

# Deerfield Section Three

## Phase One

AG  
Copperfield Section One  
Plat Book N, Pg. 153  
34-27203

OCT 20 1994  
Auditor  
6228

0-180



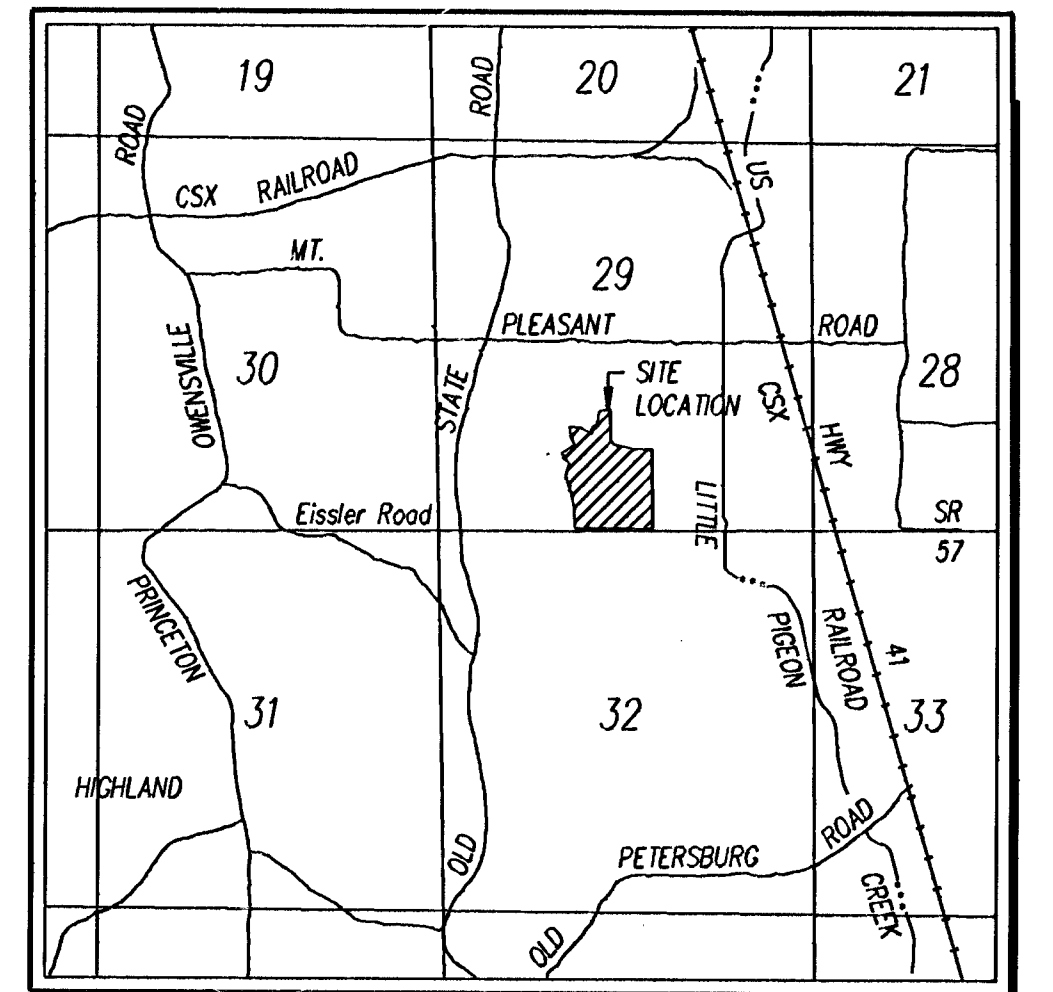
Scale: 1"=80'

NUMBER	DELTA	RADIUS	LENGTH	CHORD BRG	CHD. LENGTH
#1	90°16'19"	351.37	553.60'	S 25°58'08" E	498.09'
#2	63°30'25"	200.00'	221.68'	S 39°21'05" E	210.51'
#3	57°45'46"	200.00'	201.63'	S 36°28'46" E	193.20'
#4	24°38'21"	425.00'	182.76'	S 77°40'50" E	181.36'
#5	46°19'35"	200.00'	161.71'	S 05°38'57" W	157.34'
#6	24°33'57"	694.95'	297.96'	S 29°48'35" W	295.68'
#7	11°25'52"	402.68'	80.34'	N 05°42'50" E	80.21'
#8	23°30'35"	625.92'	256.83'	N 00°19'32" E	255.03'

