Paul E. Breeze Surveying

800 Old Sand Road
New Harmony, IN 47631
(812) 682-3927

West Summit Estates
Phase V

BOUNDARY DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 31, Township 6 South, Range 11 West of the Second Principal Meridian, lyhing in Perry Township, Vanderburgh County, Indiana containing 2.693 acres, more or less, and more particularly described as follows:

Commencing at an old Sandstone marking the Northeast Corner of the South Half of the West Half of the Southwest Quarter of Section 31, Township 6 South, Range 11 West; thence North 89 degrees 39 minuutes 38 seconds West 263.68 feet to an existing one inch iron pipe marking the POINT OF BEGINNING OF THIS SURVEYED DESCRIPTION; thence South 02 degrees 22 minutes 10 seconds West 326.18 feet to an existing one-half inch rebar; thence South 02 degrees 26 minutes 34 seconds West 739.95 feet to an existing one inch iron pipe marking the Southwest Corner of Lot 4 and the Northwest Corner of Lot 5, both in Turpin Subdivision as per plat thereof recorded in Plat Book "K" at page 211 in the Office of the Recorder of Vanderburgh County, Indiana and also the Northeast Corner of Lot 1 of West Summit Estates, Phase II as per plat thereof recorded in Plat Book "O" at page 81 in said Recorder's Office; thence North 78 degrees 00 minutes 47 seconds West 103.77 feet to a five-eighths inch iron pin with plastic cap inscribed "Paul Breeze 29500016" (herein called 'monument'); thence North 02 degrees 57 minutes 01 second East 714.25 feet to an existing five-eighths inch iron pin with plastic cap inscribed "VNG" (Veach, Nicholson and Griggs' firm cap); thence North 24 degrees 59 minutes 00 seconds West 214.38 feet to a monument; thence North 30 degrees 10 minutes 25 seconds West 5.00 feet to a monument on the Southeasterly right of way of West Summit Drive; thence Northeasterly 236.49 feet along said Southeasterly right of way and along an arc to the left with a radius of 475.00 feet and subtended by a Lang Chord with a bearing of North 45 degrees 33 minutes 45 seconds East and a length of 234.04 feet to a monument; thence South 47 degrees 59 mihutes 07 seconds East 48.07 feet to the point of beginning.

AREA PLAN COMMISSION 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 **Primary Approval** by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on November 9th, 2015 at Subdivision Review.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

Feb. 26, 2016
Plat Release Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

NOTARY CERTIFICATE:

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared, Jerry W. Nord, owner of the real estate shown and described hereon and acknowledged the execution of the plat to be his voluntary act and deed.

Witness my hand and seal this 26th day of February 2016

My commision expires: October 27, 2022

Notary Public Joel N. Wiegand Printed Joel N. Wiegand

Resident of Vanderburgh County, Indiana

GENERAL NOTES:

TEMPORARY EROSION CONTROL (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in section 13.05.11.C.20 of the Vanderburgh County Code.

FLOOD PLAIN DATA; None of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the flood insurance Rate Map (FIRM) Community Panel 18163 C 0085 D, effective date : March 13, 2011.

UTILITIES: Evansville Water and Sewer Utilities Water, Vectren Gas and Electric are available at this site. Private Onsite Sewage Disposal system (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8.3.

MAINTENACE STATEMENT: the owner shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface watercourses.

West Summit Drive is not maintained by Vanderburgh County

21-SW-2015 SIDEWALK WAIVER APPROVED 11-09-2016 AT SUB REVIEW.

Drainage Plan for West Summit Estates was approved on 02/26/1988

Drainage from the East flows across the front portion of this Lot, Any future home built on this Lot should ensure that drainage from the East is not blocked.

House design and size (primarily in concern to the number of bedrooms) for the property will be limited by the ability to lay out a suitably sized and approved septic system where the soil was tested on the property to serve such house. This ability must be shown on a submitted site plan that this department must approve before issuance of a septic permit by the VANDERBURG CO. HEALTH DEPARTMENT.

N

0' 50' 100' 200'

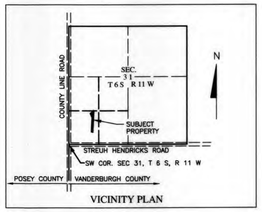
SCALE: 1" = 100'

