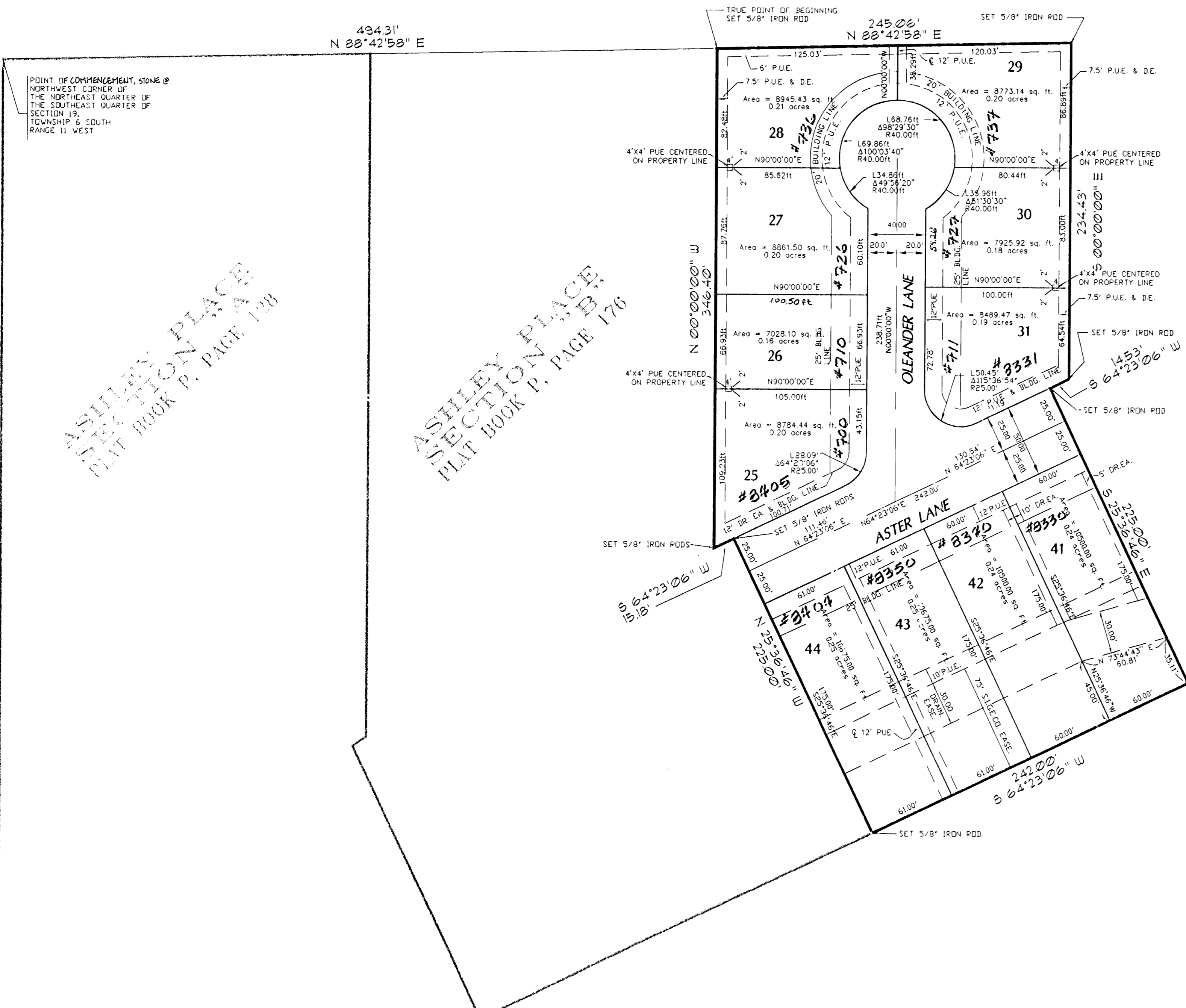
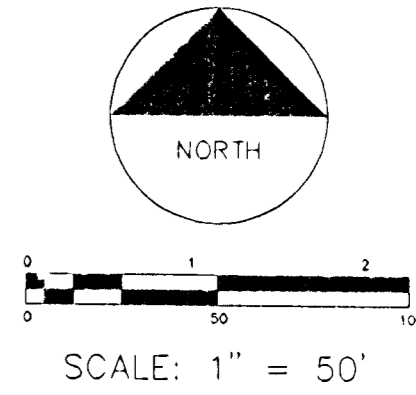


