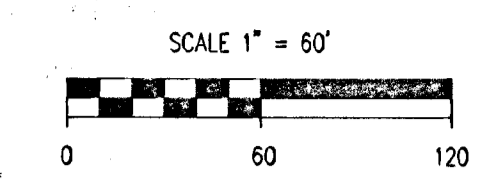


ASHTON PARK FINAL PLAT

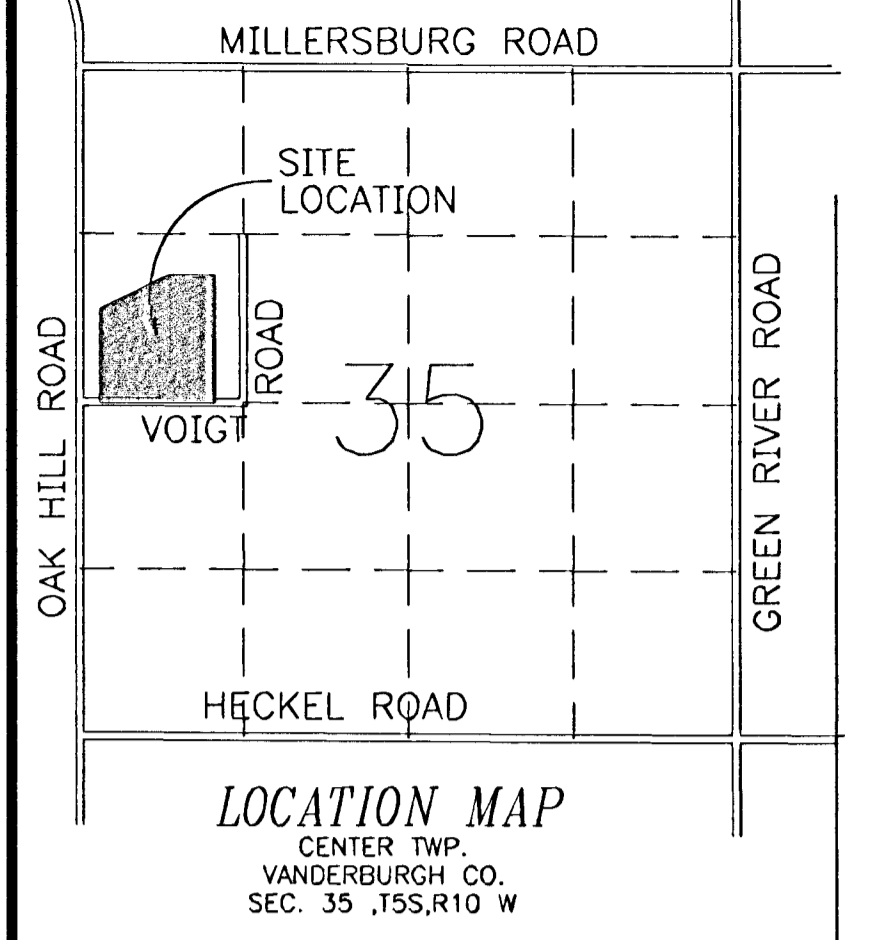
Found 6" X 6" Sandstone
1" Below Ditch Grade
NE Corner
SW 1/4 NW 1/4
Section 35, T5S, R10W
NOV 23 1999
Signature of Clerk
3105



RECORDED RECORD
11-23-99 P.M.
11-23-99
Page 55
LETTY J. HERRMANN, RECORDER
VANDERBURGH COUNTY
1999 R00051624

NUMBER	Δ	Ic	Da	CD	T	R	LC
C1	84°14'28"	84°14'28"	45°50'12"	N32°07'14"E	78.47	125.00	132.93
C2	25°45'32"	25°45'32"	45°50'12"	S77°07'14"W	28.58	125.00	55.73
C3	22°54'18"	22°54'18"	45°50'12"	N78°32'52"W	25.32	125.00	49.84

OWNER:
Charlier Enterprises, L.P.
4703 O'Hara Dr.
Evansville, IN 47711
D.D. 10, Cd. 6442
(2-144-2)



Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C dated Aug. 5, 1991, Vanderburgh County, Indiana. The easterly portion of the subdivision lies within the designated 100 year flood zone.

Minimum Floor Elevations: Have been established by the Vanderburgh County Building Commissioner. The base flood elev. (BFE=335.00) and the flood protection grade (FPG=337.00).

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Crawl Spaces: Special measures are required to provide extra crawl space protection due to ground elevations. Special measures on all lots below 385 MSL may include waterproofing, installed sump pumps, yard slopes in excess of code minimums, etc.

