

DENZER ESTATES

89-21525
 RECEIVED FOR RECORD
 at 2:32 P.M.
 Nov. 9 1989
 Plat Book N
 Page 197
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY

N-197

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 6; Township 6 South; Range 11 West in Vanderburgh County, Indiana more particularly described as: Beginning at the Northeast corner of said Quarter Quarter Section, thence S00-07E, along the East Quarter Quarter line, a distance of 420.8 feet to the place of beginning, thence continuing S00-07E, along the center of County Line Road (not the Vanderburgh-Posey County line) a distance of 884.7 feet, thence S89-00W a distance of 828.9 feet, thence N00-01W a distance of 1306.9 feet, thence N89-11E a distance of 385.1 feet to the center of Denzer Road, thence S57-20E, along the road, a distance of 296.2 feet, to the Northwest corner of the Yeager property (DR 651 PG 113), thence S25-35W, along the West line, a distance of 220.5 feet, to the Southwest corner, thence S91-09E, along the South line, a distance of 296.0 to the place of beginning, containing 22.3 acres more or less.

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as the subdivision shown hereon. All easements shown are hereby dedicated for the use of public utility services to the lots within the subdivision and for surface water drainage. All roads shown are hereby dedicated to public use.

Robert E. Yeager
 Robert E. Yeager
Ruth S. Yeager
 Ruth S. Yeager

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
 COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared the said Owner(s) and Subdivider(s) who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 30 day of November, 1989
 My Commission Expires: Jan. 31, 1992

Lay Ann Behrre
 Notary Public

Lay Ann Behrre
 (typed or printed)
Vanderburgh
 (Notary Public residence county)



SURVEYOR'S CERTIFICATE

I, Steven E. Hahn, do herein 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 the results of a survey by me.

Witness my hand and seal this 25 day of SEPT., 1989

Steven E. Hahn
 Steven E. Hahn, L.S.
 Indiana Reg. No. 50174



VANDERBURGH COUNTY APPROVAL

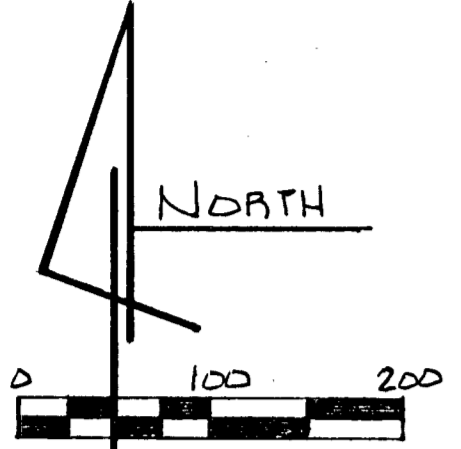
No public road construction is required.

Storm drainage plans have been approved by the Vanderburgh County Drainage Board on OCT. 23, 1989

