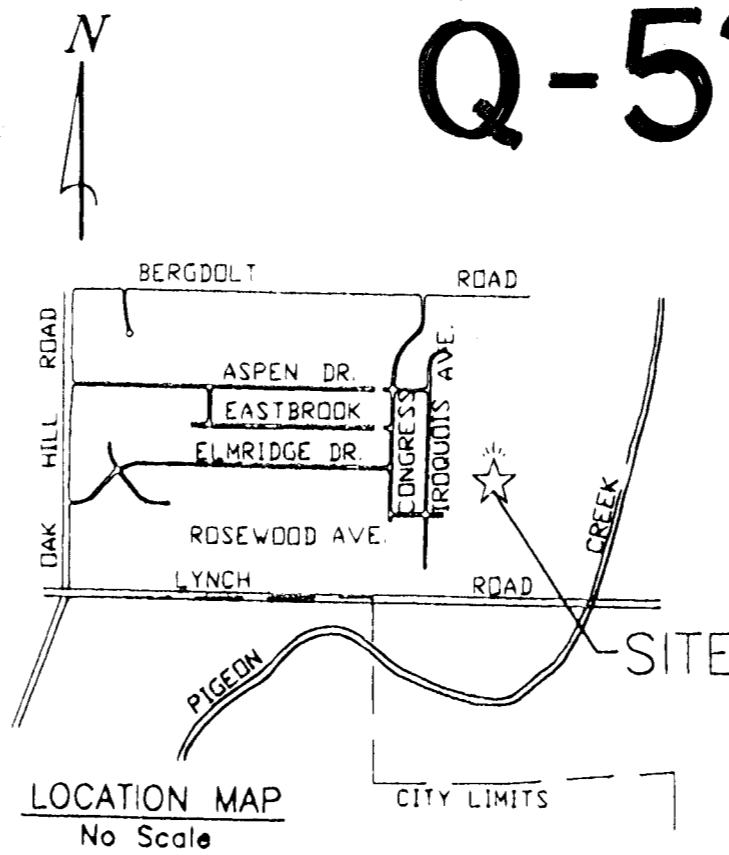


# REPLAT OF LOTS 1 & 2 ASHWOOD PHASE I AS RECORDED IN PLAT BOOK Q-17 AND PART OF THE NORTHEAST QUARTER OF SECTION 11 - T 6 S - R 10 W, CENTER TWP, VAND. CO, IND.

# Q-52



DULY ENTITLED FOR DEDICATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
NOV 18 1999  
Suzanne M. Cimbala  
AUDITOR  
# 7967

RECORDED FOR RECORD  
1:43 P  
NOV 18 1999  
Plat Book Q-52  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999R00038934

more particularly described as follows:

Beginning at the Northwest corner of Lot 2 as platted in said Ashwood Subdivision, thence South 64 degrees 06 minutes 08 seconds East along the North line thereof a distance of 159.47 feet to the beginning of a curve having a radius of 75.0 feet, thence Southeasterly along said curve to the right a distance of 84.07 feet, chord distance of 79.73 feet and bearing of South 31 degrees 59 minutes 27 seconds East to the end of said curve, thence South 0 degrees 07 minutes 27 seconds West along the East line of Lot 1 a distance of 68.51 feet to the beginning of a curve to the right having a radius of 20.0 feet, thence Southwesterly along said curve a distance of 17.45 feet, having a chord of 16.90 feet and bearing of South 25 degrees 07 minutes 18 seconds West to the end of said curve and the beginning of a curve having a radius of 50.0 feet, thence Southerly along said curve to the left a distance of 43.62 feet (chord of 42.25 feet and bearing of South 25 degrees 07 minutes 50 seconds West), thence South 62 degrees 35 minutes 38 seconds West a distance of 183.41 feet to the Southeast corner of Lot 6 in said Plat of Ashwood, thence North 0 degrees 23 minutes 52 seconds East along the East line of Lots 6, 5, 4 and 3 a distance of 343.77 feet to the place of beginning, containing 1.05 acres more or less.

### DRAINAGE IMPROVEMENTS

The Individual Lot Owners 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 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 waterway and basins free of all erosion and sedimentation.
- Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor'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 which lies on his or her property.
- 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 system shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights 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 to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

We, the undersigned owners of the real estate shown and described hereon, do hereby agree shown plat and subdivide said real estate and designate same as ASHWOOD PHASE I

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.

*Jack R. Davis* *Norma J. Davis*  
Jack R. Davis Norma J. Davis

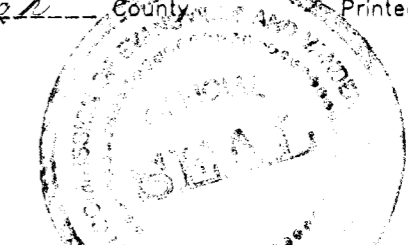
414 Hollybush Lane  
Evansville, Indiana 47715

### 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 20th day of October, 1999.

My commission expires 3/13/2000 Notary Public *Barbara A. Penyon*  
Resident of Vanderburgh County, Indiana Printed *Barbara A. Penyon*



### A.P.C. CERTIFICATE

Under the authority provided by Acts of 1985, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMA approval by the Area Plat Commission of Evansville and Vanderburgh County on 2/12/99.

