Restrictions see misc. dr. 4 cd 1924
Instr. 93-32178 Date 11/18/93
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patty R. Gullatte DRVC

93-31415

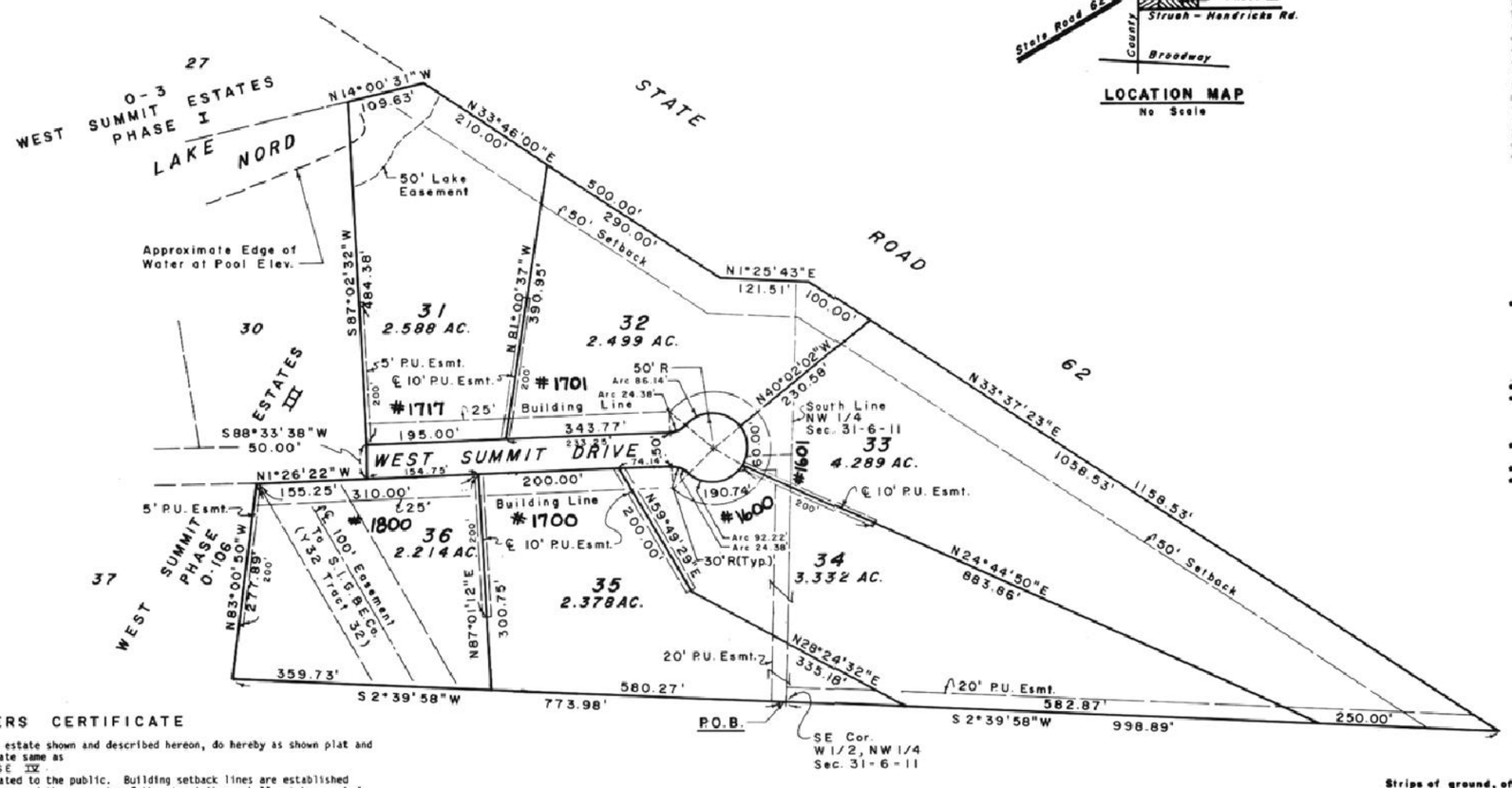
WEST SUMMIT ESTATES

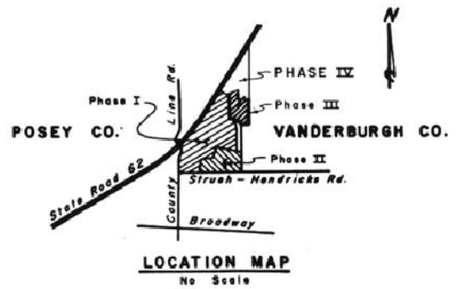
PHASE IV

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 11 1993
AUDITOR
6520

0-134

RECEIVED FOR RECORD
3:44 P.M.
Nov 11 93
Plat Book 0
Page 134
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-31415





LOCATION MAP
No Scale

A subdivision of part of the West Half of the Northwest Quarter and 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 said half quarter section, thence South 2 degrees 39 minutes 58 seconds West along the East line of said quarter quarter section a distance of 273.98 feet to the Northeast corner of Lot 37 West Summit Estates Phase III as recorded in Plat Book O Page 106, in the office of the Recorder of Vanderburgh County, Indiana, thence North 83 degrees 00 minutes 50 seconds West along the North line of said Lot 37 a distance of 277.89 feet to the Northwest corner there of, thence North 1 degree 26 minutes 22 seconds West a distance of 155.25 feet, thence South 88 degrees 33 minutes 38 seconds West a distance of 50.00 feet to the Northeast corner of Lot 30 in said West Summit Estates Phase III, thence South 87 degrees 02 minutes 32 seconds West along the North line of said Lot 30 a distance of 484.38 feet to the Northwest corner thereof, thence North 14 degrees 00 minutes 31 seconds West along the East line of Lot 27 West Summit Estates Phase I as recorded in Plat Book O Page 3 in said Recorder's Office a distance of 109.63 feet to the Northeast corner thereof, also being a point on the Easterly right of way of State Road 62, thence North 33 degrees 46 minutes 00 seconds East along said right of way a distance of 500.0 feet, thence North 1 degree 25 minutes 43 seconds East along said right of way a distance of 121.51 feet, thence North 33 degrees 37 minutes 23 seconds East along said right of way of distance of 1158.53 feet to the intersection of said right of way with the East line of the West Half of the Northwest Quarter of said Section 31, thence South 2 degrees 39 minutes 58 seconds West along said East line a distance of 998.89 feet to the place of beginning, containing 17.985 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.

Note: Prior to the issuance of a Private Sewage Disposal Permit an approvable Plot Plan as outlined by the Vanderburgh County Health Department shall be submitted to the Health Department

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 IV

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 lot.

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.

Nord Enterprises, Inc.
Jerry W. Nord, President
R.R. 1 S. County Line Rd.
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 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 11th day of October 1993

My commission expires 2/18/96 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed BARBARA A RUNYON

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.

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 MARCH 2, 1988.

Plat Release NOVEMBER 11, 1993

President

Executive Director Barbara L. Cunningham

Executive Director Barbara L. Cunningham

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.

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 rubject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date Sept 8, 1993

BILLY T. NICHOLSON REGISTERED LAND SURVEYOR INDIANA

VEACH, NICHOLSON, GRIGGS ASSOC.

7-92-31