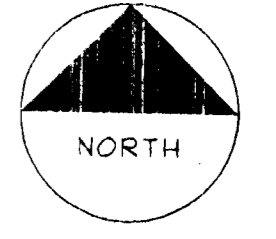


# ASHLEY PLACE SECTION "D"



SCALE: 1" = 50'

1998000367  
8:43  
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**General Notes:**

- Owner / Developer: Richard F. & Linda K. Broerman 6408 Kimbell Dr. Evansville, IN 47112 - PH: 812-867-0819
- Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.
- Erosion Control: Slopes 0% to 6% shall be mulched and seeded, 1e., 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 of 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.
- Flood Plain Data: No portion of the property is located in the 100 Flood zone (Zone "A") according to FEMA panel 182256-100B dated March 19, 1982 for Vanderburgh County, Indiana.
- Soil Data: HoC3 - Hoamer Silt Loam 6% to 12% slopes, severely eroded. HoB2 - Hoamer Silt Loam 2% to 6% slopes, eroded. Wm - Wilbur Silt Loam. ZaD3 - Zanesville Silt Loam 12% to 18% slopes, severely eroded. WeD3 - Weldon Silt Loam 12% to 18% slopes, severely eroded.
- Zoned: AG, Adjacent property zoned AG.
- Lot Access: All lots shall access interior streets only.

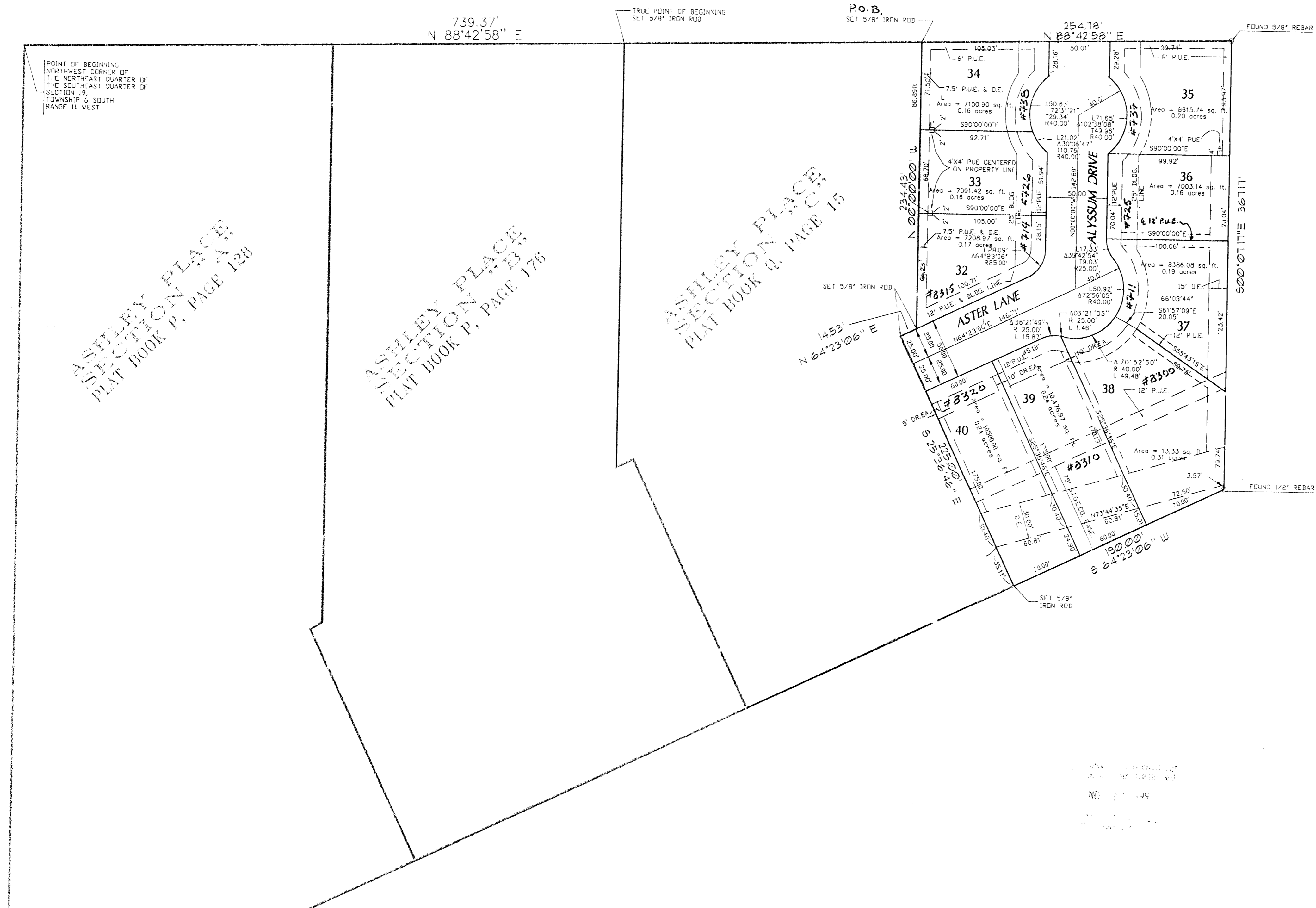
8. The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterway, storage basin 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 free of all trash, debris and obstructions to the flow of water.
- (3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
- (4) Maintaining and repairing the storm water drainage systems which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans in 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) The Repair Fund established for this Project will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and the pipes or paved outlet structures of the storm water control basins all of which are parts of the approved and constructed storm water drainage systems shown on the plans for this subdivision and which are in the drainage easements and out side of the county accepted road right-of-way as shown on the plat of this subdivision.
- (7) Notwithstanding any pipes, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

