

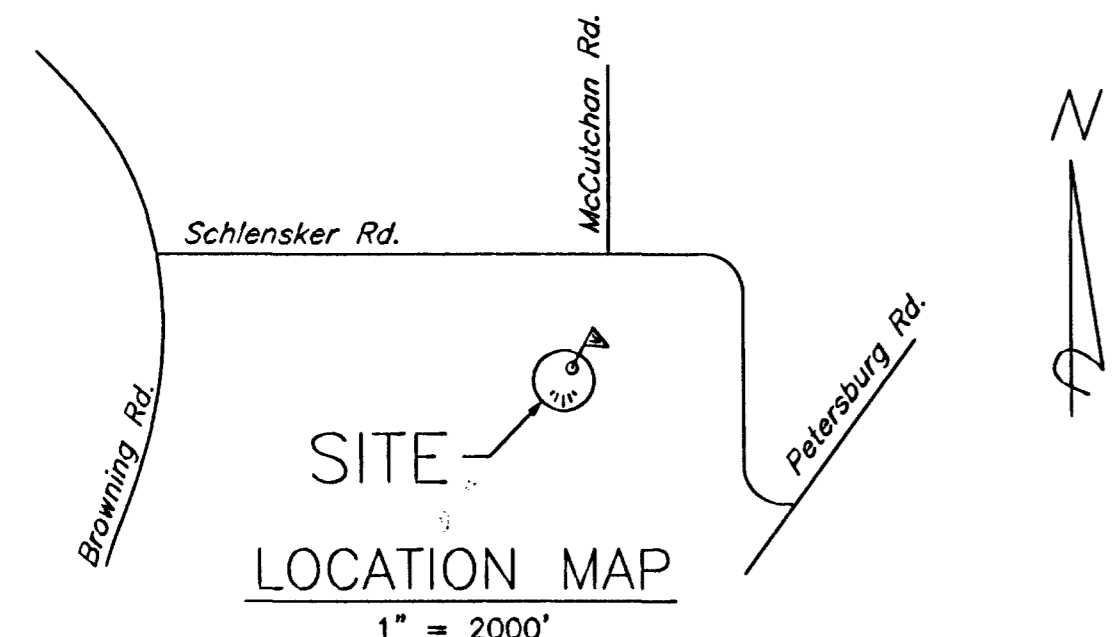
# SYCAMORE HILLS ESTATES PHASE V

BEING A REPLAT OF  
LOTS 17, 18, & 19 IN  
SYCAMORE HILLS ESTATES PHASE III  
AND  
PART OF THE WEST HALF OF THE NORTHEAST QUARTER  
OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 10 WEST

RECEIVED FOR RECORD  
at 3:18 P.M.  
JAN 29 1998  
Plat Book P  
Page 140  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
CTRL # 0102

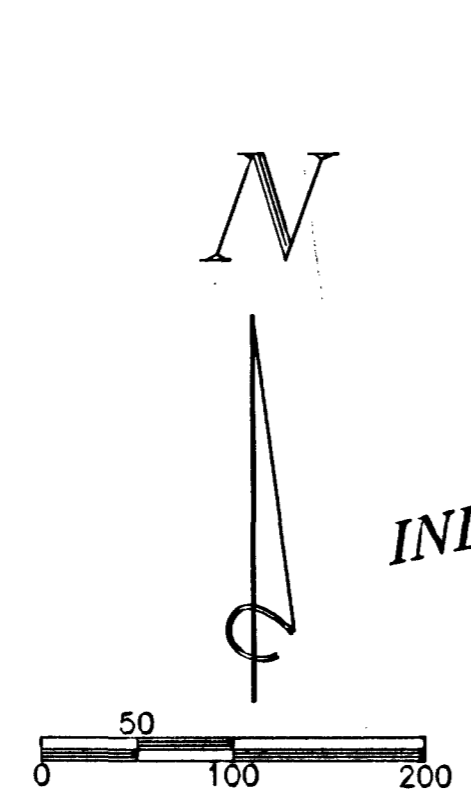
DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
JAN 29 1998 830  
Suzanne M. Cmel  
AUDITOR

We, the undersigned owners 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 V  
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 lots.  
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 structure other than said utility facility 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.

