WEST SUMMIT ESTATES

PHASE II

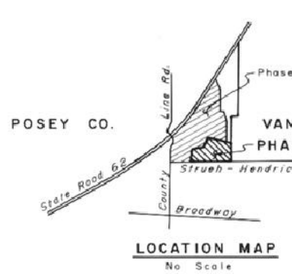
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 14 1992 4528
Tom Dingley AUDITOR

0-81

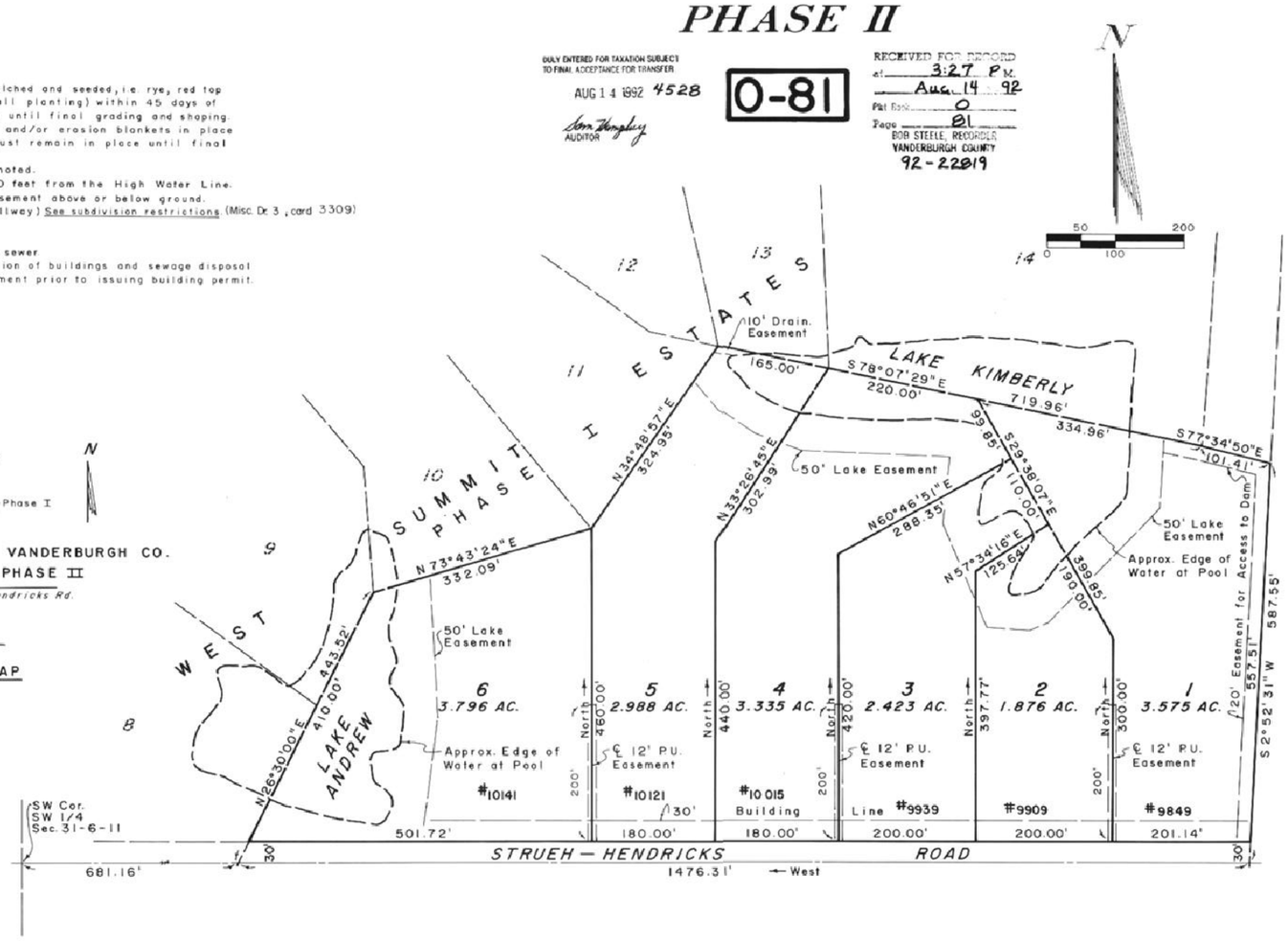
RECEIVED FOR RECORD
at 3:27 P.M.
Aug. 14 92
Plat Book O
Page 81
BOB STEELE, RECORDER
VANDERBURGH COUNTY
92-22819

