O-71

92-11968
RECEIVED FOR RECORD
at 1:46 P.M.
APR 24 1992
Plat Book D
Page 71
BOB STEELE, RECORDER
VANDERBURGH COUNTY

ONLY CHECKED FOR TAXATION SUBJECT TO PRIOR ACKNOWLEDGE FOR TRANSFER.

APR 24 1992 2218

AUDITOR

Summit Place
Section "D"

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON SEPT. 6, 1989.

Alfred H. Bauer, Jr.
President

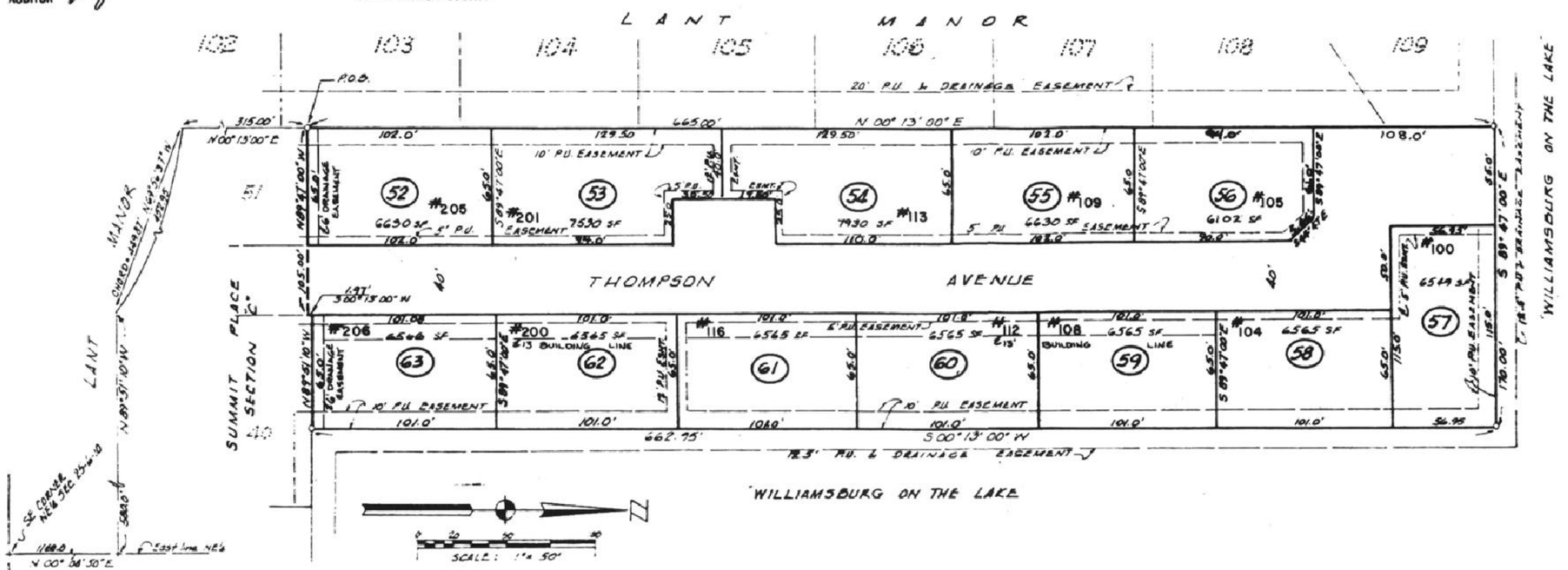
Barbara L. Cunningham
Executive Director

Plat Release 4-24-92

Executive Director Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. OFFICIAL SEAL INDIANA

ON 8-30-89 THE DRAINAGE AND STREET PLANS WERE APPROVED.



NOTE:
The subject property is located outside the 100 year flood zone, Panel 50, dated March 19, 1982 for Vanderburgh County, Indiana.

The subject property is presently zone P.U.D.

Temporary Erosion Control: Slopes of 0%-6% shall be mulched and seeded i.e., rye, red top, and wheat (which will be used primarily for a all planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

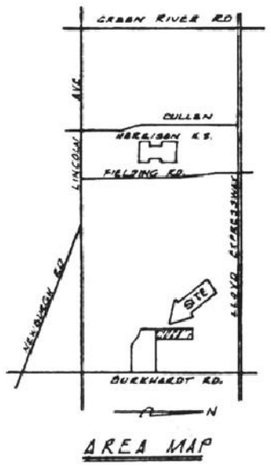
Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

All utilities are available to the site: City Water, Cable, Telephone, Gas, Electric power and Sanitary Sewer

The soil type for the proposed site is Ev.: Evansville Silt Loam

Engineer and Surveyor:

Veach, Nicholson, Griggs Assoc.
1830-A W. Franklin St.
Evansville, IN 47712



AREA MAP

LEGAL DESCRIPTION
SUMMIT PLACE SECTION "D"

A subdivision of part of the Northeast Quarter of Section 25, Township 6 South, Range 10 West in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point located by measuring North 00 degrees 08 minutes 50 seconds East along the East line of the said Northeast quarter for 1160 feet from the Southeast corner thereof; thence North 89 degrees 51 minutes 10 seconds West along the line of Lant Manor, as per plat thereof and recorded in Plat Book "L", page 88, in the office of the Recorder of Vanderburgh County, Indiana, for 560.0 feet to the beginning of a 5.115833 degree curve to the left and the line of said Lant Manor; thence along the arc of said curve for 452.95 feet (the chord measuring 449.87 feet and having a bearing of North 69 degrees 56 minutes 37 seconds West) to the end of said curve; thence North 00 degrees 13 minutes 00 seconds East along the most Northerly East line of said Lant Manor for 315 feet to the aforesaid place of beginning; from said place of beginning, thence continue North 00 degrees 13 minutes 00 seconds East along the said line of Land Manor for 665.00 feet; thence South 89 degrees 47 minutes 00 seconds East for 170.00 feet; thence South 00 degrees 13 minutes 00 seconds West for 662.95 feet; thence North 89 degrees 51 minutes 10 seconds West for 65.00 feet; thence South 00 degrees 13 minutes 00 seconds West for 1.97 feet; thence North 89 degrees 47 minutes 00 seconds West for 105.00 feet to the place of beginning and containing 2.592 acres.

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.

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 structures other than such utility facilities 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.

All improvements must be maintained by the Summit of Evansville Homeowners Association Corporation.

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown hereon, do hereby plat the same and designate it as "SUMMIT PLACE" SECTION D. All streets within this plat are hereby dedicated to the public. Strips of land shown on this plat marked "P.U.E. Easements" are reserved for the installation, maintenance, and repair of water, gas, sewer, telephone and electric poles, lines, wires, and ducts, and the maintenance of drainage ways, and subject to the proper authorities and to the easements hereon reserved. No structure shall be erected or maintained on said strips of land and owners shall take title subject to the rights of the public utilities in these strips.

SUMMIT OF EVANSVILLE, CORP.
AN INDIANA CORPORATION

Jack P. Davis
Jack P. Davis, President
3500 Herndon Drive, Evansville, Indiana

William A. Clements
Secretary

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared the above signed Owner and Subdivider of the Real Estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 2nd day of March, 1992.

My County of residence is: Vanderburgh

Barbara A. Hopper
Notary Public

My Commission expires: March 19, 1992

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and 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. All corners were marked as shown, either found in place or set as noted upon the survey drawing. 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. 7964

Date 3/2/92

REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Restrictions see misc. dr B pd 8074
Instr. 92-12232 Date 5-1-92
At rest. BOB STEELE RECORDER
VANDERBURGH CO.
Plat Updated 99