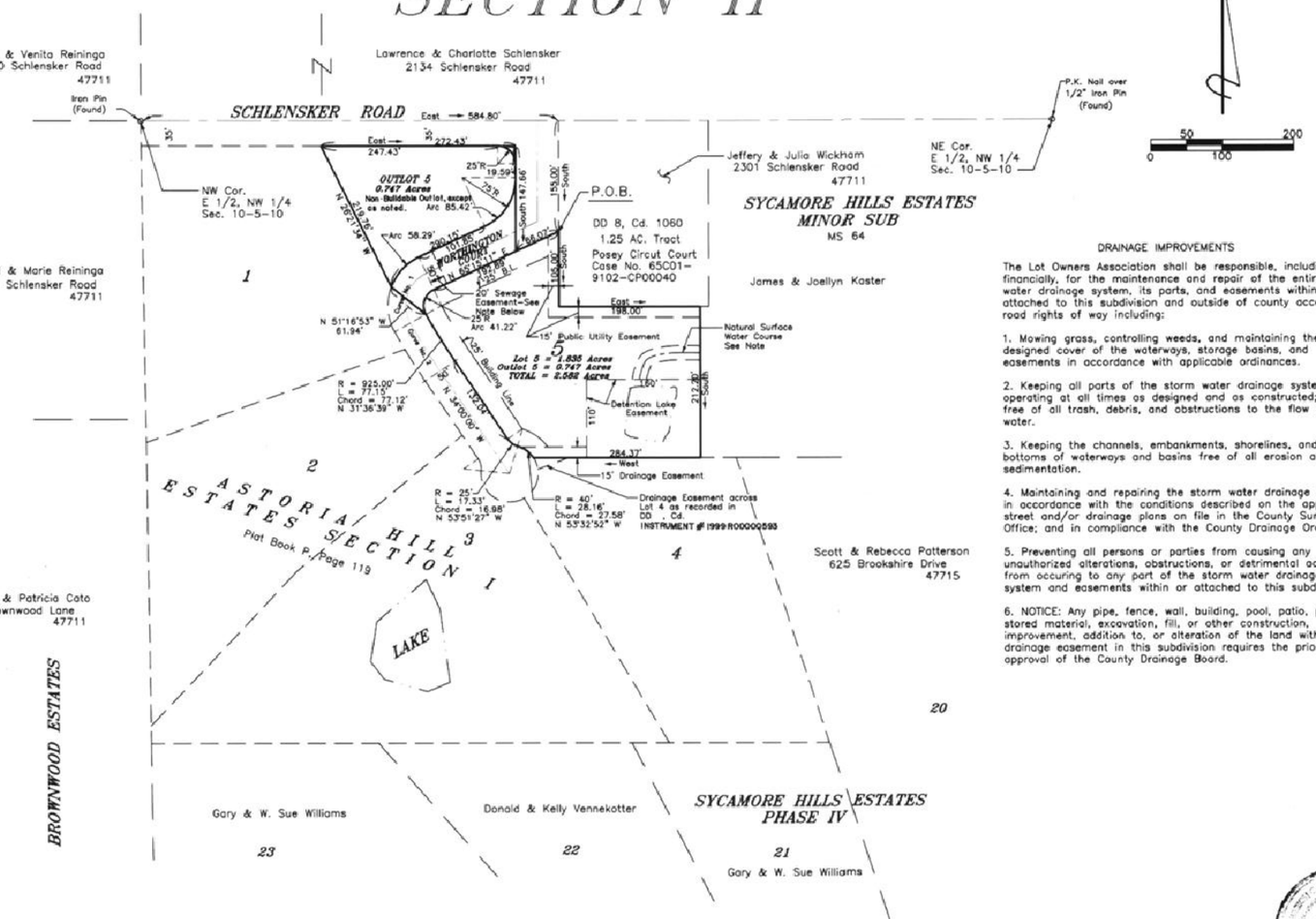
FOR ~~AFFIDAVIT~~ Amended Restrictions APPLYING TO THIS ~~LAND~~ Plat
SEE MISC. DRAWER 6 CARD 656
1999R00033604 DATE 10-7-99
ATTEST: BETTY J. HERMANN RVC
BY Rebecca L Pachowk DRVC

FULLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 21 1999
AUDITOR
#516

RECEIVED FOR RECORD
at 3:27 P.M.
JAN 21 1999
Plat Book P-197
Page -197
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00002296

ASTORIA HILL ESTATES
SECTION II



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 seeding.

