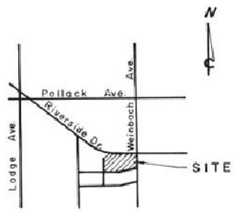
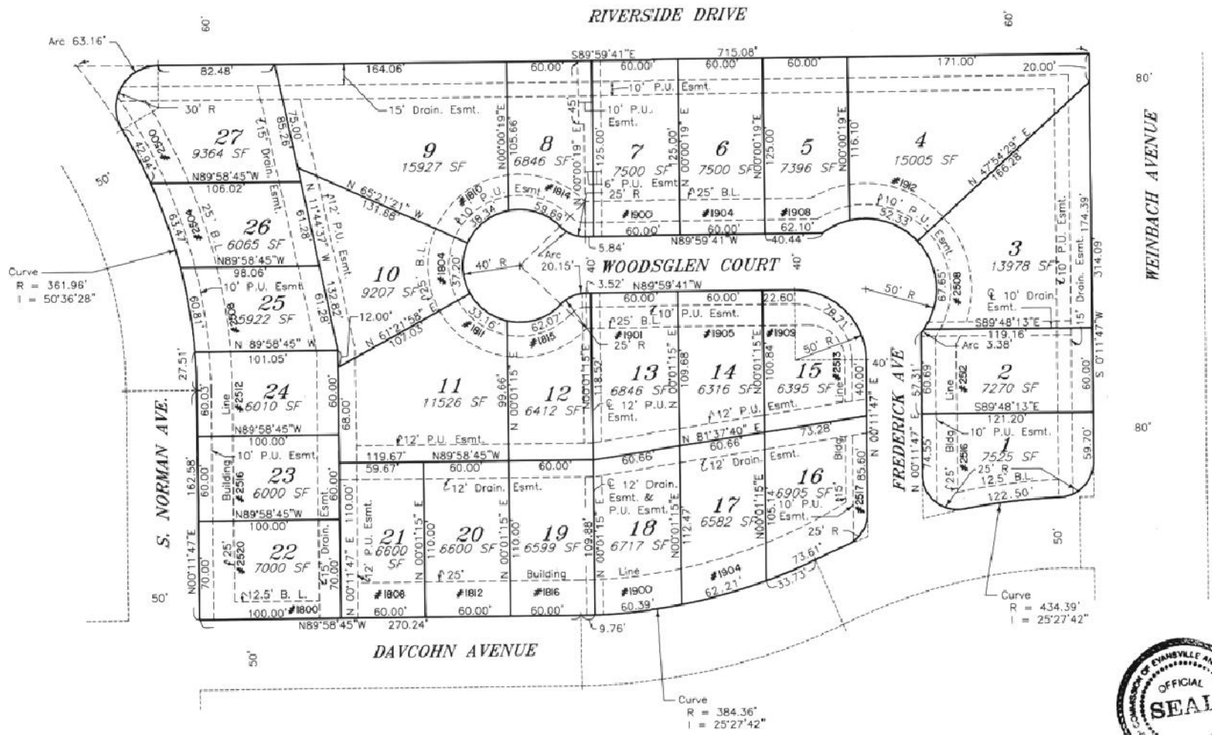
96-0759

3:55 P.M. Apr. 3, 96
56
CTAL 0159

AMENDED PLAT
WOODSGLEN
A SUBDIVISION OF BLOCK "G" IN ROSE JOSEPH SUBDIVISION



LOCATION MAP
No Scale



Street Plans have been approved by the City of Evansville Board of Public Works on March 1, 1995

Storm Drainage Plans have been approved by the City of Evansville Board of Public Works on March 1, 1995

All utilities available at site.

All lot corners marked with 5/8" iron pin except as noted

Woodsglen is located within Flood Zone C acording to according to FIRM Map No. 180257 0007 B dated October 15, 1981

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 double frontage lots must access interior streets only

An Amended Plat of Woodsglen as recorded in Plat Book "P", page 44 in the Office of the Recorder of Vanderburgh County, Indiana being a Subdivision of Block "G" in Rose Joseph Subdivision of part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 6 South, Range 10 West, as Recorded in Plat Book "I", page 314 in the Office of the Recorder of Vanderburgh County, Indiana

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OWNERS CERTIFICATE

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

AMENDED PLAT of WOODSGLEN A Subdivision of Block "G" in Rose Joseph Subdivision

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 maintain 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 obstruction. 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.

SUMMIT OF EVANSVILLE, CORP.

Jack R. Davis, President

W. Anthony Clements, Vice President

4770 Covert Avenue
Evansville, IN 47716
Phone (812)473-4434

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 6 day of April 1996

My commission expires 3/23/2 Notary Public Laura A. Kenyon

Resident of Vanderburgh County Printed Barbara A. Kenyon

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 approval by the Area Plan Commission of Evansville and Vanderburgh County on 4-5-95.

Plat Release 01-10-96

President Richard H. Dana, Jr.

Executive Director Barbara B. Cummings

Executive Director Barbara B. Cummings

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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

VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712

1-95-5

For attached Layout see Misc Bk 4 Pg 76&77 Date 1-18-96 Instr # 96-01437
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY By: Rebecca Rice Deputy