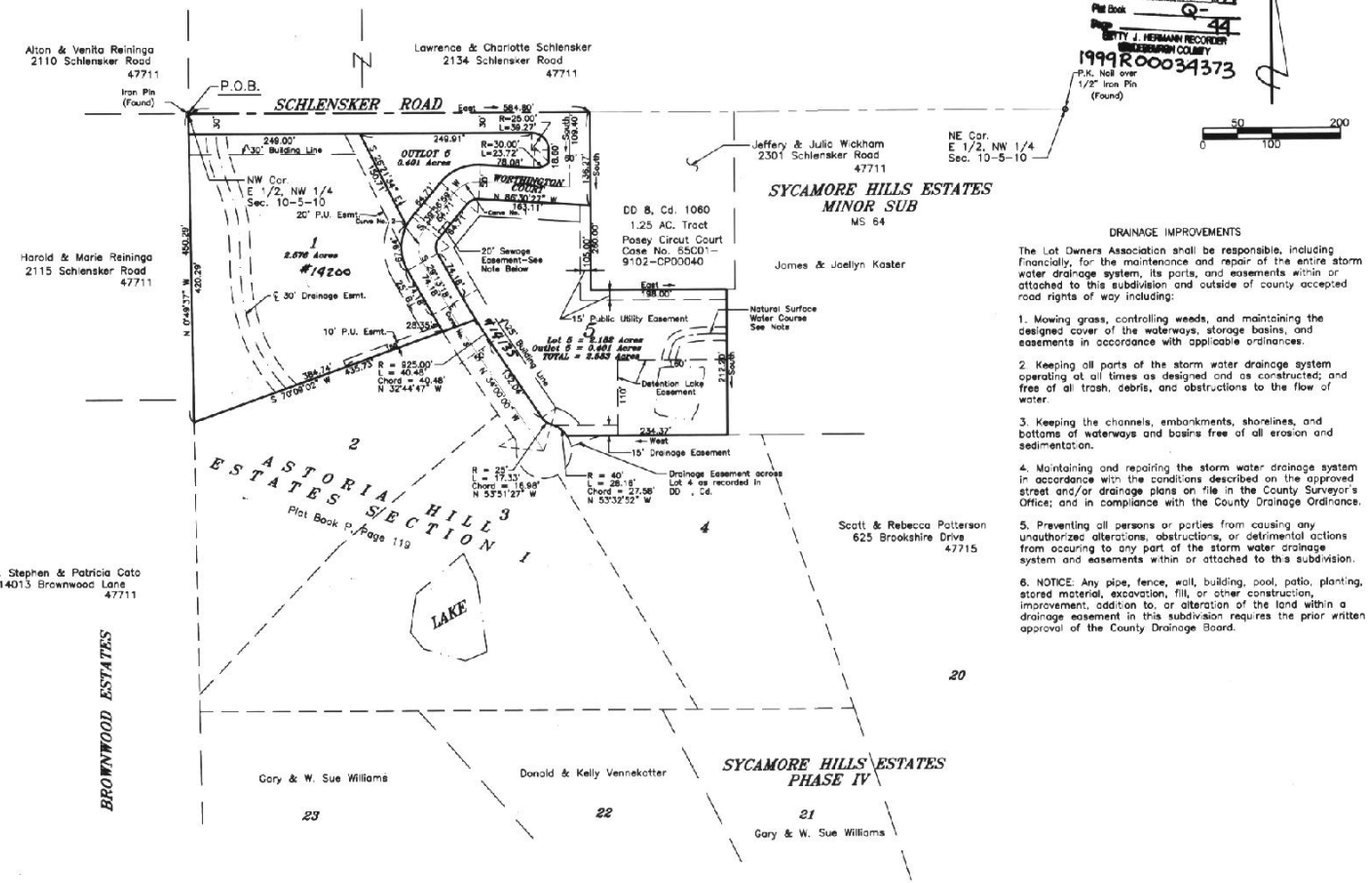
# A REPLAT OF
# ASTORIA HILL ESTATES SECTION II
# AND
# LOT 1 ASTORIA HILL ESTATES SECTION I

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 14 1999
AUDITOR
#7105

RECEIVED FOR RECORD
at 3:06 P M.
OCT 14 1999
Plat Book Q-44
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00034373

A replat of Astoria Hill Estates Section II as recorded January 21, 1999 in Plat Book P, page 197, and a replat of Lot 1 Astoria Hill Estate Section I as recorded in Plat Book P, page 119 in the Office of the Recorder of Vanderburgh County, Indiana (Scott Township) and described as follows:

Beginning at the Northwest corner of the East Half of the Northwest Quarter of said Section 10 being the Northwest corner of Astoria Hill Estate Section I, 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 Circuit 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 280.00 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 84 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 said 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 40.48 feet (chord = 40.48 feet at a bearing of North 32 degrees 44 minutes 47 seconds West) to the end of said curve and also being the last course along said Worthington Court right of way, thence South 70 degrees 09 minutes 02 seconds West a distance of 435.73 feet to a point on the West line of said Half Quarter Section, thence North 0 degrees 49 minutes 37 seconds West along said West line a distance of 450.29 feet to the place of beginning and containing 5.133 acres more or less.




## 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.

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
A REPLAT OF ASTORIA HILL ESTATES SECTION II AND LOT 1 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 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 20th day of September, 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 Preliminary approval by the Area Plan Commission of Evansville and Vanderburgh County on Sept. 1, 1999.
Plat Release 10-14-99
President
Executive Director Blaine Oliver

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, L.S. IN No. 7864
Date 9/16/99

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

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 shall be Privately Maintained by the Astoria Homeowners Association.

Site is outside the 100 Year Flood Zone (Zone A) according to FIRM Map No. 180258 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 | | | Curve No. 3 | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Inside | Centerline | Outside | Inside | Centerline | Outside | Inside | Centerline | Outside | |
| R | 20.00' | 45.00' | 70.00' | 20.00' | 45.00' | 70.00' | 925.00' | 950.00' | 975.00' | R |
| Δ | 53°52'34" | 53°52'34" | 53°52'34" | 68°50'17" | 68°50'17" | 68°50'17" | 4°46'43" | 4°46'43" | 4°46'43" | Δ |
| T | 10.16' | 22.87' | 35.57' | 13.70' | 30.83' | 47.96' | 38.60' | 39.64' | 40.68' | T |
| L | 18.81' | 42.31' | 65.82' | 24.03' | 54.07' | 84.10' | 77.15' | 79.23' | 81.32' | L |
| CD | | S 66° 33' 16" W | | | S 5° 11' 58" W | | | S 30° 12' 7" E | | |
| CL | | 40.79' | | | 50.87' | | | 32.51' | | |




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 an on site sewage disposal system on Outlot 5. The owner of Lot 5/Outlot 5 shall be responsible for the construction and maintenance of said piping; Vanderburgh County will not be responsible for construction or maintenance of this piping/on site sewage disposal 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. The Health Department will require a site plan showing the layout of the onsite sewage disposal system prior to issuing a permit.

Q-44

APC# 9-MS-99

Job No. 9-98-7