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.

NATURAL SURFACE WATER COURSE: These strips of ground as shown on the plat are set aside for the conveyance of storm water. Property owners must keep these natural waterways clear of any obstructions to the flow of stormwater.

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



SEWAGE DISPOSAL EASEMENT

Outlot 5 is a part of Lot 5 and shall not be sold or transferred separately. No structure may be constructed upon said Outlot 5 other than sewage facilities as noted below.

The 20 foot Sewage Easement across the Worthington Court right of way is for the underground piping of sewage from a house on Lot 5 to a septic field bed system on Outlot 5. The owner of Lot 5/Outlot 5 shall be responsible for the consrtuction and maintenance of said piping; Vanderburgh County will not be responsible for construction or maintenance of this piping/field bed system. Installation of septic pipe lines in the Worthington Court right of way requires a permit from the Vanderburgh County Engineer's Office. An 8 inch diameter casing pipe is in place under the road.

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.

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 and also a replat of Outlot "A" and a portion of the Worthington Court right of way both as platted in Astoria Hill Estates Section I as recorded in Plat Book P, page 119 in the Office of the Recorder of Vanderburgh County, Indiana and described as follows: (Scott Township)

Beginning at a point located by commencing 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 584.80 feet to the Northwest corner of a 1.25 Acre Tract as set by Posey Circut Court Order Case No. 65C01-9102-CP00040 and recorded in Deed Drawer 8, 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 to the place of beginning, thence continue South 00 degrees 00 minutes 00 seconds East along said West line a distance of 105.00 feet to the Southwest corner thereof, thence North 90 degrees 00 minutes 00 seconds East along the South line of said Tract a distance of 198.00 feet to a point on the West line of Sycamore Hills Estates Minor Subdivision as recorded in MS 64 in said Recorder's Office, thence South 0 degrees 00 minutes 00 seconds East along aforesaid West line a distance of 212.20 feet to a point on the North line of Lot 4 in said Astoria Hills Estates Section I, thence South 90 degrees 00 minutes 00 seconds West along said North line of Lot 4 a distance of 284.37 feet to a point on a curve to the left having a radius of 40.00 feet and also being a point on the Worthington Court right of way, thence along the Worthington Court right of way on the following courses: Northwesterly along said curve a distance of 28.16 feet (chord = 27.58 feet at a bearing of North 53 degrees 32 minutes 52 seconds West) to the end of said curve and the beginning of a curve to the right having a radius of 25.00 feet, thence Northwesterly along said curve a distance of 17.33 feet (chord = 16.98 feet at a bearing of North 53 degrees 51 minutes 27 seconds West) to the end of said curve, thence North 34 degrees 00 minutes 00 seconds West a distance of 132.04 feet to the beginning of a curve to the right having a radius of 925.00 feet, thence Northwesterly along said curve a distance of 77.15 feet (chord = 77.12 feet at a bearing of North 31 degrees 36 minutes 39 seconds West) to the end of said curve and also being the last course along said Worthington Court right of way, thence North 51 degrees 16 minutes 53 seconds West a distance of 61.94 feet to the Southwest corner of said Outlot "A", thence North 26 degrees 21 minutes 34 seconds West along the West line of said Outlot "A" a distance of 219.76 feet to the Northwest corner thereof, thence North 90 degrees 00 minutes 00 seconds East along the North line of said Outlot "A" a distance of 272.43 feet, thence South 0 degrees 00 minutes 00 seconds East a distance of 147.66 feet to a point on the said Worthington Court right of way, thence North 65 degrees 15 minutes 11 seconds East along said right of way a distance of 66.07 feet to the point of beginning and containing 2.805 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 II

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.

Sovereign Technology, L.L.C.

Gary Williams, Member

2411 Sharon Place
Evansville, Indiana 47711
(812)867-3430

NOTARY CERTIFICATE

STATE OF INDIANA }
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 6th day of January, 1999

My commission expires 3/4/2002 Notary Public Barbara A. Wagner

Resident of Vanderburgh County Printed Barbara A. Wagner

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 April 21, 1999

President

Executive Director Barbara A. Wagner

Executive Director Barbara A. Wagner

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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 "A" survey with a theoretical uncertainty of 0.10 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson, LS: IN No. 7964

Date 4/5/99

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

APC # 2-5-97

Job No. 9-96-7