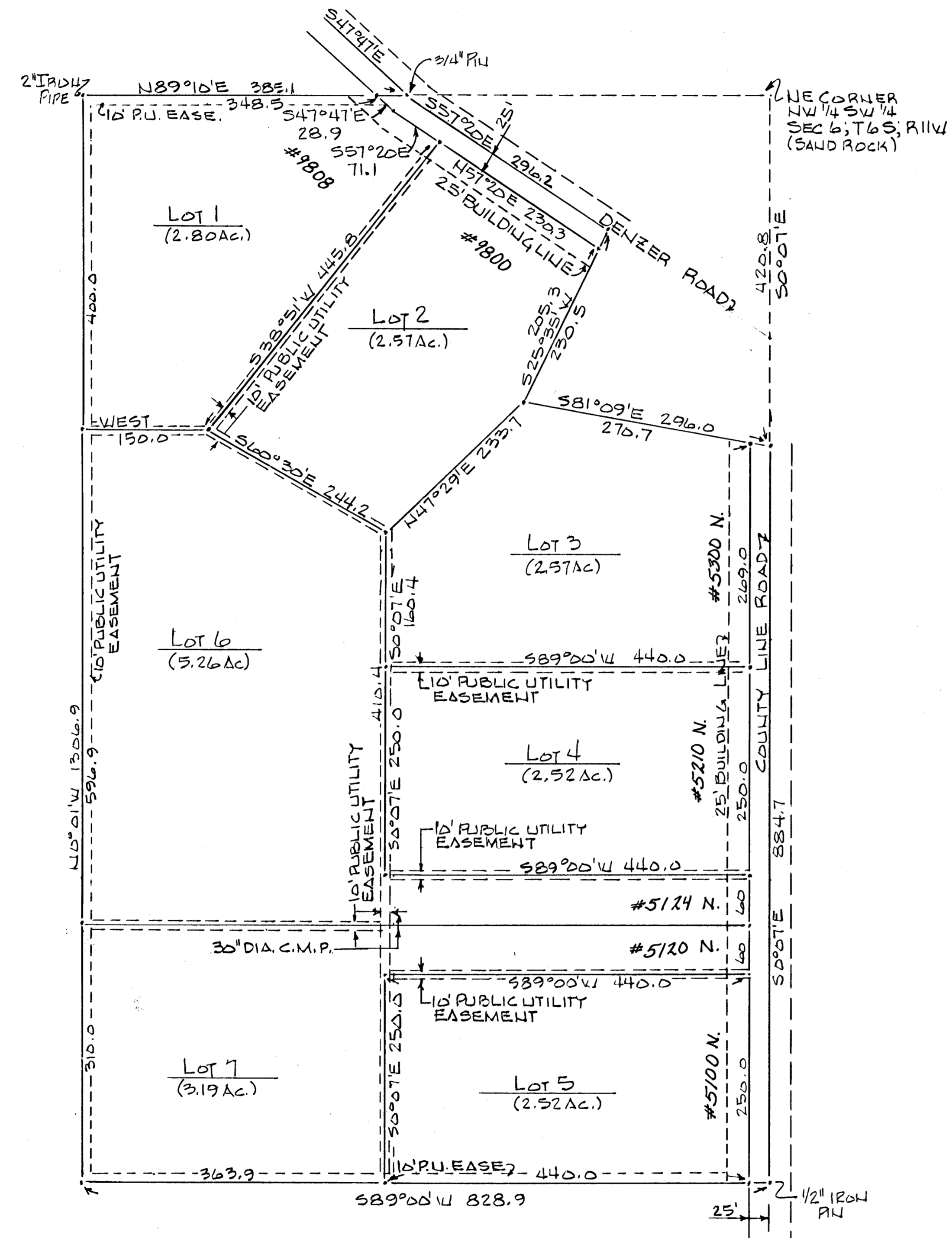
AREA PLAN COMMISSION APPROVAL

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 Secondary Approval by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Nov., 1989

Robert H. Brown, Jr.
 President
Nov. 9, 1989
 Plat Release Date
Barbara L. Cunningham
 Executive Director

