Amended with Easements
FOR ~~AFFIDAVIT~~ APPLYING TO THIS Plat
SEE MISC. DRAWER 6 CARD 656
9980003404 DATE 10-17-98
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Kachanuk DRVC

97-23675

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 05 1997

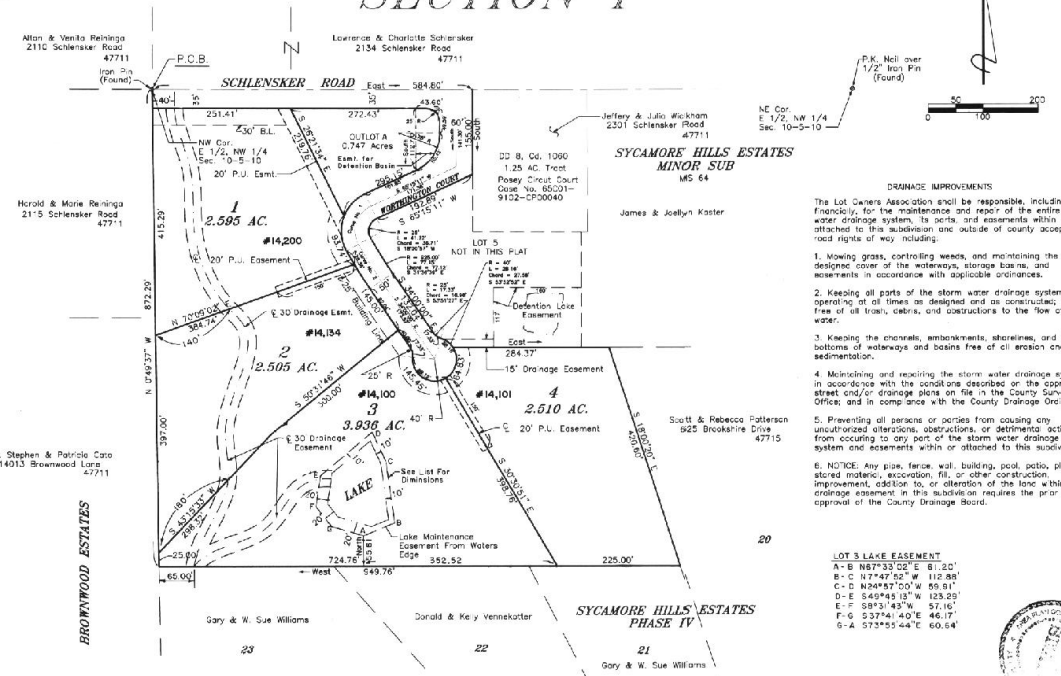
Suzanne M. Crouch
AUDITOR #52.87

RECEIVED FOR RECORD
at 9:24 A.M.
SEPT 5 1997
Plat Book P
Page 119
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL# 0006