Utilities: Sanitary sewer, water, gas, telephone, and electric are on or will be extended to the site.

Access: Access to the site will be by way of Voigt Road. All lots within the subdivision will access internal streets only. Developer has agreed to widen Voigt Road to a min. of 20 feet between Oak Hill Road and the entrance to the subdivision and install a northbound decel lane along Oak Hill Road at Voigt Road.

Road Grades: Maximum road grades shall not exceed 10%.

Temporary Erosion Control: (during Construction) Slopes of 0% - 5% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat within forty-five(45) days of disturbance of soil, which must remain in place until final grading and seeding.

Sites Topography: In the center of the site lies a small hill. The contours radiate outward as shown on the plat.

Erosion Control for Ditches: Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading of the total ditch length at that point is greater than 100 feet.

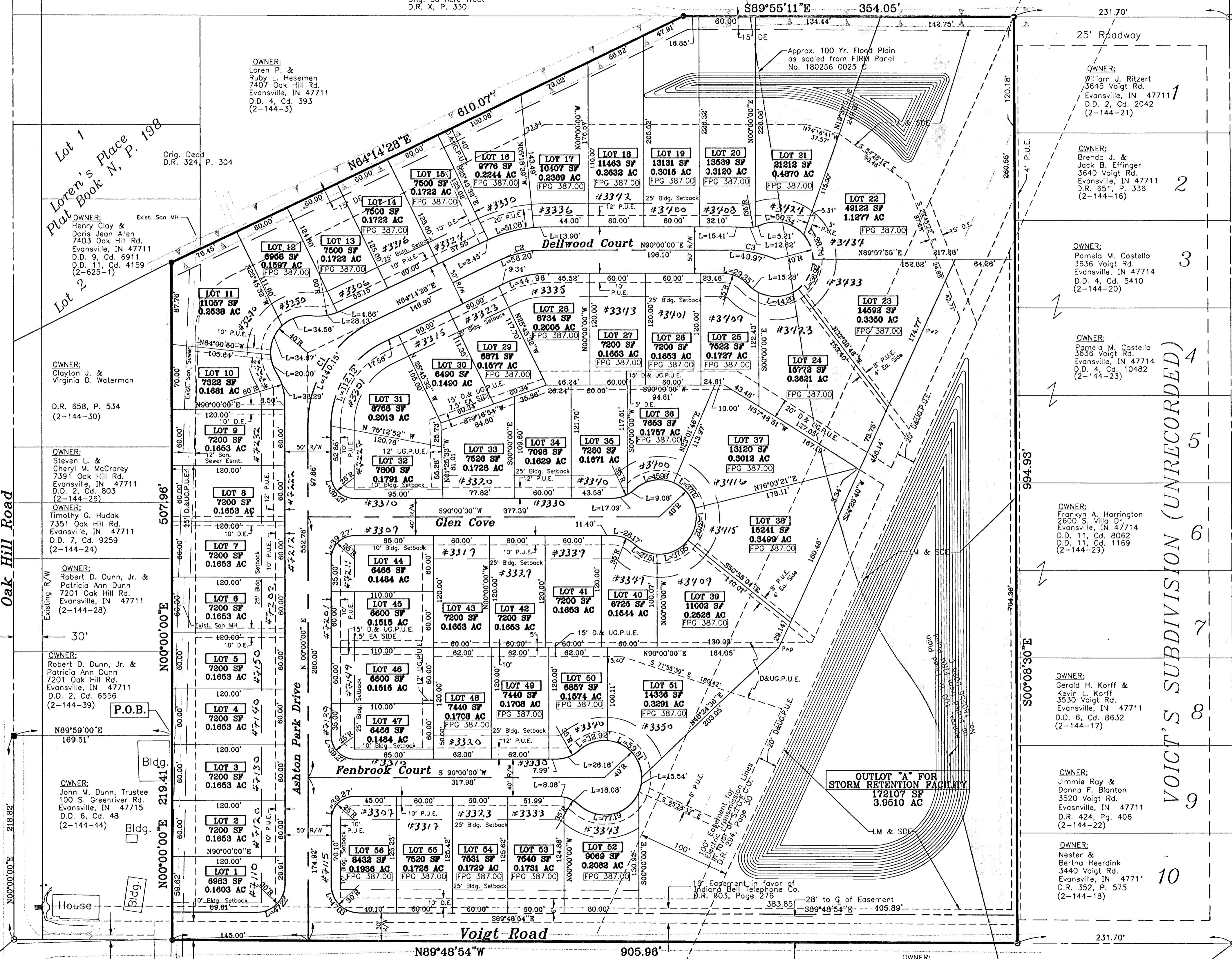
Monuments: Monuments have been set at all boundary and lot corners.