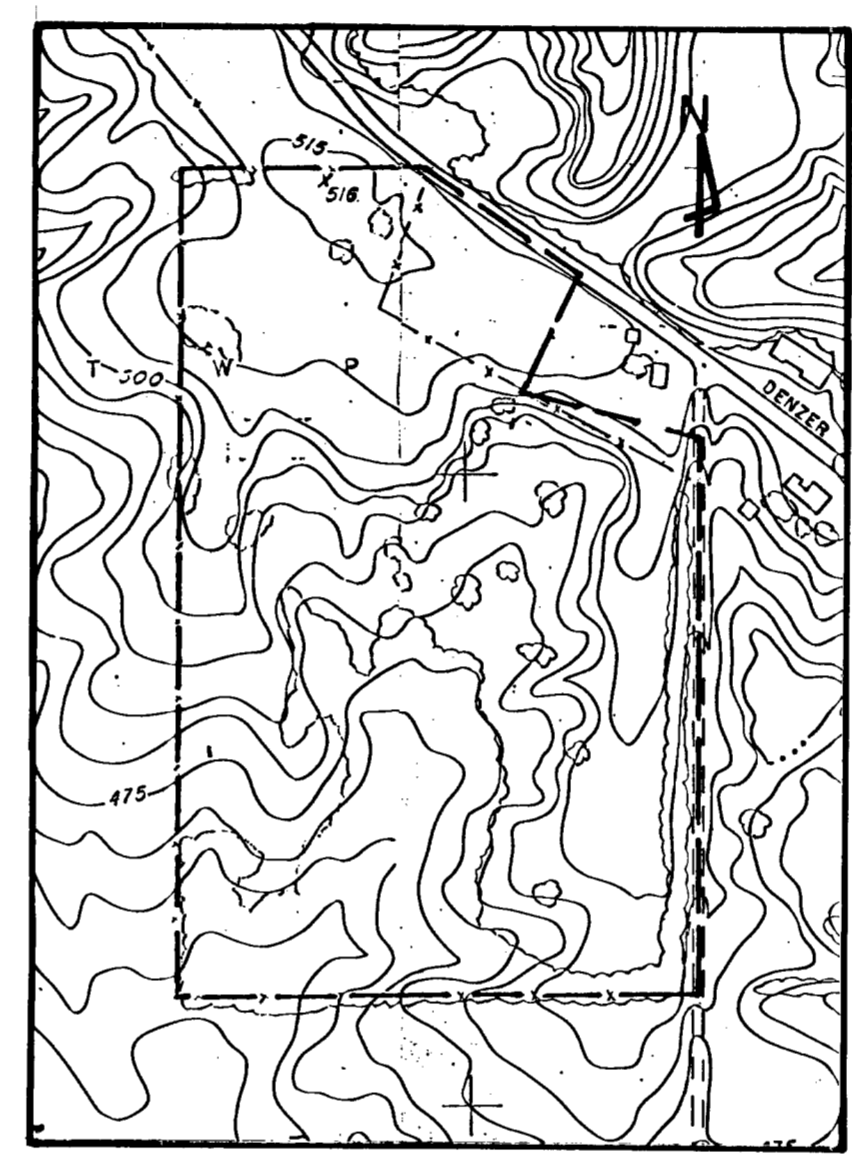


ALL LOTS ARE SUBJECT TO THE EXISTING UTILITY EASEMENTS AND RIGHTS OF WAY

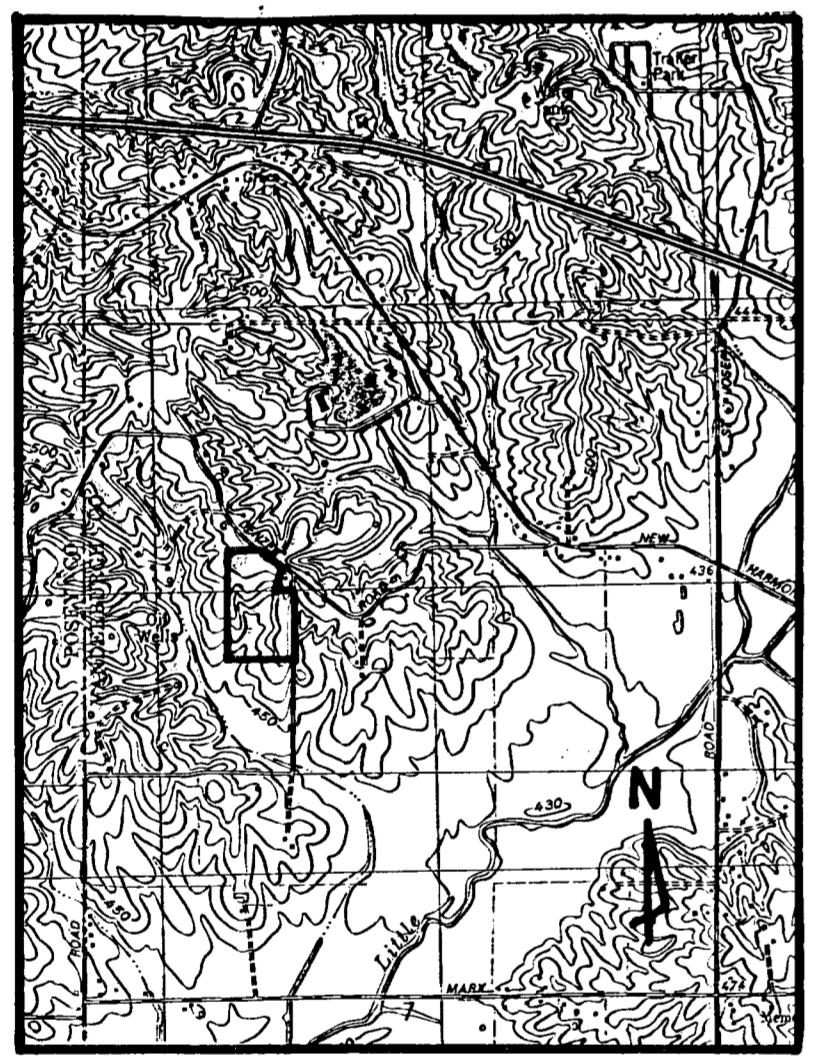


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 09 1989
Don Thompson
 AUDITOR
 6099



TOPOGRAPHIC MAP
 NO SCALE



LOCATION MAP
 NO SCALE

- ADJOINING LAND OWNERS:**
- 3-60-04 Irons, Antoinette B. et al.
 2454 N. Kentucky Ave.
 Evansville, In 47711
 - 3-60-08 Mueller, Albert & Marion
 4300 Koressel Road
 Evansville, In 47712
 - 3-60-10 Mueller, Albert & Marion
 - 3-60-12 McIntosh, Charles R. & Ninalea A.
 Denzer Road
 Evansville, In 47712
 - 3-60-13 Bumb, Fredrick J. & Janet L.
 4105 Big Cynthiana Road
 Evansville, In 47712
 - 3-60-17 Mueller, Albert & Marion
 - 3-60-18 Betullius Gilbert E. & Louise M.
 Denzer Road
 Evansville, In 47712
 - 3-60-19 Betullius Gilbert E. & Louise M.

ALL DRIVE CULVERTS ALONG DENZER AND COUNTY LINE ROADS SHALL BE 15" DIAMETER CORRUGATED GALVANIZED STEEL OR ALUMINUM PIPE OR APPROVED EQUAL

EXISTING STORM DRAINAGE WATER WAYS SHALL BE PROTECTED, MAINTAINED AND PRESERVED BY THE PROPERTY OWNER ON WHICH IT IS LOCATED.

SEPTIC:
 No sanitary sewer is available. A certified septic system will be required.

GENERAL NOTES

UTILITIES: Gas and Electric is provided by Southern Indiana Gas and Electric. Telephone service is provided by Indiana Bell Telephone Co.

FLOOD: The area lies outside the 100 year flood zone according to FIRN Panel No. 180256 0075B for Vanderburgh County, Indiana. (Revised 3/19/82)

ZONING: The site is zoned Agricultural

SOIL:
 HoB2: Hosmer Silt Loam, 2 to 6 percent slopes, eroded
 HoB3: Hosmer Silt Loam, 2 to 6 percent slopes, severely eroded
 HoC3: Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded
 Gu: Gullied Land
 ZaD3: Zanesville Silt Loam, 12 to 18 percent slopes, severely eroded

TEMPORARY CONSTRUCTION EROSION CONTROL:
 Slopes of 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of the disturbance of the soil and must remain in place until final grading and shaping. Slopes greater than 6% shall have straw bales and/or erosion blankets in place within and for the same period.

OWNERS AND DEVELOPERS:
 Robert E. & Ruth S. Yeager
 9718 W. Denzer Road
 Evansville, Indiana
 47712

SURVEYOR AND ENGINEER:
 Steven E. Hahn, 50174, 14593
 801 Mels Drive
 Evansville, Indiana
 47712