LEGEND

- ● – INDICATES 5/8"ø IRON PIN SET WITH PLASTIC CAP INSCRIBED "PAUL BREEZE 29500016"
- ⊙ – INDICATES 5/8"ø IRON PIN FOUND WITH PLASTIC CAP INSCRIBED "BTN 7964" (BILLY T. NICHOLSON)
- ⊡ – INDICATES 5/8"ø IRON PIN FOUND WITH PLASTIC CAP INSCRIBED "VNG" (VEACH, NICHOLSON & GRIGGS)
- ⊛ – INDICATES 5/8"ø IRON PIN FOUND WITH PLASTIC CAP (CAP DESCRIPTION ILLEGIBLE)
- ✿ – INDICATES 1"ø IRON PIPE FOUND
- ◬ – INDICATES 1"ø REBAR FOUND (4" ABOVE GRADE)
- ▲ – INDICATES 1/2"ø REBAR FOUND
- O – INDICATES MONUMENT AS NOTED
- –/– INDICATES DISTANCE NOT TO SCALE
- (R) – INDICATES BEARING/DISTANCE OF RECORD
- (M) – INDICATES BEARING/DISTANCE MEASURED
- (C) – INDICATES BEARING/DISTANCE CALCULATED FROM FIELD MEASUREMENTS
- (P) – INDICATES BEARING/DISTANCE PROPORTIONED FROM RECORD TO MEASURED

P. O. C. – INDICATES POINT OF COMMENCEMENT

P. O. B. – INDICATES POINT OF BEGINNING



VICINITY PLAN

CURVE No. 1			
	INSIDE	CENTERLINE	OUTSIDE
Δ	57°58'30"	57°58'30"	57°58'30"
D	13.48136	12.73235	12.06227
T	235.49'	249.34'	263.19'
L	430.08'	455.38'	480.68
R	425.00'	450.00'	475.00'

CURVE No. 2			
	INSIDE	CENTERLINE	OUTSIDE
Δ	03°17'07"	03°17'07"	03°17'07"
D	5.87649	5.72947	5.56983
T	27.96'	28.68'	29.39'
L	55.91'	57.34'	58.77'
R	975.00'	1000.00'	1025.00'

REFERENCE DRAWINGS:

WEST SUMMIT ESTATES PHASE I – PLAT BOOK "O", PG. 03
WEST SUMMIT ESTATES PHASE II – PLAT BOOK "O", PG. 81
WEST SUMMIT ESTATES PHASE III – PLAT BOOK "O", PG. 106
TURPIN SUBDIVISION – PLAT BOOK "K", PG. 211
REPLAT OF PART OF OUTLOT "A" OF TURPIN SUBDIVISION – PLAT BOOK "L", PG. 84

ALL LOCATED IN VANDERBURGH COUNTY RECORDER'S OFFICE

OWNERS' CERTIFICATE

Jerry W. Nord, President of Nord Enterprises, Inc. the undersigned owner of the real estate shown and described hereon, lay off, plat and subdivide said real estate, as shown, and designate it as "West Summit Estates Phase V"

Jerry W. Nord Date 2-26-2016

Jerry W. Nord, President of Nord Enterprises, Inc.
1601 West Summit Drive
Evansville, In. 47712

SURVEYOR'S CERTIFICATE

I, Paul E. Breeze, 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 on Oct. 19, 2015 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of February, 2016

(I.C.36-2-11-15d)
I affirm under the penalties for purjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law

Paul E. Breeze, R.L.S.
IN. Reg. No. LS29500016

PAUL E. BREEZE REGISTERED LS29500016 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 26, 2016 (DATE)
BRIAN GERTH AUDITOR
894 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02.26.16 2:18p
PLAT BOOK U
PAGE 15
INSTR# 2016R00004960
Z TULEY RECORDER
VANDERBURGH COUNTY

PARCEL INDEX
PROPERTIES IN TURPIN SUBDIVISION

① – TURPIN SUB. REPLAT
LOT 1-OUTLOT A
GARY W. & JUDITH A. WHITE
2101 TURPIN LANE
EVANSVILLE, IN. 47712
82-05-31-007-281.012-024
DR. 2, CARD 4726

② – TURPIN SUB. PT. OUTLOT A
FRANCIS S. & ELDORA G. BAUMGART
2301 TURPIN LANE
EVANSVILLE, IN 47712
82-05-31-007-281.013-024
VOL. 668, PG. 78

③ – TURPIN SUB. PT. OUTLOT A
FRANCIS S. & ELDORA G. BAUMGART
2301 TURPIN LANE
EVANSVILLE, IN. 47712
82-05-31-007-281.013-024
VOL. 662, PG. 92

④ – TURPIN SUB. LOT 5
FRANCIS S. & ELDORA G. BAUMGART
2301 TURPIN LANE
EVANSVILLE, IN. 47712
82-05-31-007-281.005-024
VOL. 645, PG. 344

⑤ – TURPIN SUB. LOT 4
DAVID E. & KATHLEEN A. MITCHELL
2351 TURPIN LANE
EVANSVILLE, IN. 47712
82-05-31-007-281.004-024
IN.#2011R00018172

⑥ – TURPIN SUB. LOT 3
JAMES ALNEY & JACQUELINE MADDOX
2451 TURPIN LANE
EVANSVILLE, IN. 47712
82-05-31-007-281.003-024
VOL. 644, PG. 567

U-15
Apc-#37-MS-2015