WEST SUMMIT ESTATES

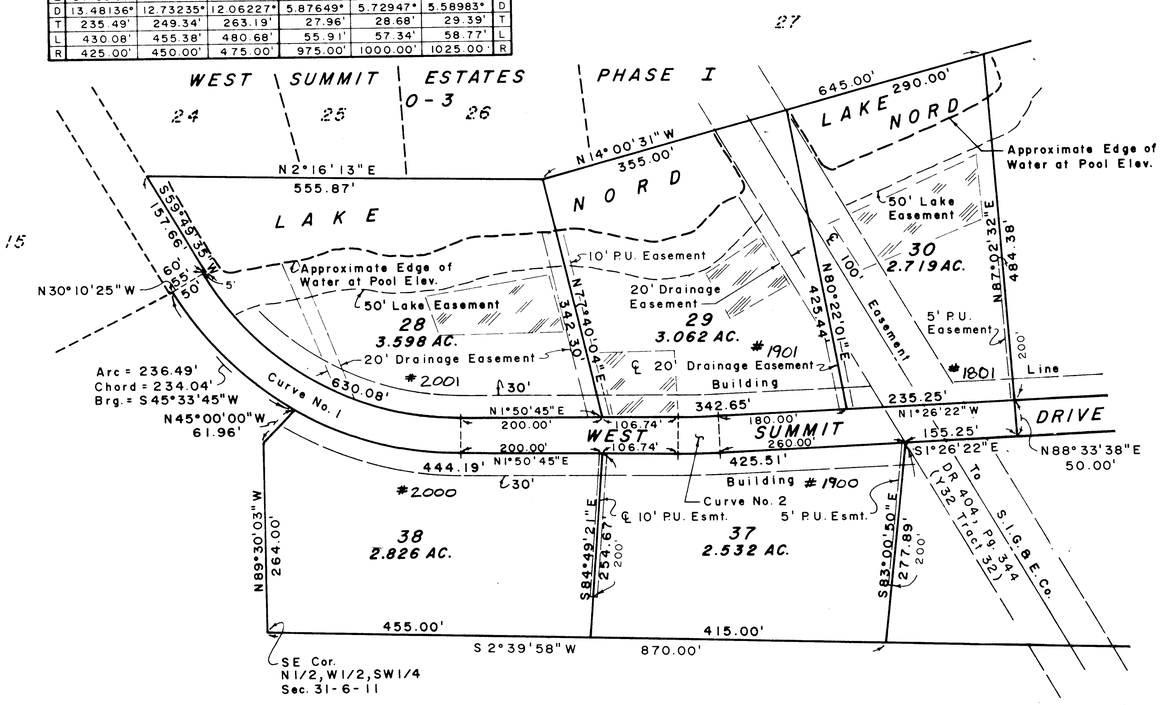
PHASE III

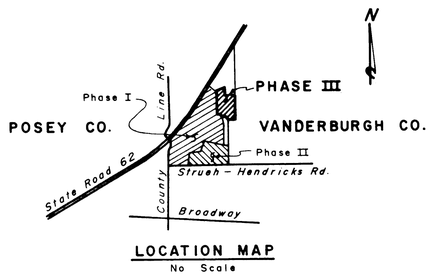
N

0 50 100 200

CURVE DATA

	Curve No. 1			Curve No. 2			
	Inside	Centerline	Outside	Inside	Centerline	Outside	
Δ	57°58'50"	57°58'50"	57°58'50"	3°17'07"	3°17'07"	3°17'07"	Δ
D	13.48136°	12.73235°	12.06227°	5.87649°	5.72947°	5.58983°	D
T	235.49'	249.34'	263.19'	27.96'	28.68'	29.39'	T
L	430.08'	455.38'	480.68'	55.91'	57.34'	58.77'	L
R	425.00'	450.00'	475.00'	975.00'	1000.00'	1025.00	R





LOCATION MAP
No Scale

0-106

A subdivision of part of the Northwest Quarter of the Southwest Quarter of Section 31, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of the Northwest Quarter Southwest Quarter of said Section 31, thence North 89 degrees 30 minutes 03 seconds West along the South line thereof a distance of 264.0 feet, thence North 45 degrees 00 minutes 00 seconds West a distance of 61.96 feet to a point on a 12.06227 degree curve, thence Southwesterly along said curve to the right (having a chord bearing of South 45 degrees 33 minutes 45 seconds West and chord distance of 234.04 feet) a distance of 236.49 feet to the end of said curve, being a point on the Easterly line of West Summit Estates Phase 1 as recorded in Plat Book O, Page 3 in the office of the Recorder of Vanderburgh County, thence North 30 degrees 10 minutes 25 seconds West a distance of 55.0 feet, thence South 59 degrees 49 minutes 35 seconds West along the North line of West Summit Drive as platted in said subdivision a distance of 157.66 feet, thence North 2 degrees 16 minutes 13 seconds East along the East line of Lots 24, 25 and 26 in said subdivision a distance of 555.87 feet, thence North 14 degrees 00 minutes 31 seconds West along the Easterly line of Lots 26 and 27 a distance of 645.0 feet, thence North 87 degrees 02 minutes 32 seconds East a distance of 484.38 feet, thence North 88 degrees 33 minutes 38 seconds East a distance of 50.0 feet, thence South 1 degree 26 minutes 22 seconds East a distance of 155.25 feet, thence South 83 degrees 00 minutes 50 seconds East a distance of 227.89 feet to the East line of the Northwest Quarter of the Southwest Quarter of Section 31, thence South 2 degrees 39 minutes 58 seconds West along the East line of the Northwest Quarter of the Southwest Quarter of said Section 31 a distance of 870.0 feet to the place of beginning, containing 16.154 acres more or less.

* 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.
* Storm drainage plans have been approved by Vanderburgh County Drainage Board on February 26, 1988.
* Site is outside the 100 year flood zone.
* All utilities available at site by extension; except sanitary sewer.

See Subdivision Restrictions as recorded in Misc Drawer ____ Card No. ____ for other conditions and covenants

Areas suitable for sewerage absorption beds are designated on Lots 28, 29, & 30 are set aside for construction of, and expansion of said beds. No permanent structure shall be constructed in these areas.

OWNERS CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as West Summit Estates Phase III 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.

Nord Enterprises, Inc.

Jerry W. Nord

Jerry W. Nord, President

621 Crestmont Dr.
47712

ALL STREETS WITHIN THE PLAT ARE DEDICATED TO PUBLIC USE BUT SHALL BE PRIVATELY MAINTAINED UNTIL SUCH TIME THE COUNTY ACCEPTS MAINTENANCE RESPONSIBILITY FOR THE STREET. THE PORTION OF THE DAM OUTSIDE OF THE RIGHT OF WAY SHALL ALWAYS REMAIN PRIVATELY MAINTAINED.

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. Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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 owners of the real estate shown and described hereon and the execution of the plat to be their voluntary act and deed

Witness my hand and seal this 17th day of _____ 199__

My commission expires _____ Notary Public _____

Resident of _____ County Printed _____

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 2-9-88.

Plat Release _____

President JUNE 8, 1993

Executive Director Barbara D. Cunningham

Executive Director Barbara D. 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 C survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code

Billy T. Nicholson IN No. 7964
Evansville, IN

Date 5/14/93