building Commissioner. The actual first floor elevation may be higher to provide proper drainage to the street or drainage swale.

Easements: No easements will be allowed unless specifically approved by the Vanderburgh County Building Commissioner.

Temporary Erosion Control: (during construction)

- Slopes of 0:1 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 seeding.
- Slopes of more than 6:1 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 0:1 - 2:1 shall be mulched and seeded within 45 days of disturbance.
- Slopes of 2:1 to 8:1 shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
- Slopes over 8:1 require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Road Grades: Maximum road grades will not exceed 3.2%.

Access Limits: All lots must access to interior roads only.

Right-of-way Radii: All right-of-way radii at intersections - 20 feet. All cul-de-sacs have 35 foot fillet radii.

DETENTION BASIN: Required volume... 26,626 CU. FT.

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 6, 1992.

Robert H. Bauer, Jr.
 President
Barbara P. Cunningham
 Executive Director
 PLAT RELEASE DATE: 2-4-92



STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
 January 28, 1991

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
 November 11, 1991

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

2-131-4
 Claud & Audra McCamish (1/2 int.)
 et al (1/2 int.)
 500 Mt. Pleasant Road
 Evansville, Indiana 47711

2-131-16
 Claude & Audra McCamish
 500 Mt. Pleasant Road
 Evansville, Indiana 47711

2-590-21
 Paul G. & Jane M. Buttram
 8637 Copperfield Drive
 Evansville, Indiana 47711

2-590-20
 Farley P. & Debra S. Smith
 8617 Copperfield Drive
 Evansville, Indiana 47711

2-590-19
 Richard A. & Patricia M. Picha
 8545 Copperfield Drive
 Evansville, Indiana 47711

2-590-18
 Richard L. & Margaret Cunningham
 8525 Copperfield Drive
 Evansville, Indiana 47711

2-590-17
 Citizen's National Bank
 Trustee #116355
 20 n.w. Third St.
 Evansville, Indiana 47708

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 Trustee #116355
 20 n.w. Third St.
 Evansville, Indiana 47708