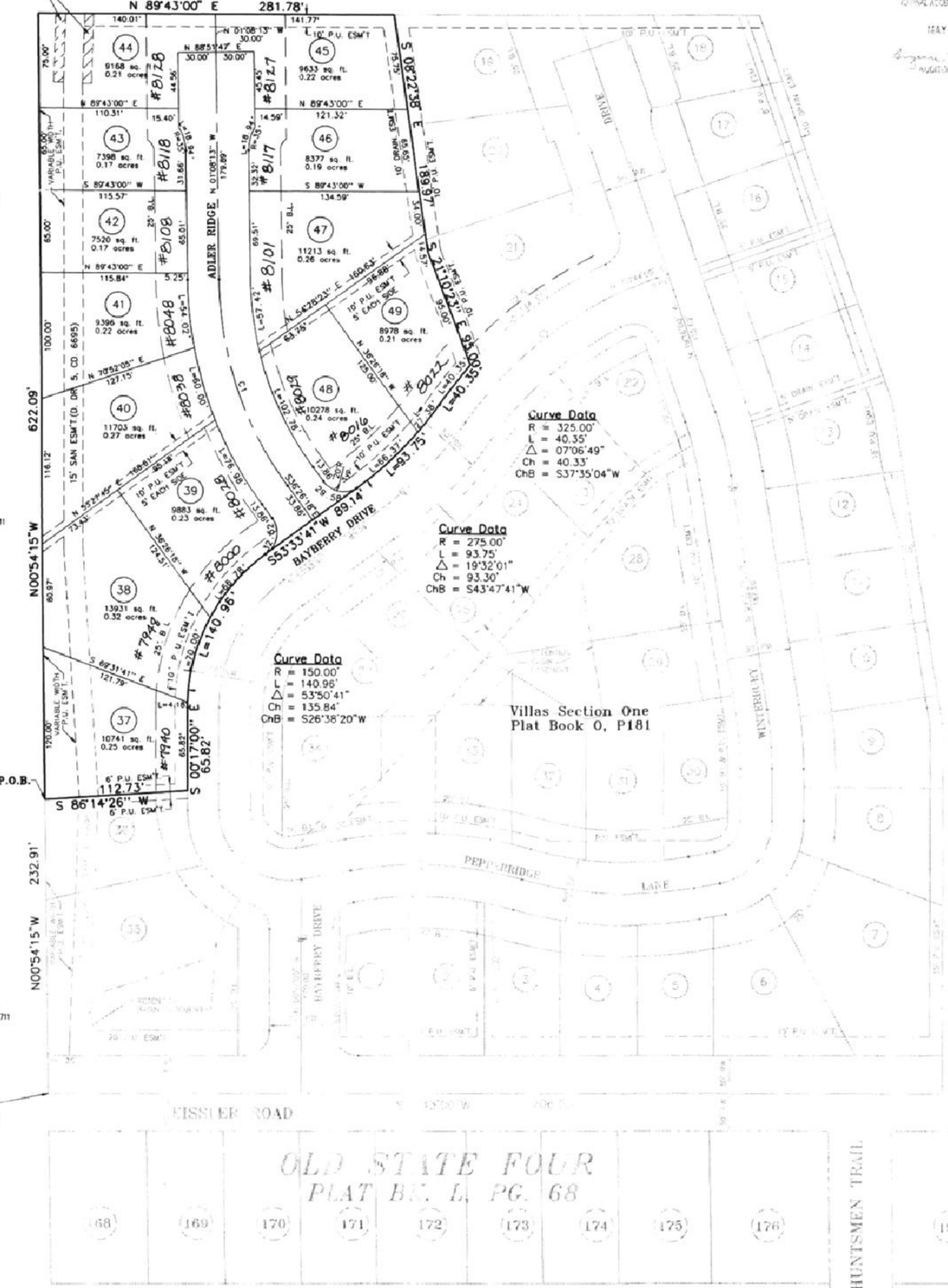
P-101

The Villas
Section Two

Deerfield Section Two
Plat Book 0, P144

AG

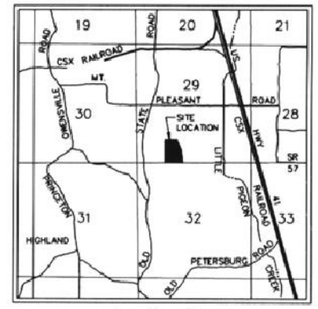
Easement vacated
Release Drawer 9, cd. 9234



RECEIVED FOR RECORD
at 3:07 P.M.
MAY 1 1997
in Book P 101
RECORDER'S OFFICE
VANDERBURGH COUNTY
CTRL # 3153

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 01 1997
AUDITOR 2396

SCALE 1" = 50'
50 0 50 100



Location Map

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%.

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

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

216 EISSLER RD.
EVANSVILLE, IN 47711

AG

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 a point north 00 degrees 54 minutes 15 seconds west 232.91' from the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 29-5-10; thence continue along the west line of said quarter quarter section north 00 degrees 54 minutes 15 seconds west a distance of 622.09 feet to the southwest corner of Deerfield Section II Subdivision as recorded in plat book 0, page 144 in the office of the Recorder of Vanderburgh County; thence along the south line of Deerfield Section II Subdivision north 89 degrees 43 minutes 00 seconds east 281.78 feet to the northwest corner of the Villas Section One as recorded in plat book 0, page 181 in the office of the Recorder of Vanderburgh County; thence for the next seven calls along the boundary of the Villas Section One:

1) south 08 degrees 22 minutes 38 seconds east 189.97 feet;
2) south 21 degrees 10 minutes 23 seconds east 95.00 feet;
3) 40.35 feet along a curve concave to the southeast; said arc having a radius of 325.00 feet and a chord of 40.33 feet bearing south 37 degrees 35 minutes 04 seconds west;
4) 93.75 feet along a reverse curve concave to the northwest; said curve having a radius of 275.00 feet and a chord of 93.30 feet bearing south 43 degrees 47 minutes 41 seconds west;
5) south 53 degrees 33 minutes 41 seconds west 89.14 feet;
6) 140.96 feet along a curve concave to the southeast; said curve having a radius of 150 feet and a chord of 135.84 feet bearing south 26 degrees 38 minutes 20 seconds west;
7) south 00 degrees 17 minutes 00 seconds east 65.82 feet;

thence south 86 degrees 14 minutes 26 seconds west 112.73 feet to the point of beginning and containing 3.408 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 APRIL 24, 1997 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 25th day of APRIL 1997

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

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

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

AG

S.W. COR.
S.E. 1/4, S.W. 1/4
SEC 29-5-10

CURVE TABLE

CURVE No.	DELTA	RADIUS	CURVE LENGTH	CHORD BEARING	CHORD LENGTH
C1	35°18'05"	285.00'	175.60'	N 18°47'16" W	172.83'

AG

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.

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.

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

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 30th day of April 1997

My Commission Expires:
2/10/01

Notary Resides in
Posey
County, Indiana

Kimberly D. Thurmond
Notary Public
Kimberly D. Thurmond
(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

President

Barbara K. Cunningham
Executive Director

PLAT RELEASE DATE: 5-1-97

Barbara K. Cunningham
Executive Director

Conditions, Restrictions, Reservations
See Misc Dr 5 Cd 3048, Date 11-3-97
#97-29979
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Rebecca J Kachanuk, DRVC

S:\PROJECTS\DENTINO\VILLAS\PT2PLAT 04/25/97 10:35 BLA