### Boundary Description

A part of the South Half Section 29, Township 5 South, Range 10 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 29; thence along the south line of said quarter quarter section South 89 degrees 27 minutes 34 seconds East 674.84 feet; thence North 00 degrees 03 minutes 53 seconds West 797.57 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 36 minutes 11 seconds West 223.42 feet to a point of intersection with a non-tangent curve concave Southwesterly; thence Northerly, Northwestly, and Westerly 93.75 feet along an arc to the left and having a radius of 75.00 feet and subtended by a long chord having a bearing of North 54 degrees 11 minutes 19 seconds West and a length of 87.77 feet; thence North 90 degrees 00 minutes 00 seconds West 33.44 feet; thence Westerly 48.26 feet along an arc to the right and having a radius of 450.00 feet and subtended by a long chord having a bearing of North 86 degrees 55 minutes 40 seconds West and a length of 48.24 feet to the point of intersection with a non-tangent line; thence South 14 degrees 21 minutes 50 seconds West 199.47 feet; thence South 43 degrees 58 minutes 13 seconds West 323.71 feet; thence North 84 degrees 11 minutes 16 seconds West 131.09 feet; thence North 14 degrees 22 minutes 31 seconds West 350.64 feet; thence North 30 degrees 49 minutes 13 seconds West 384.82 feet; thence North 25 degrees 33 minutes 59 seconds East 86.03 feet; thence North 35 degrees 42 minutes 02 seconds East 168.45 feet to a point of intersection with a non-tangent curve concave Easterly; thence Northwestly, and Northerly 259.47 feet along an arc to the right and having a radius of 376.37 feet and subtended by a long chord having a bearing of North 19 degrees 52 minutes 51 seconds West and a length of 254.36 feet to the southeast corner of Lot 23 of 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 along the east line of said Lot 23 Northerly 126.77 feet along an arc to the right and having a radius of 376.37 feet and subtended by a long chord having a bearing of North 09 degrees 31 minutes 16 seconds East and a length of 126.17 feet; thence along the southern boundary of said Deerfield - Section One North 68 degrees 02 minutes 44 seconds East 66.37 feet; thence South 19 degrees 10 minutes 04 seconds West 43.65 feet; thence Southerly 15.43 feet along an arc to the left and having a radius of 326.37 feet and subtended by a long chord having a bearing of South 17 degrees 48 minutes 45 seconds West and a length of 15.43 feet; thence South 89 degrees 01 minutes 52 seconds East 254.97 feet to the west line of Copperfield-Section II-Phase III, as per plat thereof recorded in Plat Book "O", page 118 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west, southwestern and southern boundary of said Copperfield-Section II-Phase III the following four courses: South 00 degrees 49 minutes 56 seconds East 201.51 feet; thence South 40 degrees 47 minutes 05 seconds East 82.31 feet; thence South 77 degrees 12 minutes 51 seconds East 336.87 feet; thence South 89 degrees 36 minutes 11 seconds East 312.05 feet; thence South 00 degrees 03 minutes 53 seconds East 514.79 feet to the point of beginning and containing 17.137 acres, more or less.



Location Map  
Scale: 1"=4000'

### Owner's Certificate

The undersigned owner of the real estate shown and described herein does hereby plat and subdivide said real estate as shown and designates the same as DEERFIELD SECTION THREE. 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 strip 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. Lot owners shall not construct or place any obstruction within any "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 September 29, 1994, and that all monuments shown exist at locations as noted.



Matthew E. Wannemuehler  
Matthew E. Wannemuehler, R.L.S.  
Indiana Registration No. 8800054

### 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 13th day of October, 1994.

My Commission Expires:

Jan. 23, 1998

Notary Resides in  
Warrick  
County, Indiana

Patricia G. Michel

Notary Public  
Patricia G. Michel  
(Typed or printed name)



### Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #303, 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 SEPT 19 1993.

President  
Executive Director

PLAT RELEASE DATE: OCT. 20, 1994

Barbara B. Cunningham  
Executive Director

### General Notes

**Zoning:** The subject property is currently zoned Agricultural the remainder and all adjacent property is zoned as noted.

