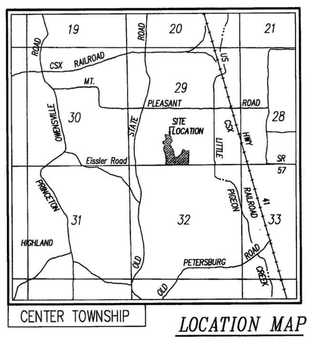
DEERFIELD SECTION FOUR

S-157
dpc# 1-3-2009



CENTER TOWNSHIP

LOCATION MAP
1"=4000'



GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
3. Access: Lots shall access internal streets only
4. Road Grades: Road grades shall not exceed 10%.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "RLS 900007."
6. 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.
7. Erosion Control for Ditches:
   – Slopes of 0%–2% shall be mulched and seeded within forty–five (45) days of disturbance.
   – Slopes of 2%–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.
8. Lot Drainage: Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
9. Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system, including inlets, banks and preservation of the design flowline elevations lying within their respective Lot. Lot Owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.
10. Storm Drainage Maintenance: Per Plan B (Repair Fund) of the County Drainage Ordinance.

"The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist in his or her property in proper working order including:

A. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
B. Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions to the flow of water.
C. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
D. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's Office; and in compliance with the County Drainage Ordinance.
E. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
F. Notice: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Vanderburgh Co. Drainage Board.

BOUNDARY DESCRIPTION

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

Beginning at the Southeast corner of the Southwest Quarter of said Section 29, thence along the South line of said Southwest Quarter, North 88 degrees 54 minutes 56 seconds West a distance of 623.42 feet to the Southeast corner of the Villas Section One, as per plat thereof recorded in Plat Book O, Page 180 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the East line of said Villas Subdivision, North 01 degrees 05 minutes 04 seconds East a distance of 291.50 feet; thence continuing along said East line, North 07 degrees 50 minutes 30 seconds West a distance of 260.00 feet; thence continuing along said East line, North 17 degrees 53 minutes 56 seconds West a distance of 324.23 feet to the Northeast corner of said Villas Subdivision, said point also being the Southeast corner of Deerfield Section Two, as per plat thereof recorded in Plat book O, Page 144 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the East line of said Deerfield Section Two, North 16 degrees 09 minutes 40 seconds East a distance of 237.50 feet; thence continuing along said East line, North 53 degrees 44 minutes 26 seconds West a distance of 130.01 feet to the Northeast corner of said Deerfield Section Two, said point also being on the Southern line 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 Southern line of Deerfield Section One, North 36 degrees 15 minutes 32 seconds East a distance of 50.00 feet; thence continuing along said Southern line, North 53 degrees 44 minutes 28 seconds West a distance of 65.00 feet; thence continuing along said Southern line, North 57 degrees 46 minutes 38 seconds East a distance of 258.51 feet; thence continuing along said Southern line, North 20 degrees 22 minutes 53 seconds West a distance of 168.35 feet; thence continuing along said Southern line, North 05 degrees 02 minutes 29 seconds West a distance of 150.00 feet; thence continuing along said Southern line, South 80 degrees 50 minutes 31 seconds East a distance of 181.32 feet; thence continuing along said Southern line, South 60 degrees 27 minutes 01 seconds East a distance of 211.09 feet to a point on the West line of Deerfield Section Three, Phase One as per plat thereof recorded in Plat Book O, Page 180 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the West line thereof, Southeasterly 259.47 feet along an arc to the left having a radius of 376.37 feet and subtended by a long chord having a bearing of South 18 degrees 30 minutes 46 seconds East and a length of 254.36 feet; thence continuing along the West line of said Deerfield Section Three, Phase One, South 37 degrees 04 minutes 06 seconds West a distance of 168.45 feet; thence continuing along said West line, South 26 degrees 56 minutes 03 seconds West a distance of 88.03 feet; thence continuing along said West line, South 29 degrees 27 minutes 09 seconds East a distance of 384.82 feet; thence continuing along said West line, South 13 degrees 00 minutes 27 seconds East a distance of 350.64 feet to the Southern line of said Deerfield Section Three; thence along the Southern line thereof, South 82 degrees 49 minutes 12 seconds East a distance of 131.09 feet; thence continuing along said Southern line, North 45 degrees 20 minutes 17 seconds East a distance of 323.71 feet; thence continuing along said Southern line, North 15 degrees 43 minutes 54 seconds East a distance of 199.47 feet; thence continuing along said Southern line, South 86 degrees 49 minutes 03 seconds East a distance of 81.65 feet; thence continuing along said Southern line, Southeasterly, 93.76 feet along an arc to the right having a radius of 75.00 feet and subtended by a long chord having a bearing of South 52 degrees 49 minutes 15 seconds East and a length of 87.77 feet; thence continuing along said Southern line, South 88 degrees 14 minutes 07 seconds East a distance of 223.42 feet to the Southeast corner of said Deerfield Section Three; thence South 01 degrees 18 minutes 11 seconds West a distance of 797.58 feet to a point on the South line of the Southwest Quarter of said Section 29; thence along the South line thereof, North 88 degrees 05 minutes 30 seconds West a distance of 674.84 feet to the Point of Beginning and containing 29.689 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on DECEMBER 17, 2009 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of MARCH, 2010.

