

Replat of Lots 27 and 28 in Deerfield Section 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 02 2006 #1366

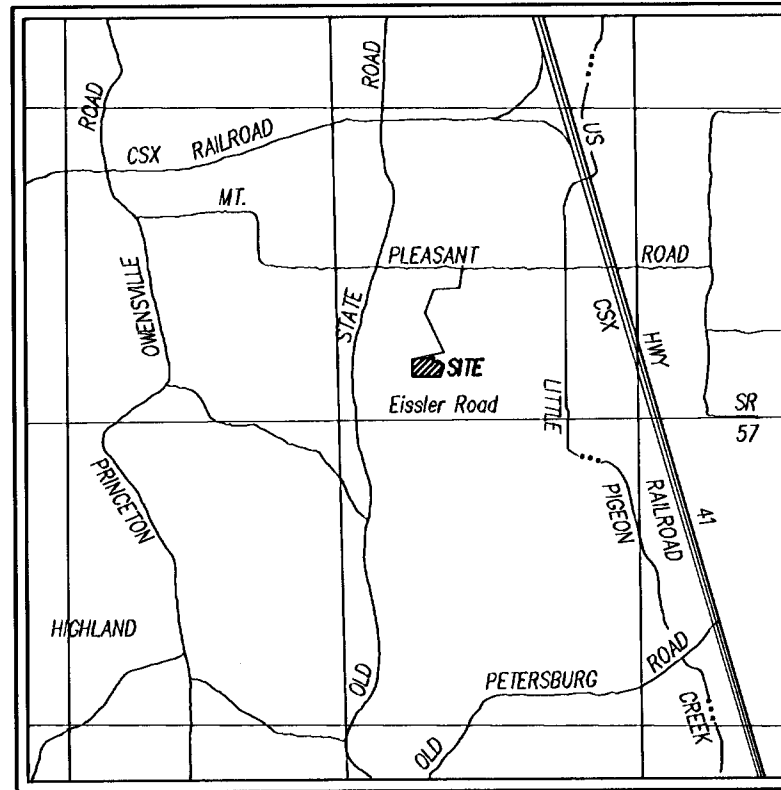
Sid Hutch
AUDITOR

RECEIVED FOR RECORD
DATE 03-02-06 3:53 PM
PLAT BOOK R-200
PAGE 200
INSTR # 2006R0009201
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

LEGEND

- Center Line
- Property Boundary Line
- Easement Line
- Right-of-way Line
- POB Point Of Beginning
- (R) Record Dimension
- (C) Calculated Dimension

SCALE 1" = 50'



Location Map

General Notes

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 available on site.

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 seeding.

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 45 days of disturbance.

Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at control 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.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

First floor grades shall be set to allow for proper drainage away from Buildings. All first floor grades shall conform to local and state enforced building codes.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. 10#0023."

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 Replat of Lots 27 & 28 in Deerfield Section Two.

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 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.

Individual lot owners shall maintain all easements on their lot.

Calvin C. Dentino *Mary Jo Dentino*
CALVIN C. DENTINO MARY JO DENTINO
8229 Carrington Dr. 8229 Carrington Dr.
Evansville, Indiana 47711 Evansville, Indiana 47711

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 Calvin C. Dentino & Mary Jo Dentino 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 February, 2006.

My Commission Expires:

5-3-2007

Notary Resides in
Vanderburgh
County, Indiana

Jean M. Morley
Notary Public
Jean M. Morley
(Typed or printed name)



Boundary Description

All of Lot 27 and 28 in Deerfield Section Two, as per plat thereof, recorded in Plat Book 0, Page 144 in the office of the Recorder of Vanderburgh County, Indiana. Being more particularly described by metes and bounds as follows:

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

Commencing at the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 29-5-10; thence North 00 degrees 54 minutes 15 seconds West a distance of 855.00 feet along the west line of said quarter quarter section to the the southwest corner of Deerfield Section Two recorded in Plat Book "0" page 144 in the office of the Recorder of Vanderburgh County, Indiana and being the point of beginning; thence North 53 degrees 05 minutes 02 seconds East a distance of 217.56 feet to the south right of way of Gregory Court and being the beginning of a non-tangent curve to the left, having a central angle of 38 degrees 15 minutes 50 seconds and a radius of 40.00 feet from which a chord bears South 74 degrees 13 minutes 32 seconds East 28.22 feet, thence along the arc of said curve 28.71 feet, thence continuing along said said right of way line to the point of curvature of a curve to the left, having a central angle of 34 degrees 39 minutes 32 seconds and a radius of 383.00 feet from which a chord bears North 69 degrees 18 minutes 47 seconds East 228.17 feet; thence along the arc of said curve 231.68 feet to the northeast corner of said Lot 28; thence along the east line of said Lot, South 38 degrees 01 minutes 00 seconds East 255.56 feet to the southeast corner of said Deerfield Section Two, thence along the south line of said subdivision, South 89 degrees 43 minutes 00 seconds West, 570.03 feet to the point of beginning and containing 1.431 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 5, Card 6695 in the office of the Recorder of Vanderburgh County,

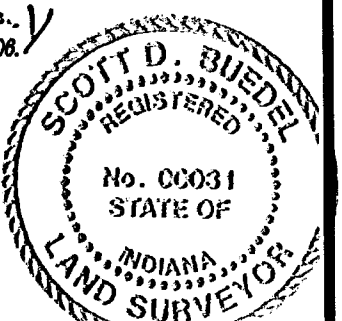
Surveyor's Certificate

I, Scott D. Buedel, 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, and that all monuments shown exist at locations

Witness my hand and seal this 24th day of FEBRUARY, 2006.