The Lot Owner's Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, it's parts, and easements within or attached to this subdivision and outside of county accepted road rights-of-way including:

- Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, 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; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- 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.
- 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.
- Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill or other construction, improvements addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

Storm Drainage Plans were Approved by the Vanderburgh County Drainage Board On: June 28, 1999.
Sanitary Sewer Construction Plans were Approved by the Evansville Water & Sewer Utility On: September 21, 1999.
Road Construction Plans were Approved by the Vanderburgh County Commissioners On: September 20, 1999.

- LEGEND
- 3/4" Rebar w/ plastic cap stamped
 - BLA FIRM 0030
 - Fnd. Monuments
 - Set RR Spike
 - Fnd. Stone
 - SW Corner SW 1/4, NW 1/4 Section 35, T5S, R10W 1" Pin in Mon. Box
 - 5' (S.I.G.E.C.O.) Pipeline Esm't.
 - 20' Pipeline Easement in favor of S.I.G.E.C.O. D.R. 433, Page 494
 - Exist. San MH



BOUNDARY DESCRIPTION
A part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 5 South, Range 10 West, of the Second Principal Meridian, Vanderburgh County, Center Township, Indiana, described as follows:

Commencing at the southwest corner of said quarter section, being marked by a 1" pin in a monument box; thence North 0 degrees 00 minutes 00 seconds East (the basis of bearings of this description) 218.82 feet along the west line of said Section 35 to the southwest corner of the tract of land described in Deed Drawer 2, Card 6556 in the Office of the Recorder of said county; thence North 89 degrees 59 minutes 00 seconds East 169.51 feet along the south line of said tract to the southeast corner of said tract and the POINT OF BEGINNING of this description; thence parallel with the west line of said Section 35 North 0 degrees 00 minutes 00 seconds East 507.96 feet to the center of a ditch marking the southeastern line of the tract of land described in Deed Record 324, page 304 in the Office of said Recorder; thence North 64 degrees 14 minutes 28 seconds East 810.07 feet along the center of said ditch and along said southeastern line of said tract to the north line of the 30-acre tract of land described in Deed Record X, page 330 in the Office of said Recorder; thence South 89 degrees 55 minutes 11 seconds East 354.05 feet along the north line of said 30-acre tract to a point 231.70 feet west of the east line of said quarter-quarter section; thence parallel with the east line of said quarter-quarter section South 0 degrees 08 minutes 30 seconds East 994.93 feet to the south line of said quarter section; thence North 89 degrees 48 minutes 54 seconds West 905.96 feet along the south line of said quarter-quarter section to a 3/4 inch rebar with plastic cap stamped "BLA FIRM 0030"; thence North 0 degrees 00 minutes 00 seconds East 219.41 feet to the point of beginning and containing 18,970 acres, more or less.

SURVEYOR'S CERTIFICATE
I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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 on March 16, 1999, and that all monuments shown exist at locations as noted.



Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

OWNERS CERTIFICATE
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Ashton Park. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as and damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "L.M.&S.D.E." (Lake Maintenance and Storm Detention Easement), are hereby dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any major alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Developer: Dan Buck Development, L.L.C.
Owner: Dan Buck Development, L.L.C.
4535 O'Hara Drive
Evansville, IN 47711

Q-53

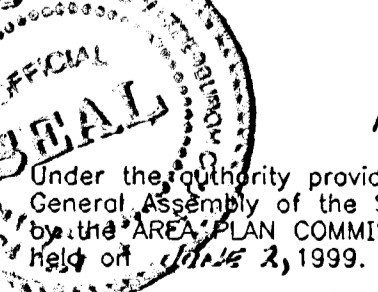
NOTARY CERTIFICATE
STATE OF INDIANA, COUNTY OF VANDERBURGH ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 22nd day of November, 1999.

My Commission Expires: 11-13-2001

Notary Public: *Kendra L. Rebertus*
Notary Resides in: Vanderburgh Co. IN
County, Indiana: (typed or printed name)



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 at a meeting held on Nov 23, 1999.

Matthew E. Wannemuehler President
Kendra L. Rebertus Executive Director
Matthew E. Wannemuehler Executive Director

PLAT RELEASE DATE: Nov. 23, 1999

APCA 7-5-99 Q-53