Plat Released NOV 18, 1999

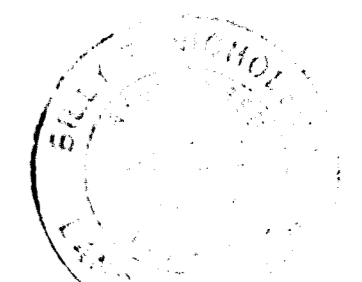
President *[Signature]*  
Executive Director *[Signature]*  
Executive Director *[Signature]*

### 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 86, 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.

*[Signature]*  
Billy T. Nicholson IN No. 7964

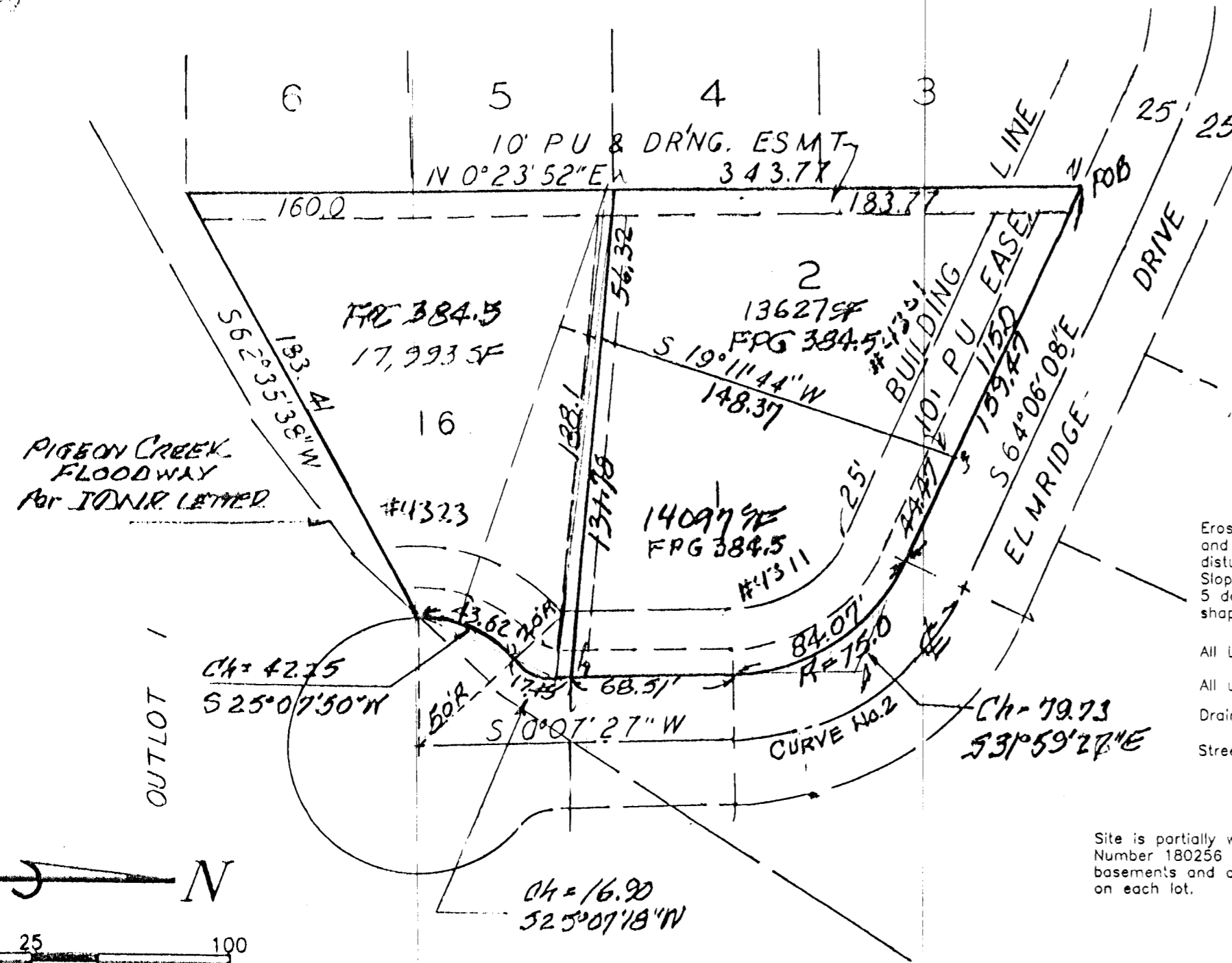
Date 3/14/99



VEACH, NICHOLSON ASSOCIATES, INC.  
1830-A W. Franklin Street - Evansville, Indiana 47712 - (812)424-2936

Q-52 APC # 26-5-99

7-99-22



CURVE DATA					
Curve No. 1			Curve No. 2		
	Inside	Centerline	Inside	Centerline	Outside
R	75.00'	100.00'	125.00'	75.00'	100.00'
A	115°30'00"	115°30'00"	115°30'00"	64°13'35"	64°13'35"
T	118.87'	158.49'	198.11'	47.07'	82.78'
D	76.394373'	57.295780'	45.836624'	76.394373'	57.295780'
L	151.19'	201.59'	251.98'	84.07'	112.10'
C	126.86'	189.15'	211.43'	79.74'	106.32'

Erosion control: Slopes of 0 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 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 available at site  
Drainage Plans were approved on 3/7/98  
Street Plans were approved on 3/7/98

Site is partially within the 100 Year Flood Zone (Zone A9) according to FIRM Map Panel Number 180256 0025 C dated August 5, 1991. Lowest Finished Floor Elevation, including basements and attached garages, is 385.5. The Flood Protection Grade (F.P.G.) is shown on each lot.