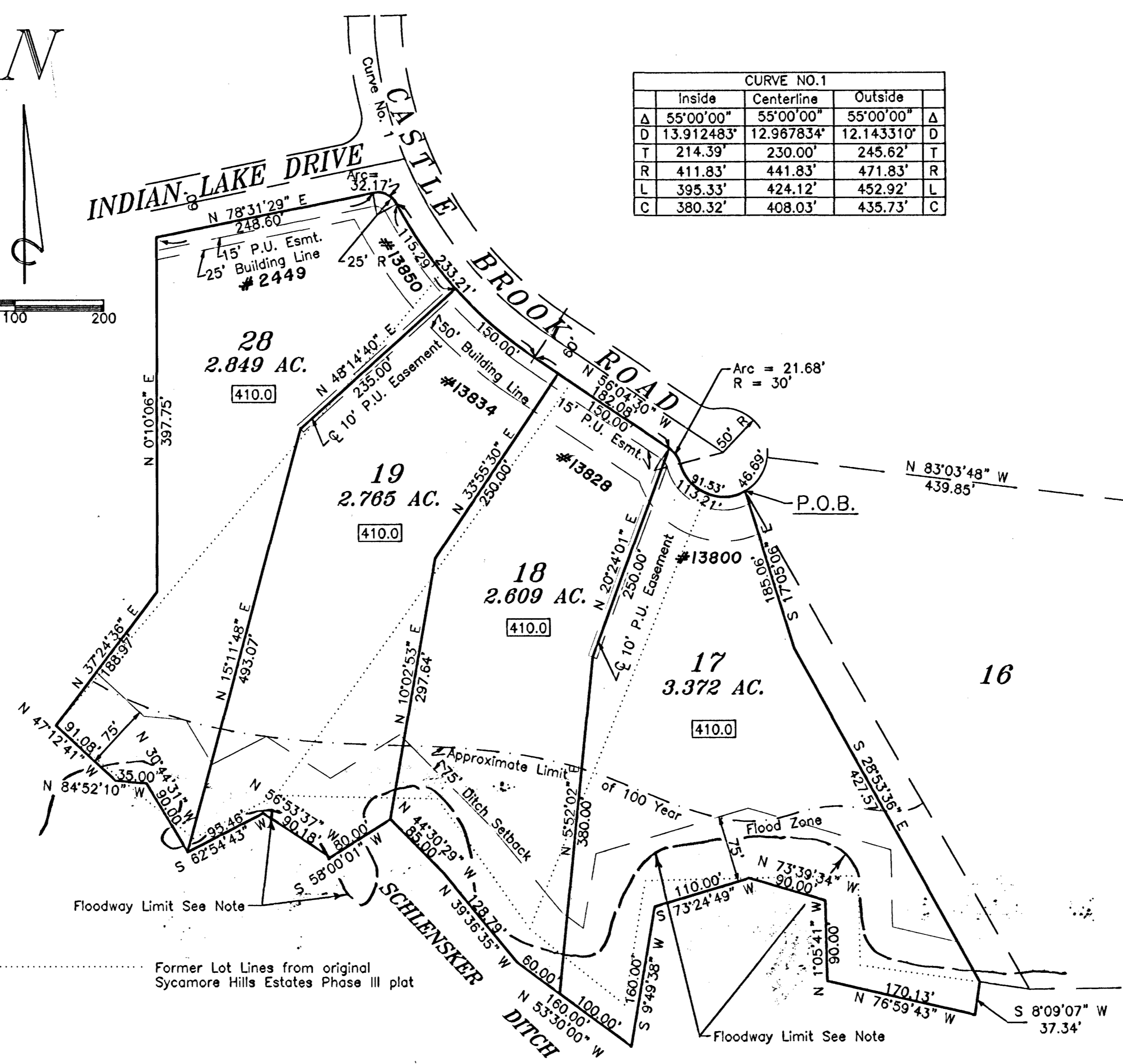


A subdivision of part of the West Half of the Northeast Quarter of Section 10, Township 5 South, Range 10 West also being part of Sycamore Hills Estates Phase III a subdivision of Vanderburgh County, Indiana as recorded in Plat Book O, Page 196 in the Office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at a point located by commencing at the Northeast corner of said Half Quarter Section, thence South 1 degree 11 minutes 44 seconds East along the East line thereof a distance of 1620.82 feet to the Northeast corner of Lot 16 as recorded in said Sycamore Hills Estates Phase III, thence North 83 degrees 03 minutes 48 seconds West along the North line of said Lot 16 a distance of 439.85 feet to a point on a curve having a radius of 50.00 feet, thence Southwesterly along said curve to the right a distance of 46.69 feet (chord 44.75 feet at a bearing of South 33 degrees 31 minutes 07 seconds West) to a Northwesterly corner of said Lot 16 also being the place of beginning, thence South 17 degrees 05 minutes 06 seconds East a distance of 185.06 feet, thence South 28 degrees 53 minutes 36 seconds East a distance of 427.57 feet, thence South 8 degrees 09 minutes 07 seconds West a distance of 37.34 feet, thence North 76 degrees 59 minutes 43 seconds West a distance of 170.13 feet, thence North 1 degree 05 minutes 41 seconds West a distance of 90.00 feet, thence North 73 degrees 39 minutes 34 seconds West a distance of 110.00 feet, thence South 9 degrees 49 minutes 38 seconds West a distance of 160.00 feet, thence North 53 degrees 30 minutes 00 seconds West a distance of 160.00 feet, thence North 39 degrees 36 minutes 35 seconds West a distance of 128.79 feet, thence North 44 degrees 30 minutes 29 seconds West a distance of 85.00 feet, thence South 58 degrees 00 minutes 01 second West a distance of 80.00 feet, thence North 56 degrees 53 minutes 37 seconds West a distance of 90.18 feet, thence South 62 degrees 54 minutes 43 seconds West a distance of 95.46 feet, thence North 30 degrees 44 minutes 31 seconds West a distance of 90.00 feet, thence North 84 degrees 52 minutes 10 seconds West a distance of 91.08 feet, thence North 37 degrees 24 minutes 36 seconds East a distance of 188.97 feet, thence North 0 degrees 10 minutes 06 seconds East a distance of 397.75 feet to a point on the South right of way of Indian Lake Drive as platted in Sycamore Hills Estates Phase IV as recorded in Plat Book P, Page 53 in said Recorder's Office, thence North 78 degrees 31 minutes 29 seconds East along said South right of way line a distance of 248.60 feet to the beginning of a curve to the right having a radius of 25.00 feet, thence Southeastery along said curve a distance of 32.17 feet (chord 29.99 feet at a bearing of South 64 degrees 36 minutes 57 seconds East) to the end of said curve and a point on the Southwesterly right of way of Castle Brook Road also being a point on a curve having a radius of 471.83 feet, thence Southeastery along said curve and said Southwesterly right of way of Castle Brook Road a distance of 233.21 feet (chord 230.84 feet at a bearing of South 41 degrees 54 minutes 55 seconds East) to the end of said curve, thence South 56 degrees 04 minutes 30 seconds East along said Southwesterly right of way a distance of 182.08 feet to the beginning of a curve to the right having a radius of 30.00 feet, thence Southeastery along said curve a distance of 21.68 feet (chord 21.21 feet at a bearing of South 35 degrees 22 minutes 13 seconds East) to the end of said curve and the beginning of a curve to the left having a radius of 50.00 feet, thence Southeastery along said curve to the left a distance of 91.53 feet (chord 79.27 feet at a bearing of South 67 degrees 06 minutes 20 seconds East) to the place of beginning and containing 11.595 acres more or less.