# ASHLEY PLACE SECTION "C"



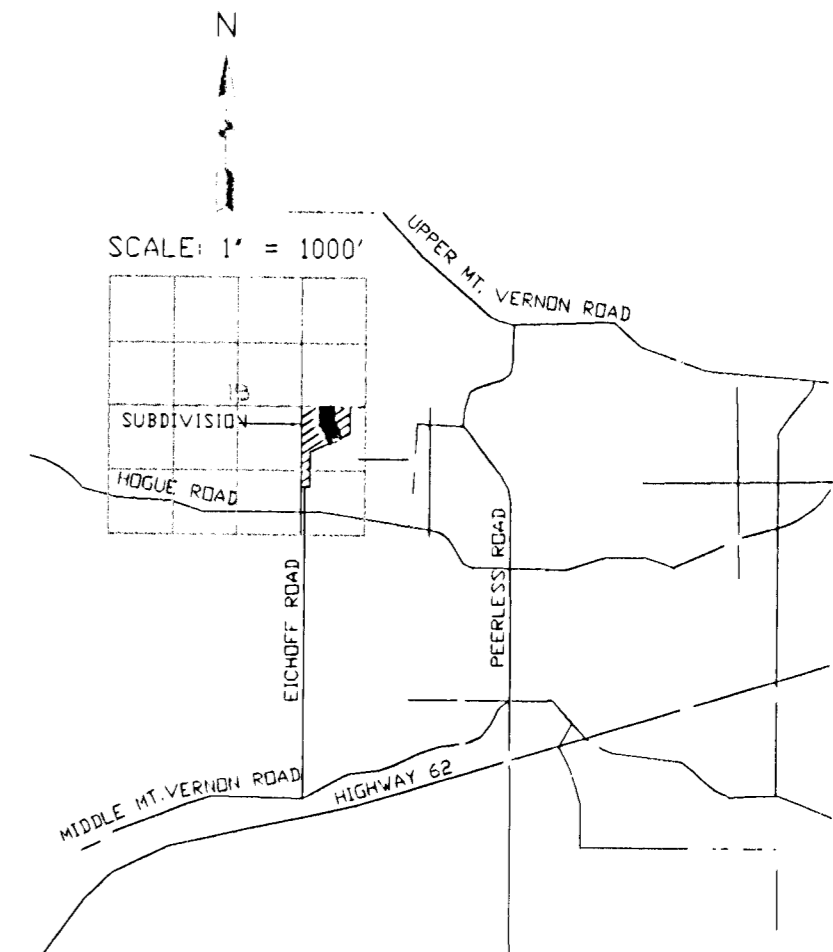
- General Notes:**
- Owner / Developer: Richard F. & Linda K. Broerman 6408 Kimbell Dr. Evansville, IN 47112 - PH: 812-267-0819
  - Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric services are also available.
  - Erosion Control: Slopes 0% to 6% 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 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 FIR1 panel 120250-100B dated March 19, 1982 for Vanderburgh County, Indiana.
  - Soil Data: HoC3 - Hooser Silt Loam 6% to 12% slopes, severely eroded. HoB2 - Hooser Silt Loam 2% to 6% slopes, eroded. Um - Wilbur Silt Loam. ZaD3 - Zanesville Silt Loam 12% to 18% slopes, severely eroded. WeD3 - Welston Silt Loam 12% to 18% slopes, severely eroded.
  - Zoned: AG, Adjacent property zoned AG.
  - Lot Access: All lots shall access to interior streets only.

ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 MAY 21 1999  
 Auditor  
 #3355

RECEIVED FOR RECORD  
 at 2:38 P.M.  
 MAY 21 1999  
 Plat Book  
 Page 15  
 BETTY J. HERMAN-RECORDED  
 VANDERBURGH COUNTY  
 1999R00017066

## Q-15

- 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:
  - Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
  - 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.
  - Keeping the channel, embankments, shoreline, and bottom of basins, waterways and waterways free of all erosion and sediment.
  - 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.
  - 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.
  - 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.
  - 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.



LOCATION MAP

**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 ASHLEY PLACE SECTION "C". 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 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

**LAND DESCRIPTION**

Part of the Northeast Quarter of the Southeast Quarter of Section 19, 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 434.31 feet to the True Point of Beginning; thence
- 1st: NORTH 88 Degrees 42 Minutes 58 Seconds EAST a distance of 249.06 feet; thence
  - 2nd: SOUTH 00 Degrees 00 Minutes 00 Seconds EAST a distance of 234.43 feet; thence
  - 3rd: SOUTH 64 Degrees 23 Minutes 06 Seconds WEST a distance of 14.53 feet; thence
  - 4th: SOUTH 25 Degrees 36 Minutes 46 Seconds EAST a distance of 229.00 feet; thence
  - 5th: SOUTH 64 Degrees 23 Minutes 06 Seconds WEST a distance of 242.00 feet to the southeast corner of Ashley Place Section "B" as recorded in Plat Book P, page 116 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the east side of said Ashley Place Section "B" for the following three courses
  - 6th: NORTH 25 Degrees 36 Minutes 46 Seconds WEST a distance of 229.00 feet; thence
  - 7th: SOUTH 64 Degrees 23 Minutes 06 Seconds WEST a distance of 15.18 feet; thence
  - 8th: NORTH 00 Degrees 00 Minutes 00 Seconds WEST a distance of 346.40 feet to the True Point of Beginning and containing 12602.5514 square feet or 28834 acres more or less.
- The above described real estate is subject to a 75' wide 51.6200' easement, Northernly 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 23rd DAY OF April, 1999  
 MY COMMISSION EXPIRES 11/21/2006  
 Notary Public  
 Patricia E. Keith  
 A RESIDENT OF Vanderburgh



**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 ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL: *Ralph A. Easley, Jr.*  
 RALPH A. EASLEY, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF INDIANA  
 NO. S 0006

**AREA PLAN COMMISSION CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON 11/11/97.

APPROVED: *Richard F. Broerman* (OWNER), *Barbara B. Cunningham* (EXECUTIVE DIRECTOR)  
 PLAT RELEASE: MAY 21, 1999  
 EXECUTIVE DIRECTOR: *Barbara B. Cunningham*  
 PROTECTIVE DIRECTOR: *Barbara B. Cunningham*



**AREA PLAN COMMISSION CERTIFICATE**

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

SANITARY SEWER PLANS WERE APPROVED BY THE EVANSVILLE WATER & SEWER DEPARTMENT ON:

DATE: SEPTEMBER 2, 1997