ONLY QUALIFIED PERSONNEL SUBJECT TO LOCAL JURISDICTION PERMITTED

NOV 24 1999  
Signature of Notary  
NOTARY  
8114

## Q-54



ASHLEY PLACE SECTION "A" PLAT BOOK P, PAGE 128

ASHLEY PLACE SECTION "B" PLAT BOOK P, PAGE 176

ASHLEY PLACE SECTION "C" PLAT BOOK Q, PAGE 15

**OWNERS 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 ASHLEY PLACE SECTION "D", 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 TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT, AND REPAIR OF THE UTILITY FACILITIES, WHETHER ABOVE OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBUSH, 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 EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER TO IMPED THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" 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 A MANNER TO IMPED THE FLOW OF WATER.

Richard F. Broerman  
Owner: Richard F. Broerman

Linda K. Broerman  
Owner: Linda K. Broerman

**LAND DESCRIPTION**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE ALONG THE NORTHERN LINE OF SAID QUARTER-QUARTER SECTION NORTH 88 DEGREES 42 MINUTES 58 SECONDS EAST, A DISTANCE OF 153.37 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ASHLEY PLACE SECTION "C" AS RECORDED IN PLAT BOOK Q, PAGE 15 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE

- 1ST: NORTH 88 DEGREES 42 MINUTES 58 SECONDS EAST A DISTANCE OF 254.78 FEET, THENCE
- 2ND: SOUTH 00 DEGREES 01 MINUTES 11 SECONDS EAST A DISTANCE OF 367.11 FEET, THENCE
- 3RD: SOUTH 44 DEGREES 23 MINUTES 04 SECONDS WEST A DISTANCE OF 190.00 FEET TO THE SOUTHEAST CORNER OF SAID ASHLEY PLACE SECTION "C"; THENCE ALONG THE EAST SIDE OF SAID ASHLEY PLACE SECTION "C" FOR THE FOLLOWING THENCE:
  - 4TH: NORTH 25 DEGREES 34 MINUTES 46 SECONDS WEST A DISTANCE OF 225.00 FEET, THENCE
  - 5TH: NORTH 64 DEGREES 23 MINUTES 04 SECONDS EAST A DISTANCE OF 145.53 FEET, THENCE
  - 6TH: NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 234.43 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 89722.0893 SQUARE FEET OR 2.2833 ACRES MORE OR LESS.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO A 75' WIDE S.I.C.E. CO. EASEMENT, NORTHERLY OF AND ADJACENT TO THE 5TH COURSE.

**NOTARY CERTIFICATE**

STATE OF INDIANA COUNTY OF VANDERBURGH

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 FOREGOING PLAT WITH DECLARATIONS AND RESTRICTIONS THEREON EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF October, 1999  
MY COMMISSION EXPIRES 4-15-2000  
Signature of Notary  
NOTARY PUBLIC  
STATE OF INDIANA  
A RESIDENT OF VANDERBURGH COUNTY

**SURVEYOR'S CERTIFICATE**

RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE STATUTE OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL OF RALPH A. EASLEY, JR.  
STATE OF INDIANA  
INDIANA REG. NO. 5 0006

**AREA PLAN COMMISSION CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981 PUBLIC LAW NO. 203, AS ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN APPROVED BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT THE MEETING HELD ON 11/19/99.

PLAT RELEASE: Nov. 24, 1999  
Signature of Director  
EXECUTIVE DIRECTOR

COUNTY  
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD, ON DATE: JUNE 28, 1991

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON DATE: AUGUST 11, 1991

SANITARY BELIEF PLANS WERE APPROVED BY THE EVANSVILLE WATER I SEWER DEPARTMENT ON DATE: SEPTEMBER 2, 1991