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR

STREET CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CURVE#1	200.00'	75.62'	75.17'	N 51°07'58" E	21°39'48"	38.27'
CURVE#2	100.43'	32.44'	32.30'	N 02°57'28" W	18°30'19"	16.36'
CURVE#3	400.00'	275.72'	270.29'	N 26°07'30" E	39°29'39"	143.59'
CURVE#4	400.00'	112.64'	112.27'	N 53°58'21" E	16°08'04"	56.69'
CURVE#5	275.00'	258.09'	248.72'	N 35°07'12" E	53°46'22"	139.43'
CURVE#6	275.00'	82.40'	82.09'	N 00°21'01" W	17°10'03"	41.51'
CURVE#7	575.00'	264.40'	262.08'	N 84°51'27" E	26°20'46"	134.58'
CURVE#8	300.00'	172.81'	170.43'	S 27°40'40" E	33°00'15"	88.88'

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 DEERFIELD SECTION FOUR. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PUE) 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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land marked "LM&SDE" (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any alterations to the land within these easments must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance & Storm Detention Easement.

Strips or areas of land, of the dimensions shown on this plat and marked "R.F.E." (Roadway Fill Easement) are hereby reserved for fill to construct a Roadway base. Under all circumstances Roadway Fill shall remain in place to protect the integrity of the roadway constructed upon it.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

CALVIN DENTINO

CALVIN & MARY JO DENTINO
8229 CARRINGTON DRIVE
EVANSVILLE, IN 47711

MARY JO DENTINO

CALVIN & MARY JO DENTINO
8229 CARRINGTON DRIVE
EVANSVILLE, IN 47711

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 Owners and Subdividers 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 6th day of March, 2010.

My Commission Expires:
JAN. 13, 2013

Notary Resides In
Vanderburgh IN
County, Indiana

Deana J. Sanderlin
Notary Public
Deana J. Sanderlin
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
FEBRUARY 2, 2010
DATE

ROADWAY CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
NOVEMBER 17, 2009
DATE

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER AND SEWER UTILITY BOARD ON:
NOVEMBER 25, 2008
DATE

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 JULY 9, 2009

President

Attest Executive Director

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

A.P.C. DOCKET NO. 1-S-2009

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

PLAT RELEASE DATE: March 19, 2010

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
March 19, 2010 (DATE)
BILL FLUTY AUDITOR
1263 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03-19-2010 3:53p
PLAT BOOK "S"
PAGE 157
INSTR# 2010R000 05981
Z TULEY RECORDER
VANDERBURGH COUNTY

SITECON, Inc.
Engineers–Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868–0877

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.
Steven A. Sherwood

DATE: 03–02–10; PROJECT: 402–10–7; FILE: SECONDARY PLAT E SHEET.DWG