

# Amended Plat Lots 12, 13, & 14 Ashwood Phase I

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PLAT BOOK Q-199  
PAGE 199  
INSTR # 2002-000197/02  
BETTY KNIGHT-SMITH REGISTERED  
VANDERBURGH COUNTY

MAY 22 2002  
Auditor  
#3510

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.

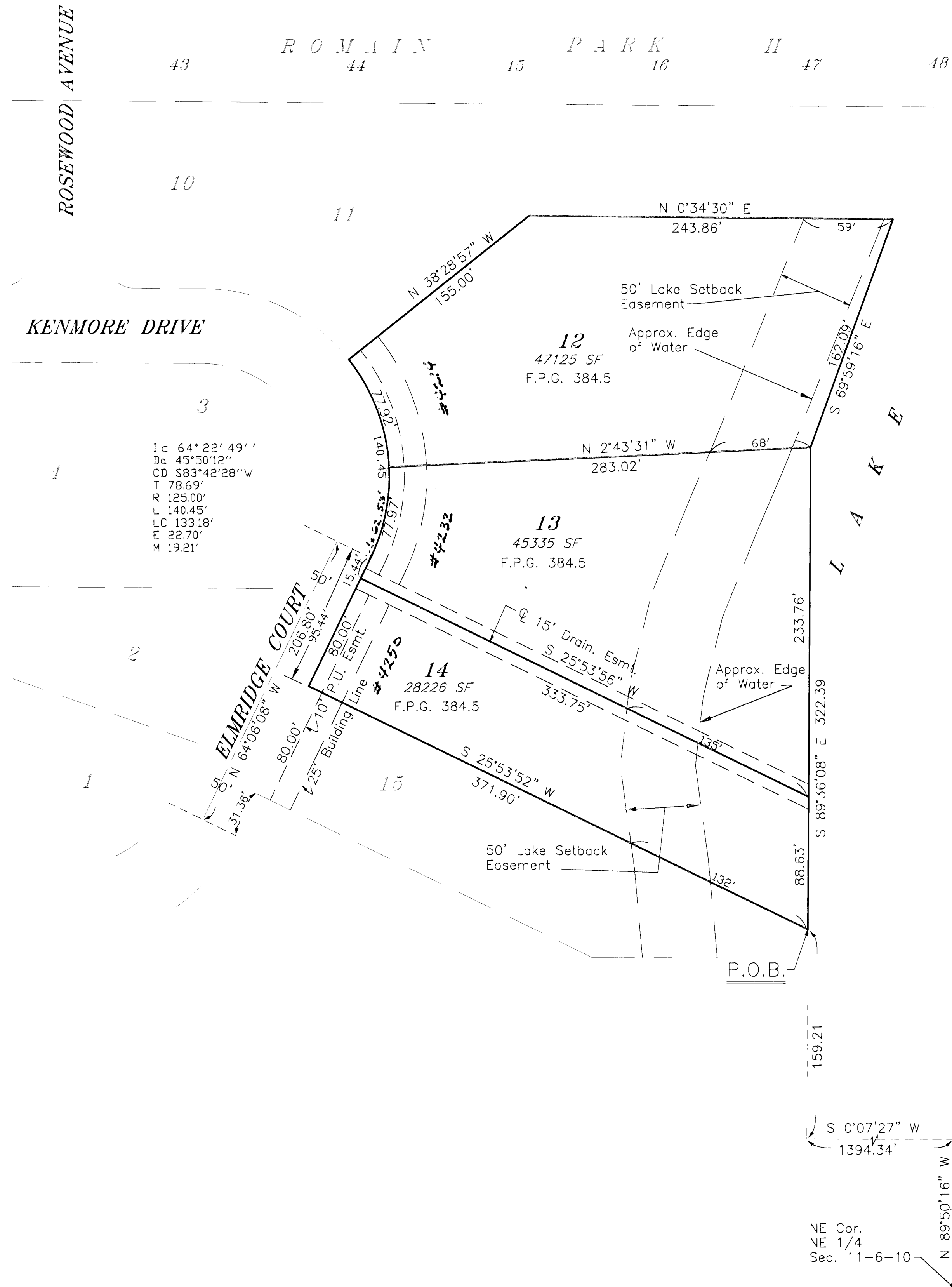
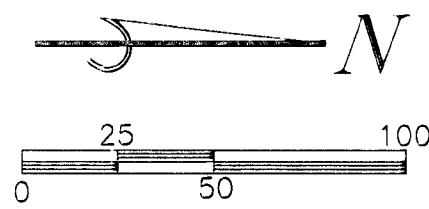
Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove at the discretion 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.

**Q-199**

A Subdivision of part of the Northeast Quarter of Section 11, Township 6 South, Range 10 West lying in Center Township, Vanderburgh County, Indiana. As Recorded 6/11/99 in Plat Book Q Page 17 Sheets 1 & 2

Beginning at the Northeast corner of lot 14 in the aforesaid Plat of Ashwood Subdivision Phase I, Thence S25°53'52"W along the East line thereof 371.90 feet to the Southeast corner thereof, Thence N64°06'08"W along the North line of Elmridge Court 95.44 feet to the start of a curve to the left having a radius of 125.00 feet, Thence Southwesterly along said curve 140.45 feet (Chord= 133.18 feet at a bearing of S83°42'28"W), thence N38°28'57"W 155.00 feet, thence N00°34'30"E 243.86 feet, thence S69°59'16"E 162.09 feet, thence S89°36'08"E 322.39 feet to the place of beginning, containing 2.77 acres more or less



NOTE: This Plat of lots 12, 13, & 14 Ashwood Phase I is being amended to correctly show the lake location and 50' lake setback easement which was incorrectly plotted on original plat.

**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 occurring 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.

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.

Owners of Lots 11, 12, 13, 14, and 15 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

Drainage Plans were approved on March 7, 1998

Street Plans were approved on March 7, 1998

Primary approval on February 4, 1998

*Jack R. Davis*  
Jack R. Davis

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

Witness my hand and seal this 22nd day of May, 2002.

My commission expires 2/28/03 Notary Public *Robert L. Burt*  
Resident of *Evansville* County Printed *Evansville, Indiana*



**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 Feb. 4, 1998.

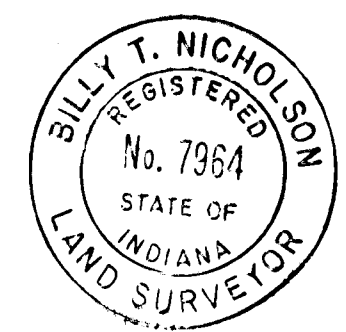
Plat Release May 22, 2002

President *Mark J. ...*  
Executive Director *Bobby E. Hill*  
Executive Director *Bobby E. Hill*

**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 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*  
Billy T. Nicholson IN No. 7964



Date *5/22/02*

**NICHOLSON ASSOCIATES, INC.**

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