SUMMIT PLACE TWO

A PLANNED UNIT DEVELOPMENT

93-27844

RECEIVED FOR RECORD
at 11:32 A.M.
OCT. 13 1993
Plat Book O
Page 129
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-27844

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
OCT 13 1993
AUDITOR
5700

SEE PLAT O-128

O-129

Part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 6 South, Range 9 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the West of line of said quarter-quarter section 495 feet North of the Southwest corner thereof, said starting point being the North line of East Lincoln a recorded plat, extending thence North 88 degrees 46 minutes 12 seconds East along said North line 673.56feet to the center of ditch, thence North 0 degrees 59 min.47sec West along the center of said ditch 821.75feet to the North line of said quarter-quarter section, thence South 88 degrees 30 minutes 56 seconds West along said North line 664.35feet to the Northwest corner of said quarter-quarter section, thence South 0deg 21min.04sec East along the West line of said quarter-quarter section 818.90feet to the place of beginning, containing 12.60 acres, more or less.

We, 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
SUMMIT PLACE TWO
All streets within the plat are dedicated to the public. No residence or other building structure, fence, walls, or hedge row shall be constructed or planted nearer to the front property line than as shown on the typical section as recorded on sheet 2. 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 lot.

Summit of Evansville, Corp.
an Indiana Corporation

Jack F. Davis, President
3500 Herndon Drive
Evansville, IN 47715

William A. Clements, Secretary

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 27th day of September 1993.

My commission expires 3/13/96 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A. Runyon

SEAL NOTARY PUBLIC INDIANA

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. 4, 1993.

Plat Release OCTOBER 13, 1993

President

Executive Director

Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

SURVEYORS CERTIFICATE

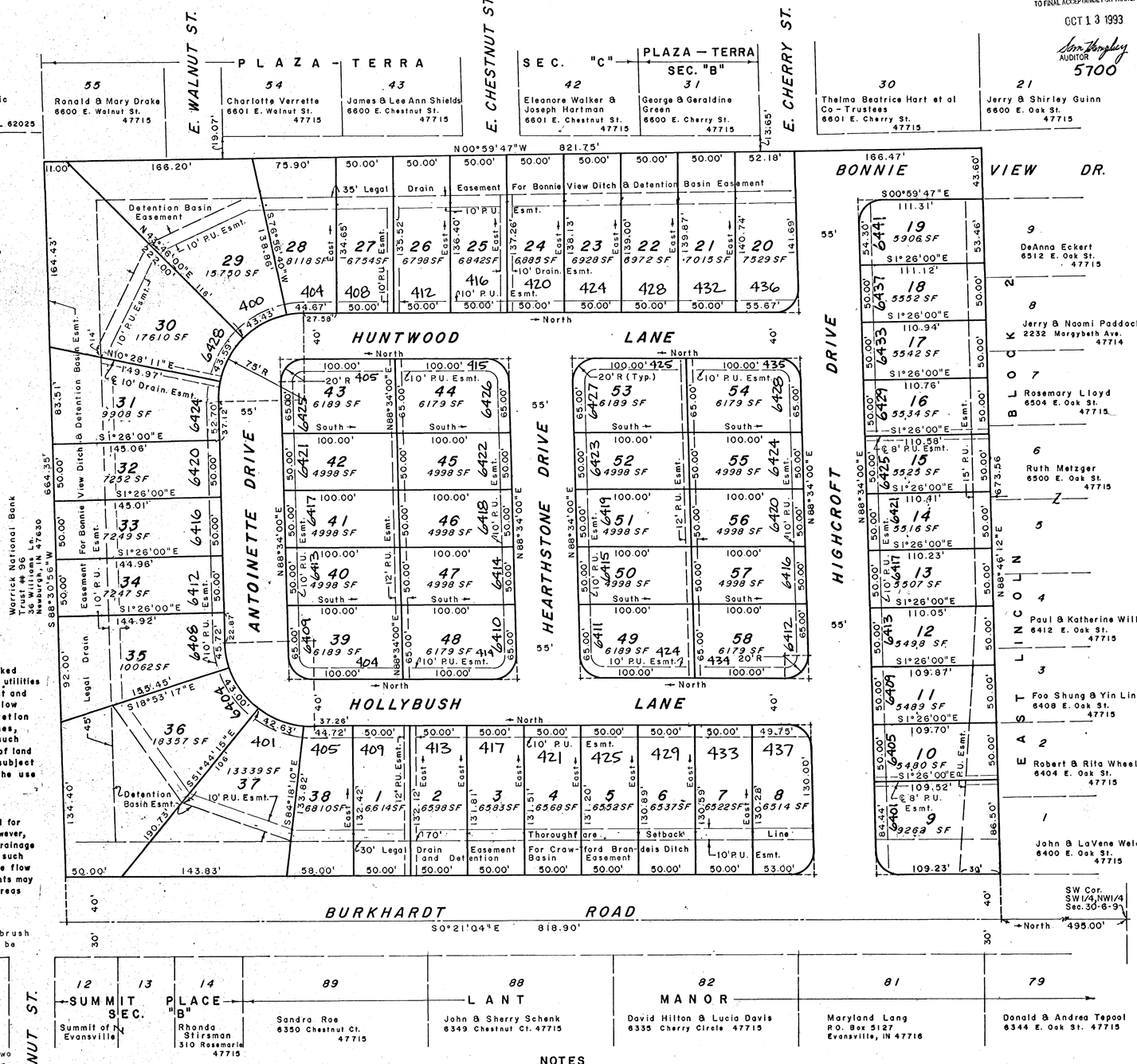
I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance 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 feet as determined by Sub-Section 7d, Section 7 of subject code

Billy T. Nicholson IN No. 7964 Date Sept 23, 93
Evansville, IN

REGISTERED LAND SURVEYOR STATE OF INDIANA



LOCATION MAP
1" = 1000'



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.

All utilities available at site

Streets, storm sewers, detention basins, and cleaning of brush and debris from legal drains in the subdivision will be maintained by the Home Owners Association. See Restrictive Covenants.

Minimum finished floor elevation is 391.00

Streets, storm sewers and appurtnances in Summit Place Two shall be privately maintained by the Home Owners Assn.
All lots must access from interior street.
Lots 1 through 8, and lots 36, 37, and 38 are not considered double frontage lots.
There shall be no through traffic between Summit Place Two and East Cherry Street.

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.
- Site is outside the 100 year flood zone.
- Site is relatively flat, average elevation is 388.5

SHEET 1 of 2

REVISED 6-11-93

11-9223