**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 10%.

### 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 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.

### Monuments

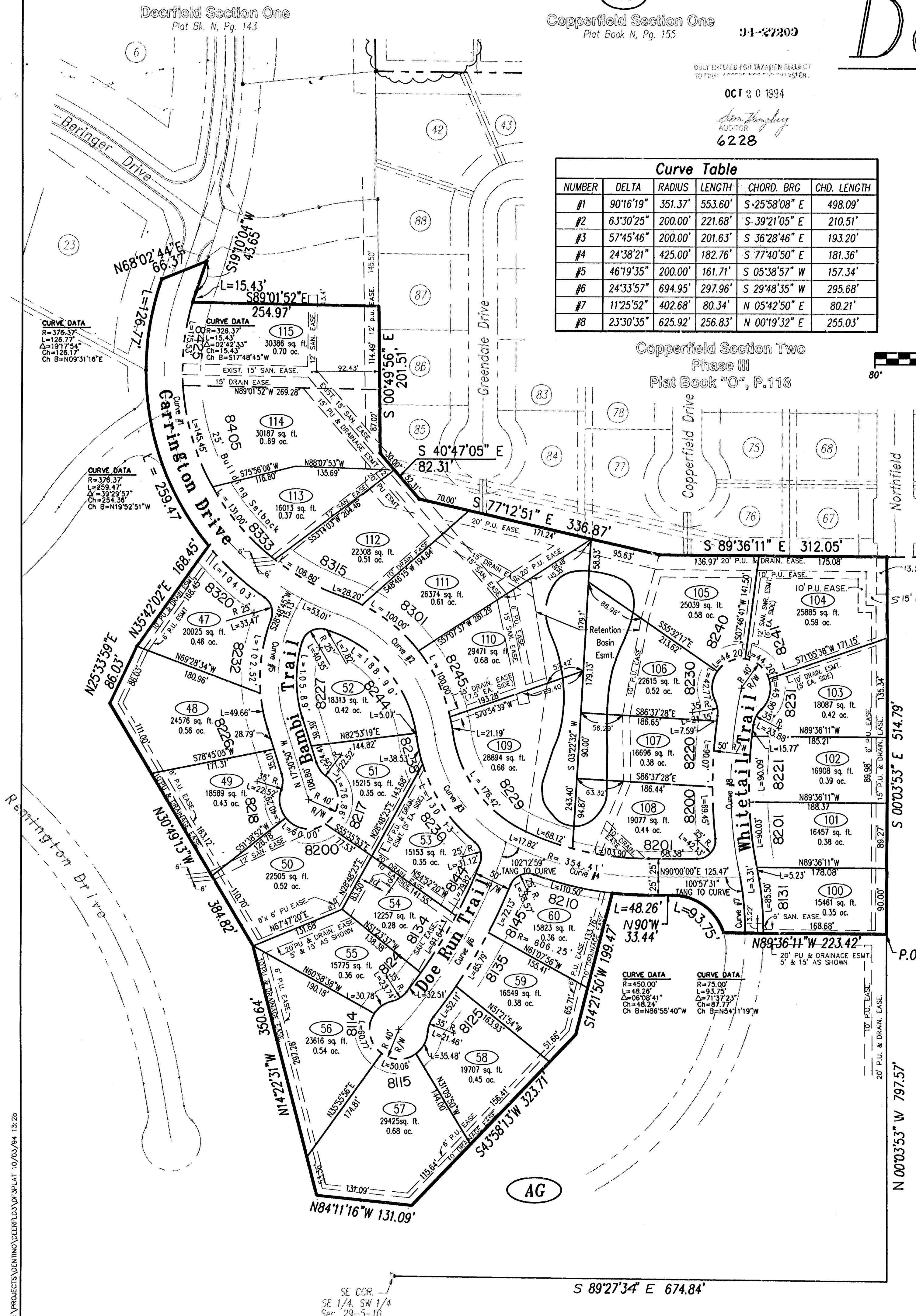
Monuments have been set at all boundary & lot corners, except at those falling within Retention Basins. Lot lines have been monumented at their intersection with the Retention Basin easement line at these locations.  
Monuments set as a part of this plat are: 3/4" x 30" Rebars w/ RLS 8800054 Cop.

Storm drainage plans were approved by the Vanderburgh County Drainage Board on:

July 26, 1993

Road construction plans were approved by the Vanderburgh County Commissioners on:

May 9, 1994



E:\PROJECTS\DEERFIELD\DEERFIELD.DWG PLAT 10/20/94 13:28