CURVE NO.1				
	Inside	Centerline	Outside	
A	55'00"00"	55'00"00"	55'00"00"	A
D	13.912483'	12.967834'	12.143310'	D
T	214.39'	230.00'	245.62'	T
R	411.83'	441.83'	471.83'	R
L	395.33'	424.12'	452.92'	L
C	380.32'	408.03'	435.73'	C



NE Cor.  
W 1/2, NE 1/4  
Sec. 10-5-10

S 11°14'4" E  
1620.82'

Sovereign Technology, L.L.C.  
Gary Williams, General Manager  
2411 Sharon Road  
Evansville, Indiana 47711

W. Sue Williams  
W. Sue Williams, Secy.-Treasurer

### NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS  
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 acknowledged the execution of this plat to be their voluntary act and deed.  
Witness my hand and seal this 23 day of January, 1998.  
My commission expires October 14, 1999 Notary Public Sheila Messel  
Resident of Vanderburgh County Printed Sheila Messel

### A.P.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 JUNE 4, 1997.



Plat Release 1-29-98  
Identified by [Signature]  
Executive Director Blaine A. Olive  
Executive Director Blaine A. Olive

# P-140

### 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 884, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964  
Date 1/24/98



VEACH, NICHOLSON ASSOCIATES, INC.  
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2938

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 lot corners marked with 5/8" Iron Pin except as noted  
All utilities, except sanitary sewer, available at site by extension  
Drainage Plans were approved on  
Street Plans approved on April 30, 1990

Site is partially within the 100 year Flood Zone (Zone A) as shown on the plat according to FIRM Map Panel No. 180256 0015 C dated August 5, 1991  
The Flood Protection Grade is shown on all Lots in the 100 Year Flood Zone (example [410.0]). The lowest Finished Floor of houses including basements and attached garages must be at or above this elevation.  
The Floodway limit of Schlenker Ditch, based on an Indiana Department of Natural Resources (DNR) study as reported in a letter dated January 14, 1998, is shown on the plat. No residential construction is allowed in the Floodway and detailed plans for all other types of work including excavation, filling, and any other type of construction must be submitted to DNR.

DRAINAGE FACILITY MAINTENANCE  
The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way including:  
1). Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.  
2). Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.  
3). Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.  
4). Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or the County Engineer's Office; and in compliance with the County Drainage Ordinance.  
5). 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 easements within or attached to this subdivision.  
6). 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 County Drainage Board.

The Lot Owners Association is recorded at DR. S CARD 3798