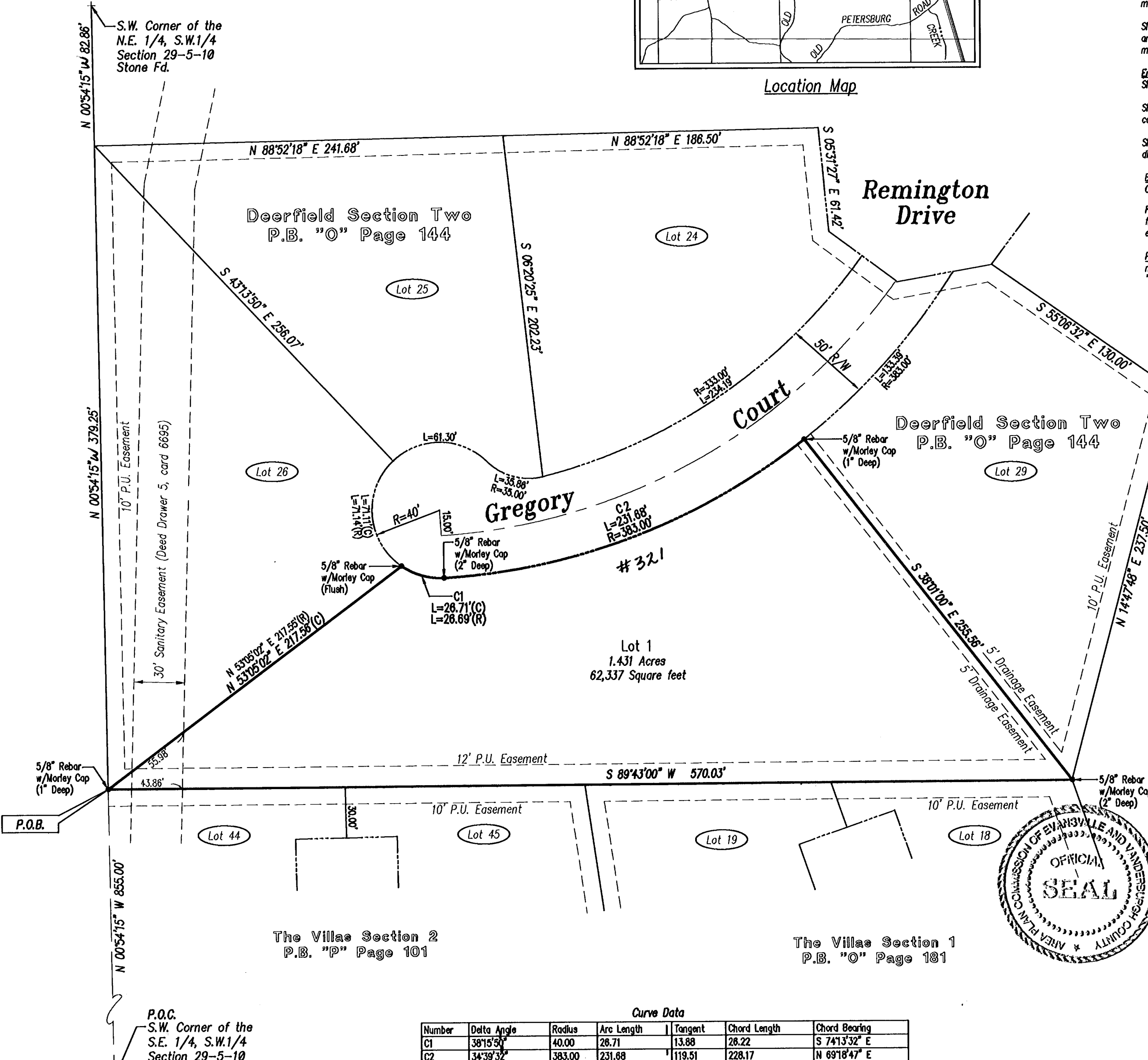
Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration No. 29900031
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, In. 47630
(812) 464-9585



APC # 4-115-2006

SECONDARY PLAT
1/8629/Minor-Plat.dwg 2/24/06



Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	38°15'50"	40.00	28.71	13.88	28.22	S 74°13'32" E
C2	34°39'32"	383.00	231.68	119.51	228.17	N 69°18'47" E

R-200

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on February 14, 2006, at Subdivision Review.

Scott D. Buedel
President
Buddy B. Mills
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Buddy B. Mills
Executive Director

PLAT RELEASE DATE: MAR. 2, 2006

