

RECORDED FOR RECORD at 1:44 P.M. Nov 8 1997

6788 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER NOV 07 1997

ASHLEY PLACE SECTION "A"

LAND DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 19, Township 6 South, Range 11 West, Vanderburgh County, Indiana and more particularly described as follows:

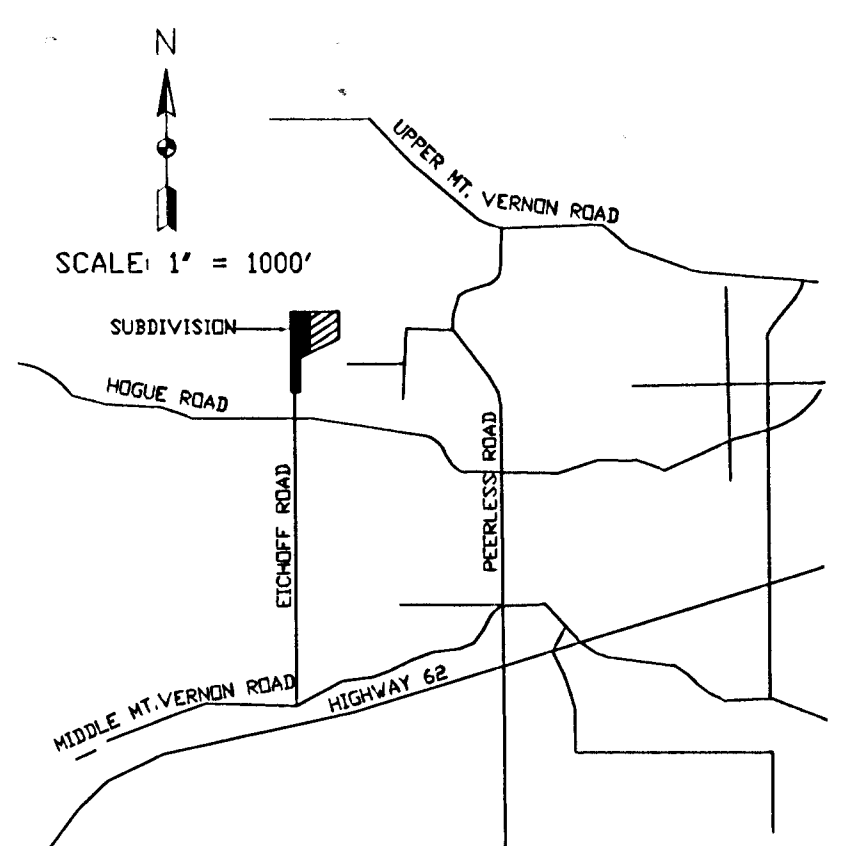
Beginning at the Northwest corner of said Quarter-Quarter Section thence along the Northern line of said Quarter-Quarter Section

- 1st: North 88 Degrees 42 Minutes 58 Seconds East, a distance of 294.25 feet thence
- 2nd: South 20 Degrees 00 Minutes 00 Seconds East, a distance of 413.20 feet thence
- 3rd: South 51 Degrees 21 Minutes 44 Seconds West, a distance of 113.6 feet thence
- 4th: South 25 Degrees 36 Minutes 46 Seconds East, a distance of 202.12 feet to a point on the centerline of a 150' wide SIGECO easement thence along the centerline of said easement
- 5th: South 64 Degrees 23 Minutes 06 Seconds West, a distance of 363.72 feet to a point on the West line of said Quarter-Quarter Section thence along the West line of said Quarter-Quarter Section
- 6th: North 20 Degrees 05 Minutes 10 Seconds West, a distance of 821.19 feet to the POINT OF BEGINNING and containing 20189.32 square feet or 4.63 acres, more or less.

The above described real estate is subject to a 15' wide SIGECO easement, Northernly of and adjacent to the 6th course.

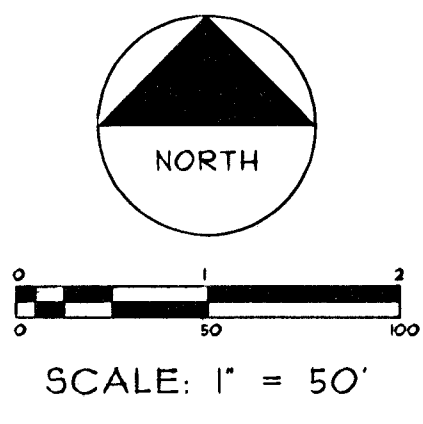
In addition, the above described real estate is also subject to an easement for the extension of Etchoff Road along the west side of the above described real estate more particularly described as follows:

A 25' wide right of way East of and adjacent to the 6th course of the above described parcel from the southern point of the 6th course to a point 281.19 feet northerly of said southern point thence the right-of-way is reduced to a 20' wide right-of-way East of and adjacent with the remainder of the 6th course.



LOCATION MAP

P-128



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY FLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS ASHLEY PLACE SECTION "A". 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 IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE. 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 IMPEDE THE FLOW OF WATER.

