# The Villas
## Section One

Deerfield Section Two
Plat Book 0, P144

3:42 P
OCT 20 94
O
181

94-27315

0-181

6255

### General Notes

Zoning: The subject property is currently zoned R-1 and all adjacent property is zoned as shown.

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 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 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 established as part of this plat are: 3/4" x 30" Rebars w/ RLS 8800054 Cap.

Frontage & Access: Lots 1 thru 7 & Lot 35 are not to be considered double frontage lots. All lots must be accessed by interior roads only.

AG

JOHN PHILLIP & CATHLEEN J. MINTON
R #2
ELBERFELD, IN 47613

PHILLIP W. PATE
216 EISSLER RD.
EVANSVILLE, IN 47711

### Boundary Description

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

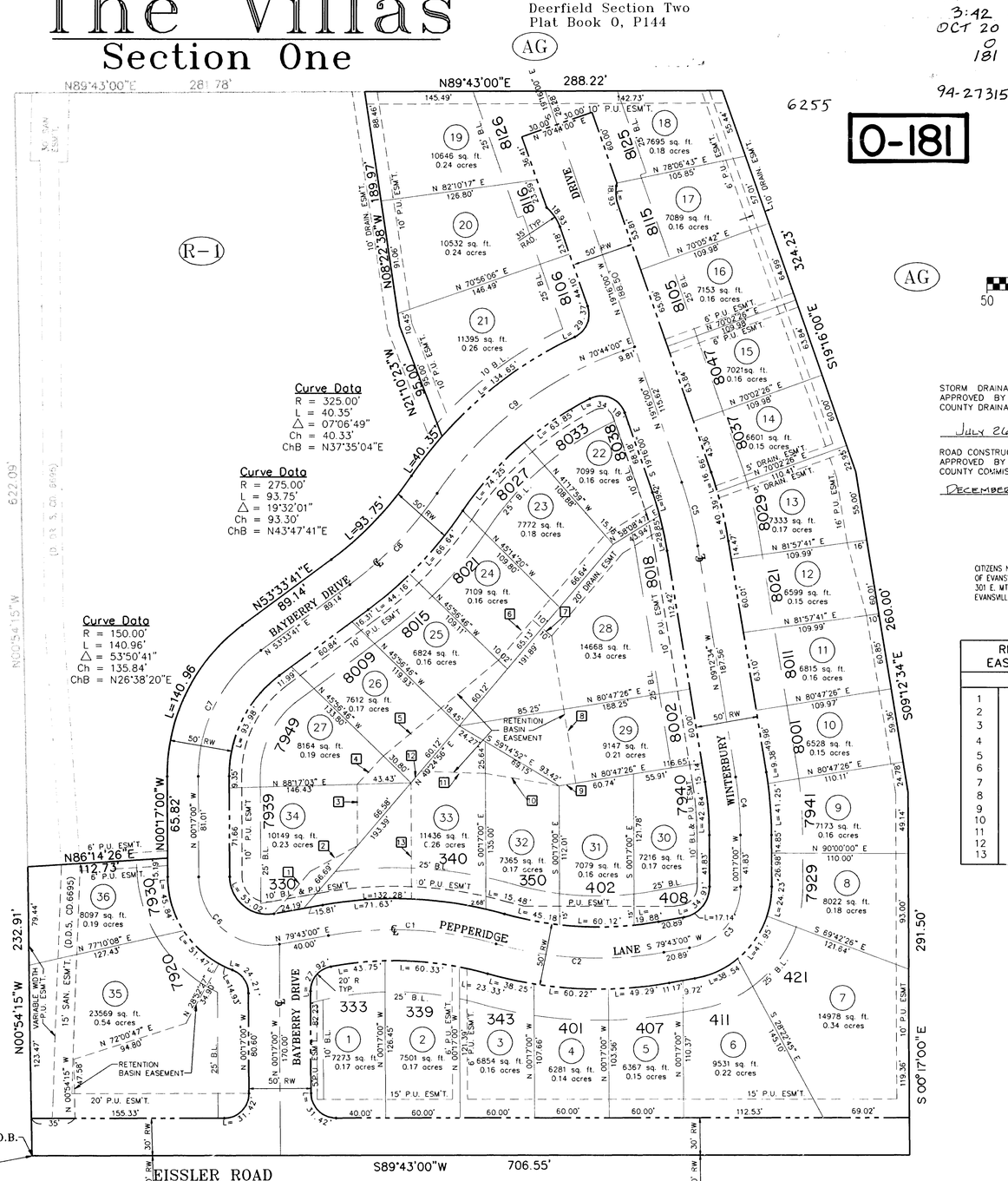
Beginning at the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 29-5-10; thence along the west line of said quarter quarter section north 00 degrees 54 minutes 15 seconds west a distance of 232.91 feet; thence north 86 degrees 14 minutes 26 seconds east 112.73 feet; thence north 00 degrees 17 minutes 00 seconds west 65.82 feet; thence 140.96 feet along a curve concave to the southeast, said curve having a radius of 150.00 feet and a chord of 135.84 feet bearing north 26 degrees 38 minutes 20 seconds east; thence north 53 degrees 33 minutes 41 seconds east 89.14 feet; thence 93.75 feet along a curve concave to the northwest, said curve having a radius of 275.00 feet and a chord of 93.30 feet bearing north 43 degrees 47 minutes 41 seconds east; thence 40.35 feet along a reverse curve concave to the southeast, said curve having a radius of 325.00 feet and a chord of 40.33 bearing north 37 degrees 35 minutes 04 seconds east; thence north 21 degrees 10 minutes 23 seconds west 95.00 feet; thence north 08 degrees 22 minutes 38 seconds west 189.97 feet to a point on the south line of Deerfield Section Two Subdivision as recorded in Plat Book O, page 144 in the office of the Recorder of Vanderburgh County; thence along the south line of Deerfield Two Subdivision north 89 degrees 43 minutes 00 seconds east 288.22 feet; thence south 19 degrees 16 minutes 00 seconds east 324.23 feet; thence south 09 degrees 12 minutes 34 seconds east 260.00 feet; thence south 00 degrees 17 minutes 00 seconds east 291.50 feet to a point on the south line of said quarter quarter section; thence south 89 degrees 43 minutes 00 seconds west along said south line 706.55 feet to the point of beginning and containing 9.775 acres, more or less.

