

SYCAMORE HILLS ESTATES

PHASE III

95-03852

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

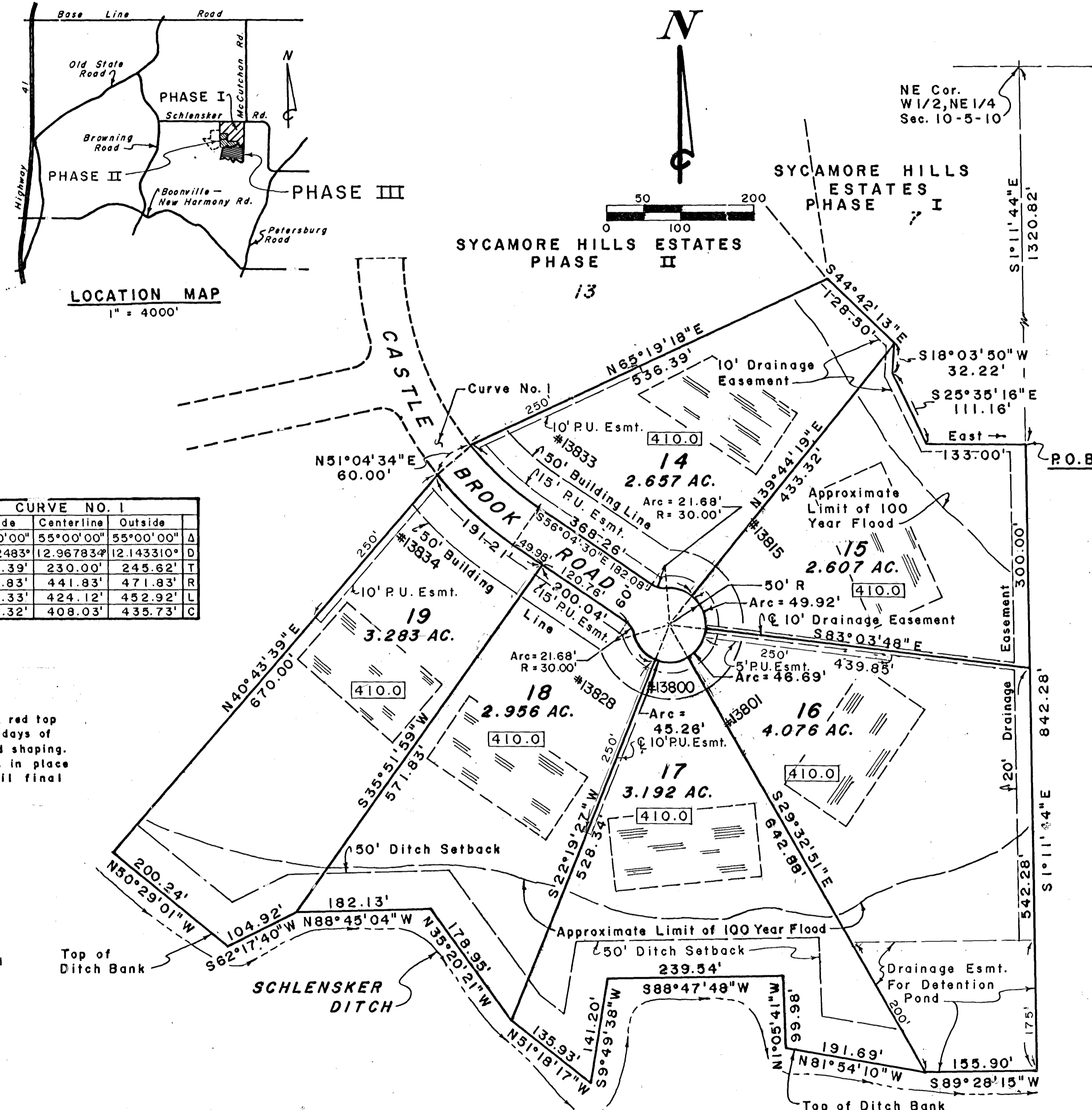
FEB 24 1995

0-196

RECEIVED FOR RECORD
at 2:38 P.M.
FEB 24 1995
Plat Book 0
Page 196
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

Part of the West half of the Northeast quarter of Section 10, Township 5 South, Range 10 West lying in Vanderburgh County, Indiana and described as follows:

Beginning at a point on the East line of said half quarter section a distance of 1320.82 feet South 1 degree 11 minutes 44 seconds East of the Northeast corner thereof, said point of beginning being the Southeast corner of Lot 7 in Sycamore Hills Estates Phase I as recorded in Plat Book "0", Page 15 in the office of the Recorder of Vanderburgh County, Indiana, thence continue South 1 degree 11 minutes 44 seconds East along said East line a distance of 842.28 feet, thence South 89 degrees 28 minutes 15 seconds West a distance of 155.90 feet, thence North 81 degrees 54 minutes 10 seconds West a distance of 191.69 feet, thence North 1 degree 05 minutes 41 seconds West a distance of 99.98 feet, thence South 88 degrees 47 minutes 48 seconds West a distance of 239.54 feet, thence South 9 degrees 49 minutes 38 seconds West a distance of 141.20 feet, thence North 51 degrees 18 minutes 17 seconds West a distance of 135.93 feet, thence North 35 degrees 20 minutes 21 seconds West a distance of 178.95 feet, thence North 88 degrees 45 minutes 04 seconds West a distance of 182.13 feet, thence South 62 degrees 17 minutes 40 seconds West a distance of 104.92 feet, thence North 50 degrees 29 minutes 01 seconds West a distance of 200.24 feet, thence North 40 degrees 43 minutes 39 seconds East a distance of 670.00 feet to a point on a Southerly line of Sycamore Hills Estates Phase II as recorded in Plat Book "0", Page 93 in said Recorder's Office, thence North 51 degrees 04 minutes 34 seconds East along said Southerly line a distance of 60.00 feet to the Southwest corner of Lot 13 in said Sycamore Hills Estates Phase II, thence North 65 degrees 19 minutes 18 seconds East along the Southerly line of said Lot 13 a distance of 536.39 feet to the Southeast corner thereof, thence along Lot 7 in said Sycamore Hills Estates Phase I on the following courses: South 44 degrees 42 minutes 13 seconds East a distance of 128.50 feet, South 13 degrees 03 minutes 50 seconds West a distance of 32.22 feet, South 25 degrees 35 minutes 16 seconds East a distance of 111.16 feet, East a distance of 133.00 feet to the place of beginning and containing 19.390 acres more or less.



LOCATION MAP
1" = 4000'

CURVE NO. 1			
Inside	Centerline	Outside	
Δ 55°00'00"	55°00'00"	55°00'00"	Δ
D 13.912483'	12.96783'	12.143310'	D
T 214.39'	230.00'	245.62'	T
L 411.83'	441.83'	471.83'	L
R 395.33'	424.12'	452.92'	R
C 380.32'	408.03'	435.73'	C

NOTES

- 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 disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- All corners marked with iron pin except as noted.
- Drainage Plans were approved on February 26, 1990
- Road Plans were approved on April 30, 1990
- Owner of Lot 16 shall be responsible for the maintenance and repair of the detention pond.
- No structures shall be erected or maintained within the Ditch Setback.
- Site is outside the 100 year flood zone except as noted.
- All utilities, except sanitary sewer, available at site.
- Minimum finished floor for dwellings including basement is on each lot. 410.0

Areas suitable for sewerage absorption beds are designated on each lot and are set aside for construction of, and expansion of said beds. No permanent structure shall be constructed in these areas.

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.

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.

OWNERS CERTIFICATE

We, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as SYCAMORE HILLS ESTATES PHASE III. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lot.

Gary Williams
Sue Williams

2411 Sharon Place
Evansville, Indiana 47711

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 owners of the real estate shown and described hereon and the execution of the plat to be their voluntary act and deed.
Witness my hand and seal this 22nd day of June, 1995.
My commission expires March 13, 1996 Notary Public Barbara A. Runyon
Resident of Vanderburgh County Printed Barbara A. Runyon



A.R.C. CERTIFICATE

Under the authority provided by 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 March 7, 1990.

Plat Release FEBRUARY 24, 1995

President: [Signature]
Executive Director: [Signature]
Executive Director: [Signature]



SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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 locations as noted, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 31 of the Indiana Administrative Code and accordingly under my supervision. This is a class C survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

[Signature]
Billy T. Nicholson IN No. 7964
Evansville, IN

Date 6/22/95

