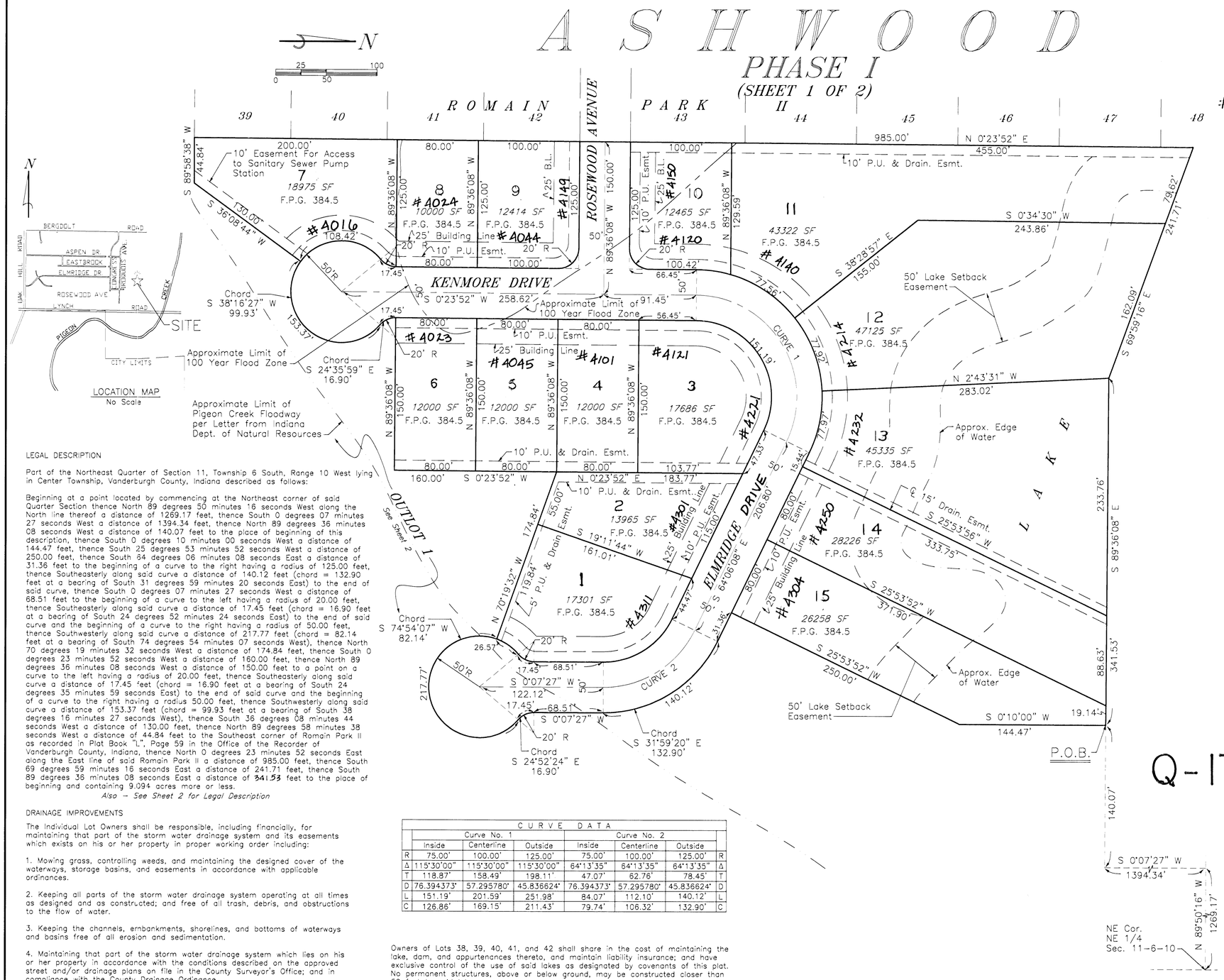
ASHWOOD
PHASE I
(SHEET 1 OF 2)



Q-17

CURVE DATA							
	Curve No. 1			Curve No. 2			
	Inside	Centerline	Outside	Inside	Centerline	Outside	
R	75.00'	100.00'	125.00'	75.00'	100.00'	125.00'	R
Δ	115°30'00"	115°30'00"	115°30'00"	64°13'35"	64°13'35"	64°13'35"	Δ
T	118.87'	158.49'	198.11'	47.07'	62.76'	78.45'	T
D	76.394373°	57.295780°	45.836624°	76.394373°	57.295780°	45.836624°	D
L	151.19'	201.59'	251.98'	84.07'	112.10'	140.12'	L
C	126.86'	169.15'	211.43'	79.74'	106.32'	132.90'	C