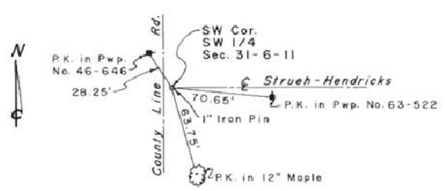
NOTES

- 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 final grading and shaping.
- All corners marked with iron pin except as noted.
- Lake easements are as noted and shall be 50 feet from the High Water Line. No structure shall be maintained in the easement above or below ground. (Elevation to be determined at invert of spillway) See subdivision restrictions (Misc. Dr. 3, card 3309)
- Conceptual Drainage Plan approved 2-22-88
- Site is outside the 100 year flood zone.
- All utilities available at site except sanitary sewer.
- Lots 2 & 3: A plot plan of lot showing the location of buildings and sewage disposal system must be approved by the Health Department prior to issuing building permit.



LOCATION MAP
No Scale





CORNER REFERENCE

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.

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.

Restrictions see misc. dr. 4 cd 120
Instr. 93-04947 Date 3-2-93
Attest: BETTY J. HERMANN RECORDER VANDERBURGH CO.

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 31, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:
Beginning at a point on the South Line of said Quarter Section 681.16 feet East of the Southwest corner thereof thence North 26 degrees 30 minutes 00 seconds East a distance of 443.52 feet, thence North 73 degrees 43 minutes 24 seconds East a distance of 332.09 feet, thence North 34 degrees 48 minutes 57 seconds East a distance of 324.95 feet, thence South 78 degrees 07 minutes 29 seconds East a distance of 719.96 feet, thence South 77 degrees 34 minutes 50 seconds East a distance of 101.41 feet, thence South 2 degrees 52 minutes 31 seconds West a distance of 587.55 feet to a point on the South Line of said Quarter Section, thence West along said South Line a distance of 1476.31 feet to the place of beginning and containing 19.004 acres more or less.

OWNERS CERTIFICATE

Nord Enterprises, Inc., undersigned owner of the real estate shown and described hereon, do hereby lay-off, plat, and subdivide said real estate as shown and designate it as West Summit Estates Phase II.

Jerry W. Nord
Jerry W. Nord, President

621 Crestmont Dr.
47712

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 owner of the real estate shown and described hereon and the execution of the plat to be his voluntary act and deed.

Witness my hand and seal this 12th day of August 1992

My commission expires 3/3/1996 Notary Public Barbara A. Runyon

Resident of Vanderburgh County Printed BARBARA A. RUNYON

NOTARY PUBLIC SEAL INDIANA

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 County on MARCH 2, 1988.

Plat Release AUGUST 14, 1992

President

Executive Director Barbara L. Cunningham

Executive Director Barbara L. Cunningham

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 further 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 ℄ survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson L.S. IN/ No. 7964

Date 8-10-92

For easement Applying to Lot 5 See Deed Drawer 7 card 10041

For easement Applying to Lot 6 See Deed Drawer 7 card 10056

For easement Applying to Lot 1 See Deed Drawer 9 card 6672

Patti Gullatte DRVC

For easement Applying to Lot 2 See Deed Drawer 9 card 6675

Job No. 7-92-31