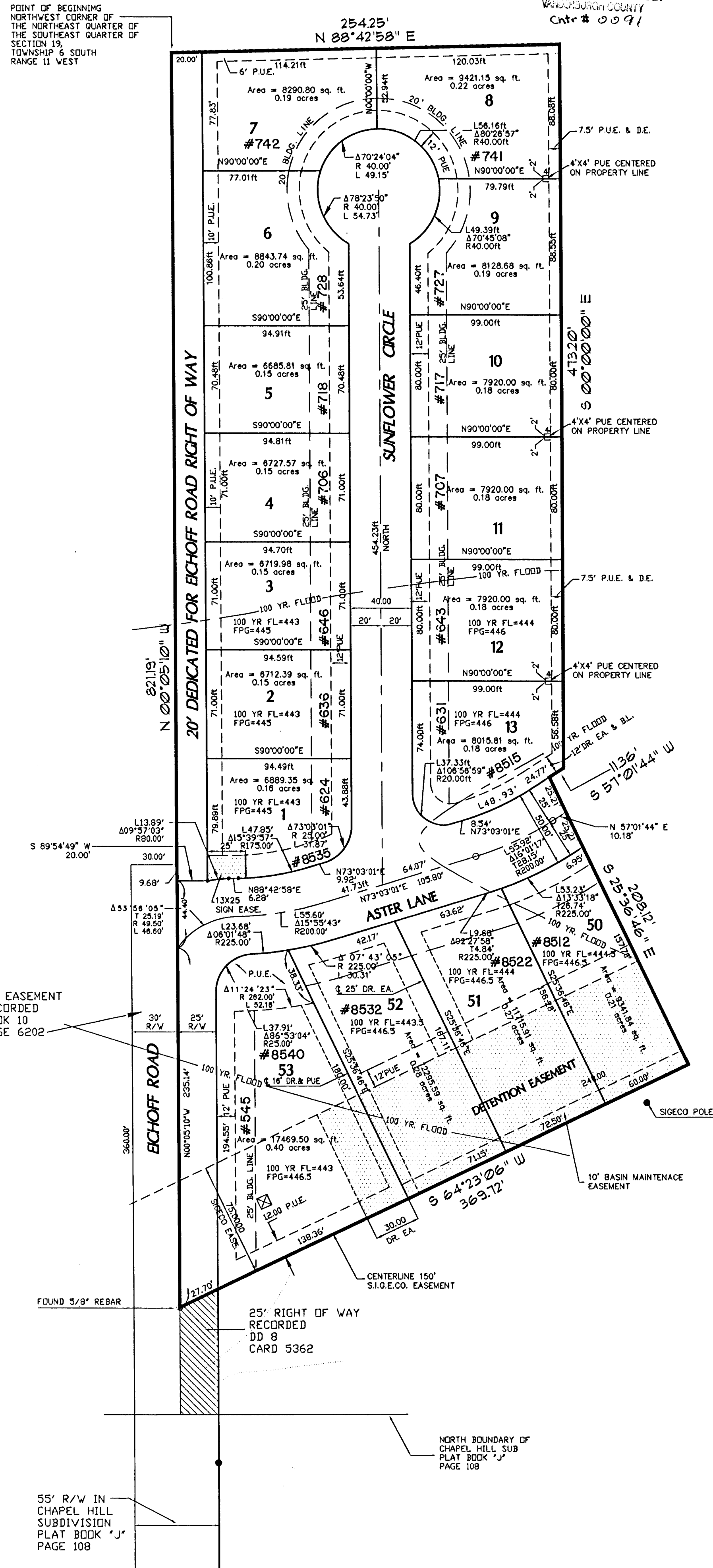
Richard F. Broerman
Owner: Richard F. Broerman

Linda K. Broerman
Owner: Linda K. Broerman

General Notes:

1. Owner / Developer: Richard F. & Linda K. Broerman 6408 Kimbell Dr. Evansville, IN 47112 - PH: 812-861-0819
2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric services are also available.
3. Erosion Control: Slopes 2% to 6% shall be mulched and seeded, i.e. ryegrass, 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.
4. Flood Plain Data: A portion of the property is located in the 100 Flood zone (Zone "A") according to FIR1 panel 180256-102B dated March 19, 1982 for Vanderburgh County, Indiana.
5. Soil Data: HoC3 - Hoamer Silt Loam 6% to 12% slopes, severely eroded. HoB2 - Hoamer Silt Loam 2% to 6% slopes, eroded. Um - Wilbur Silt Loam. ZaD3 - Zanesville Silt Loam 12% to 18% slopes, severely eroded. WaD3 - Walston Silt Loam 12% to 18% slopes, severely eroded.
6. Zoned: AG. Adjacent property zoned AG.
7. Lot Access: All lots shall access to interior streets only, except lot 53 which may access Etchoff Road.
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 waterways, 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 piped 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) Notice: any pipe, 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.
9. SIGN EASEMENT on Lot 1 shall be maintained by the individual owner of Lot 1.

BASIN(S) 11/5/97



C:\5739\5739-A Thu Oct 23 17:28:59 1997 EASLEY ENGINEERING



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 DEDICATIONS 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 7 DAY OF OCT 1997
MY COMMISSION EXPIRES 3-15-2002
Judith A. Radtke
JUDITH A. RADTKE, NOTARY PUBLIC
A RESIDENT OF Vanderburgh County



SURVEYOR'S CERTIFICATE
I, RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE POINTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.
SEAL: *Ralph A. Easley, Jr.*
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

AREA PLAN COMMISSION CERTIFICATE
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981 PUBLIC LAW NO. 305 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 2, 1997.
PRESIDENT: *W. J. H. ...* EXECUTIVE DIRECTOR: *Barbara D. ...*
PLAT RELEASE: NOV. 7, 1997



COUNTY
STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
DATE: JUNE 28, 1997
ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
DATE: AUGUST 11, 1997