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 October 17, 1994 and that all monuments shown exist at locations as noted.

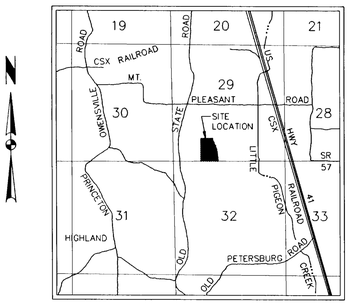
Witness my hand and seal this 17th day of October, 1994

MATTHEW E. WANNEMUEHLER
REGISTERED
NO. 8800054
STATE OF
INDIANA
LAND SURVEYOR

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




SCALE 1" = 50'
50 0 50 100




Location Map

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:

December 6, 1993

CITIZENS NATIONAL BANK
OF EVANSVILLE, TRUSTEE
301 E. MT. PLEASANT RD.
EVANSVILLE, IN 47711

### RETENTION BASIN EASEMENT SCHEDULE

| | | |
|---|---|---|
| 1 | N40°24'56"E | 45.00' |
| 2 | N61°10'45"E | 43.22' |
| 3 | N0°17'00"W | 49.39' |
| 4 | N43°07'38"E | 31.12' |
| 5 | N50°18'19"E | 120.72' |
| 6 | N40°24'56"E | 42.65' |
| 7 | S49°35'04"E | 20.00' |
| 8 | S9°12'34"E | 119.36' |
| 9 | S80°47'26"W | 13.65' |
| 10 | N80°41'35"W | 60.09' |
| 11 | N88°18'10"W | 52.09' |
| 12 | S40°24'56"W | 12.18' |
| 13 | S0°17'00"E | 93.65' |

### Owner's 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 THE VILLAS.
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. However, driveways are permitted to be located over P.U. easements on Lots 22 thru 34.
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.

DEERFIELD VILLAS PARTNERSHIP
7200 E. SYCAMORE STREET
EVANSVILLE, IN. 47715

By: Calvin C. Dentino
CALVIN C. DENTINO

By: Alfred H. Bauer, Jr.
ALFRED H. BAUER, JR.

### 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 17th day of October, 1994

My Commission Expires:
August 24, 1997

Notary Resides in
Warrick
County, Indiana

Dora Hanna
Notary Public
DORA HANNA
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

### 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 AUGUST 4, 1993

Peggy D. Herrin
Vice President

Barbara F. Currens
Executive Director

PLAT RELEASE DATE: 10-20-94

Barbara F. Currens
Executive Director

### CURVE TABLE

| CURVE No. | DELTA | RADIUS | CURVE LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 25°53'06" | 302.07' | 136.47' | S 87°20'27" E | 135.31' |
| C2 | 25°53'06" | 302.07' | 136.47' | S 87°20'27" E | 135.31' |
| C3 | 80°00'00" | 50.00' | 69.81' | N 39°43'00" E | 64.28' |
| C4 | 08°55'34" | 300.00' | 46.74' | N 04°44'47" W | 46.69' |
| C5 | 10°03'26" | 300.00' | 52.66' | N 14°14'17" W | 52.59' |
| C6 | 100°00'00" | 55.38' | 96.66' | N 50°17'00" W | 84.85' |
| C7 | 53°50'41" | 125.00' | 117.49' | N 26°38'21" E | 113.20' |
| C8 | 19°32'01" | 300.00' | 102.28' | N 43°47'41" E | 101.78' |
| C9 | 36°42'20" | 300.00' | 192.19' | N 52°22'50" E | 188.92' |

LARRY R. & ELIZABETH L. KEMPER, 8005 PINE CREEK DR, EVANSVILLE, IN 47710 — (168)
BRUCE JR., & APRIL G. BIGGERSTAFF, 401 EISSLER RD, EVANSVILLE, IN 47710 — (168)
MARK S. & JENNIFER K. GUSTAFSON, 405 EISSLER RD, EVANSVILLE, IN 47710 — (169)
KENNETH R. & STEPHANIE STUCKI, 409 EISSLER RD, EVANSVILLE, IN 47711 — (170)
STANLEY G. III, & JODELL L. BROWN, 413 EISSLER RD, EVANSVILLE, IN 47710 — (171)
RILEY L. JR., & MONICA L. WINGERD, 417 EISSLER RD, EVANSVILLE, IN 47711 — (172)
DORWIN W. & MARY V. GRAHAM, 421 EISSLER RD, EVANSVILLE, IN 47711 — (173)
ODE ROBERT JR., & CAMIE L. CRAWFORD, 425 EISSLER RD, EVANSVILLE, IN 47711 — (174)
KENNETH R. JR., & JAMIE S. WHITLEDGE, 429 EISSLER RD, EVANSVILLE, IN 47711 — (175)
PHYLLIS A. EMONDORF, 433 EISSLER RD, EVANSVILLE, IN 47711 — (176)
MICHAEL K. & SONDRA SCHLOSS, 451 EISSLER RD, EVANSVILLE, IN 47711 — (198)

PHILLIP W. PATE
308 EISSLER RD.
EVANSVILLE, IN 47711

Date: 5-26-93 Proj. 93-2532-4 Name: PLAT.dwg

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