AREA PLAN COMMISSION OFFICIAL FORM

95-09481

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 03 1995

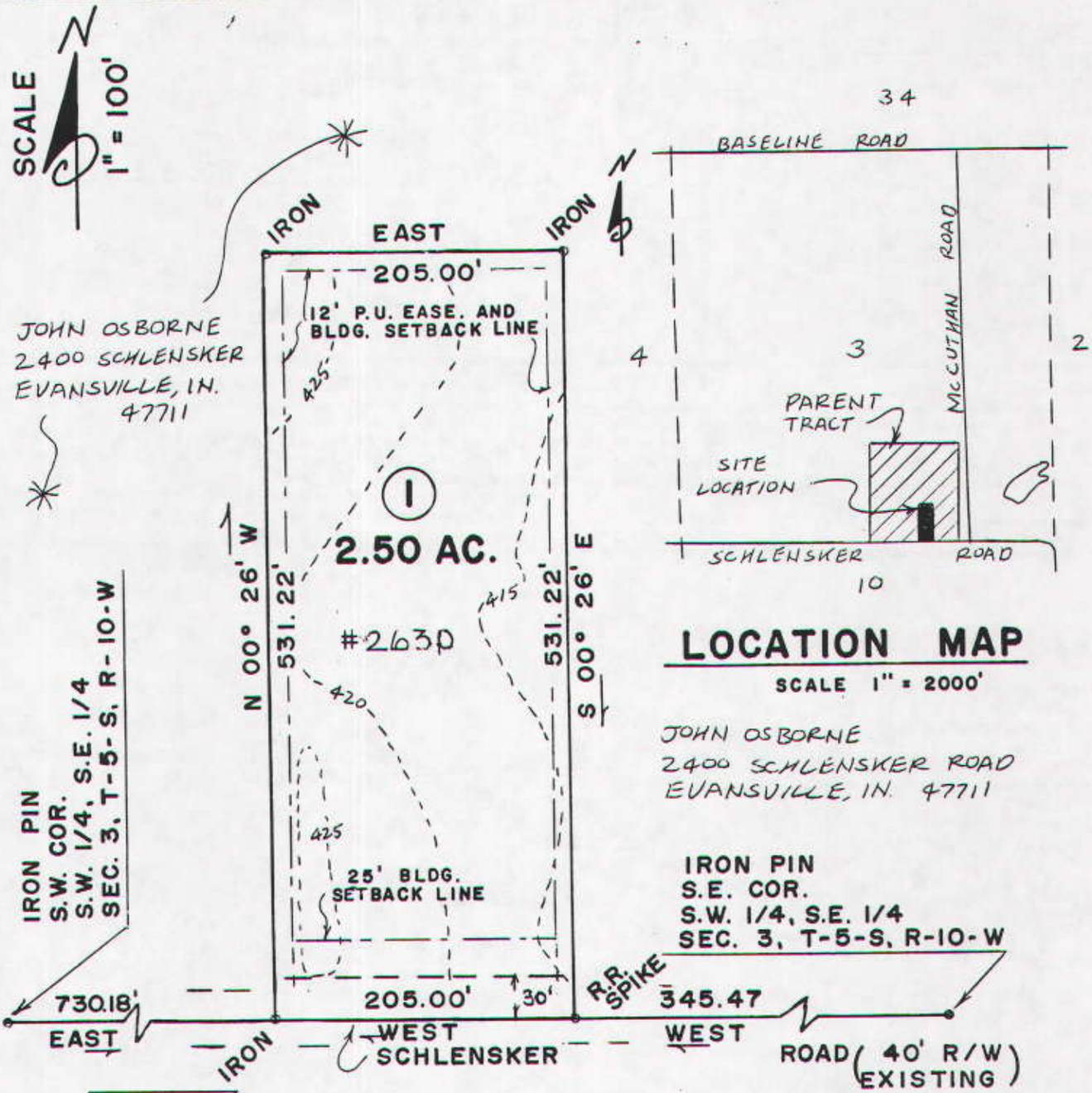
Suzanne M Crouch
AUDITOR
2293

MS-217

RECEIVED FOR RECORD
at 3:43 PM
MAY 3 1995
Plat Drawer MS
Card 217
BETTY J. HEIMANN, RECORDER
VANDERBURGH COUNTY
ctl# 0282

DO NOT WRITE IN SPACE ABOVE THIS LINE

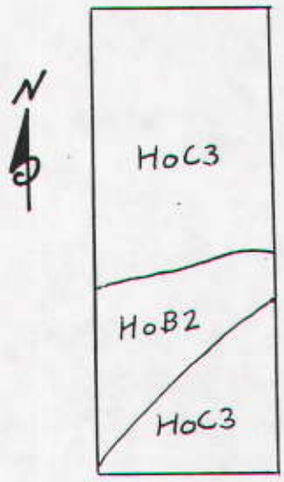
DEER HAVEN SUBDIVISION



LOCATION MAP

SCALE 1" = 2000'

JOHN OSBORNE
2400 SCHLENSKER ROAD
EVANSVILLE, IN. 47711



SOIL MAP

SCALE 1" = 200'

SURVEYORS CERTIFICATE

I Fred J Kuester, 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 ALL LOCATIONS NOTED.

DATE Feb 27, 1995 Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS DEER HAVEN SUBDIVISION

Pearl G. Osborne John E Osborne

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located 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 drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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 not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF MARCH 1995

MY COMMISSION EXPIRES: 7-16-95

Karen Lynn Yokel
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

KAREN LYNN YOKEL
PRINTED

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 ON MAY 3, 1995

NOTARY PUBLIC SEAL INDIANA

PLAT RELEASE MAY 3, 1995

PRESIDENT Alfred H. Barrer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Southwest quarter of the Southeast quarter of Section three (3), Township five (5) South, Range ten (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron on the south line seven hundred thirty and eighteen hundredths (730.18) feet East of an iron marking the Southwest corner of said quarter quarter section; thence North 00 degrees 26 minutes West five hundred thirty-one and twenty-two hundredths (531.22) feet to an iron; thence East and parallel to the south line of said quarter quarter section two hundred five and no hundredths (205.00) feet to an iron; thence South 00 degrees 26 minutes East five hundred thirty-one and twenty-two hundredths (531.22) feet to a railroad spike on the south line of said quarter quarter section; thence West along said south line two hundred five and no hundredths (205.00) feet to an iron at the point of beginning.

Containing **2.50 acres** more or less.

Subject to all legal right of ways and or easements.

General Notes:

1) Owner/Developer: John Osborne and Pearl G. Osborne
2400 Schlensker Road
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, Evansville city water, private septic system.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & wheat will used primarily for fall planting within 45 day of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is locates outside the 100 year flood zone according to FIRM 15 of 100 dated August 5, 1991 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data: HoB2 Hosmer silt loam, 2% to 6% slopes, eroded

HoC3 Hosmer silt loam, 6% to 12% slopes, severely eroded.