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 11, Township 6 South, Range 10 West lying in Center Township, Vanderburgh County, Indiana described as follows:

Beginning at a point located by commencing at the Northeast corner of said Quarter Section thence North 89 degrees 50 minutes 16 seconds West along the North line thereof a distance of 1269.17 feet, thence South 0 degrees 07 minutes 27 seconds West a distance of 1394.34 feet, thence North 89 degrees 36 minutes 08 seconds West a distance of 140.07 feet to the place of beginning of this description, thence South 0 degrees 10 minutes 00 seconds West a distance of 144.47 feet, thence South 25 degrees 53 minutes 52 seconds West a distance of 250.00 feet, thence South 64 degrees 06 minutes 08 seconds East a distance of 31.36 feet to the beginning of a curve to the right having a radius of 125.00 feet, thence Southeasterly along said curve a distance of 140.12 feet (chord = 132.90 feet at a bearing of South 31 degrees 59 minutes 20 seconds East) to the end of said curve, thence South 0 degrees 07 minutes 27 seconds West a distance of 68.51 feet to the beginning of a curve to the left having a radius of 20.00 feet, thence Southeasterly along said curve a distance of 17.45 feet (chord = 16.90 feet at a bearing of South 24 degrees 52 minutes 24 seconds East) to the end of said curve and the beginning of a curve to the right having a radius of 50.00 feet, thence Southwesterly along said curve a distance of 217.77 feet (chord = 82.14 feet at a bearing of South 74 degrees 54 minutes 07 seconds West), thence North 70 degrees 19 minutes 32 seconds West a distance of 174.84 feet, thence South 0 degrees 23 minutes 52 seconds West a distance of 160.00 feet, thence North 89 degrees 36 minutes 08 seconds West a distance of 150.00 feet to a point on a curve to the left having a radius of 20.00 feet, thence Southeasterly along said curve a distance of 17.45 feet (chord = 16.90 feet at a bearing of South 24 degrees 35 minutes 59 seconds East) to the end of said curve and the beginning of a curve to the right having a radius 50.00 feet, thence Southwesterly along said curve a distance of 153.37 feet (chord = 99.93 feet at a bearing of South 38 degrees 16 minutes 27 seconds West), thence South 36 degrees 08 minutes 44 seconds West a distance of 130.00 feet, thence North 89 degrees 58 minutes 38 seconds West a distance of 44.84 feet to the Southeast corner of Romain Park II as recorded in Plat Book "L", Page 59 in the Office of the Recorder of Vanderburgh County, Indiana, thence North 0 degrees 23 minutes 52 seconds East along the East line of said Romain Park II a distance of 985.00 feet, thence South 69 degrees 59 minutes 16 seconds East a distance of 241.71 feet, thence South 89 degrees 36 minutes 08 seconds East a distance of 341.53 feet to the place of beginning and containing 9.094 acres more or less.

Also – See Sheet 2 for Legal Description

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:

1. Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, 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; and free of all trash, debris, and obstructions to the flow of water.

3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

4. 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.

5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occuring to any part of the storm water drainage system and easements which lies on his or her property.

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 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.

7. 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.

Owners of Lots 38, 39, 40, 41, and 42 shall share in the cost of maintaining the lake, dam, and appurtenances thereto, and maintain liability insurance; and have exclusive control of the use of said lakes as designated by covenants of this plat. No permanent structures, above or below ground, may be constructed closer than 50 feet to said lake.

Erosion control: Slopes of 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 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 March 7, 1998

Street Plans were approved on March 7, 1998

Primary approval on February 4, 1998

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.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 11 1999

Suzanne M. Crouch
AUDITOR

#3862

RECEIVED FOR RECORD
at 2:23 PM
JUNE 11 1999
Plat Book Q-
Page 17
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00019535

ASHWOOD PHASE I

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

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
Jack R. Davis

Norma J. Davis
Norma J. Davis

414 Hollybush Lane
Evansville, Indiana 47715

NOTARY CERTIFICATE

STATE OF INDIANA) SS
COUNTY OF VANDERBURGH)

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 on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 4th day of June, 1999.

My commission expires 3/13/2000 Notary Public Barbara A. Runyon

Resident of Vanderburgh County Printed Barbara A. Runyon

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 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 on 2-4-98.

Plat Released 6-10-99

President

Executive Director

Executive Director

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 futher 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 864, 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.

Billy T. Nicholson IN No. 7964

Date 6/9/99

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

Job No. 7-97-12

VCS