For easement Applying to Lot Pt Lt 2
See Deed Drawer 11 card 3493

For easement Applying to Lot Pt Lt 3
See Deed Drawer 11 card 3496

ASTORIA HILL ESTATES
SECTION I



BOUNDARY DESCRIPTION

A Subdivision of part of the East Half of the Northwest Quarter of Section 10, Township 5 South, Range 10 West, Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence North 90 degrees 00 minutes 00 seconds East along the North line thereof a distance of 584.60 feet to the Northeast corner of a 1.25 Acre Tract as set by Posey Circuit Court Order Case No. 65031-9102-CP00040 and recorded in Deed Drawer B, Card 1060 in the Office of the Recorder of Vanderburgh County, thence South 0 degrees 00 minutes 00 seconds East along the West line of said 1.25 Acre Tract a distance of 155.00 feet, thence South 65 degrees 15 minutes 11 seconds West a distance of 192.89 feet to the beginning of a curve to the left having a radius of 25.00 feet, thence Southwesterly along said curve a distance of 41.22 feet (chord = 39.71 feet at a bearing of South 18 degrees 00 minutes 57 seconds West) to the end of said curve and the beginning of a curve to the left having a radius of 925.00 feet, thence along aforesaid curve a distance of 77.15 feet (chord = 77.12 at a bearing of South 31 degrees 36 minutes 39 seconds East) to the end of said curve, thence South 34 degrees 00 minutes 00 seconds East a distance of 132.04 feet to the beginning of a curve to the left having a radius of 25.00 feet, thence along aforesaid curve a distance of 17.33 feet (chord = 16.98 feet at a bearing of South 53 degrees 51 minutes 27 seconds East) to the end of said curve and the beginning of a curve to the right having a radius of 40.00 feet, thence along aforesaid curve a distance of 28.16 feet (chord = 27.56 feet at a bearing of South 53 degrees 32 minutes 52 seconds East), thence North 90 degrees 00 minutes 00 seconds East a distance of 284.37 feet to the Northwest corner of Lot 20 in the Replat of Lots 20 through 26 of Sycamore Hills EstatesPhase IV as recorded in Plat Book P, page 109 in the Office of the Recorder of Vanderburgh County, Indiana, thence South 18 degrees 00 minutes 20 seconds East along the West line of said Lot 20 a distance of 420.80 feet, thence South 90 degrees 00 minutes 00 seconds West along the North line of Lots 21, 22, and 23 in said Replat a distance of 949.76 feet to the West line of the East Half of the Northwest Quarter of said Section 10, thence North 0 degrees 49 minutes 37 seconds West along said West line a distance of 872.29 feet to the place of beginning and containing 13.580 acres more or less.

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

ASTORIA HILL ESTATES SECTION 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 construction 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, undertrush, 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.

Gary Williams
W. Sue Williams
2411 Sharon Place
Evansville, Indiana 47711
(812)867-3430

DRAINAGE IMPROVEMENTS

The Lot Owners Association shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system, its parts, and easements within or attached to this subdivision and outside of county accepted road rights of way 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 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 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 within or attached to this subdivision.

6. 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.

LOT 3 LAKE EASEMENT

A-B	N67°33'02"E 81.20'
B-C	N7°47'52"W 112.88'
C-D	N24°57'00"W 66.91'
D-E	S45°48'18"W 123.29'
E-F	S8°31'43"W 57.16'
F-G	S37°41'40"E 46.17'
G-A	S73°55'54"E 60.64'

GENERAL NOTES

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 fina grading and shaping.

All Lot corners marked with 5/8" Iron Pin except as noted

All utilities, except sanitary sewer, available at site by extension

Drainage Plans were approved on July 28, 1997

Street Plans approved on August 18, 1997

Site is outside the 100 Year Flood Zone (Zone A) according to FIRM Map No. 180256 0015 C dated August 5, 1991

All Lots must access interior street (Worthington Court) only.

CURVE DATA

	Curve No. 1			Curve No. 2			
	Inside	Centerline	Outside	Inside	Centerline	Outside	
R	25.00'	50.00'	75.00'	925.00'	950.00'	975.00'	R
Δ	94°28'28"	94°28'28"	94°28'28"	4°46'43"	4°46'43"	4°46'43"	Δ
T	27.03'	54.07'	81.10'	38.60'	39.64'	40.68'	T
L	41.22'	82.44'	123.67'	77.15'	79.23'	81.32'	L



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 AUG. 6, 1997.

Plat Release SEPT. 4, 1997
President
Executive Director
Executive Director

P-119

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 0.35 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson N No. 7864
Date 8/14/1997

VEACH, NICHOLSON ASSOCIATES
1830-A W. Franklin St. Evansville, IN 47712 (812)424-2936

Job No. 9-98-7

Conditions, Restrictions
See Misc Dr 6 Cd 4442, 3-31-98
#98-10082
Attest BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY By Rebecca J. Kachanuk DRVC

For easement Applying to Lot Pt Lt 4
See Deed Drawer 12 card 3575