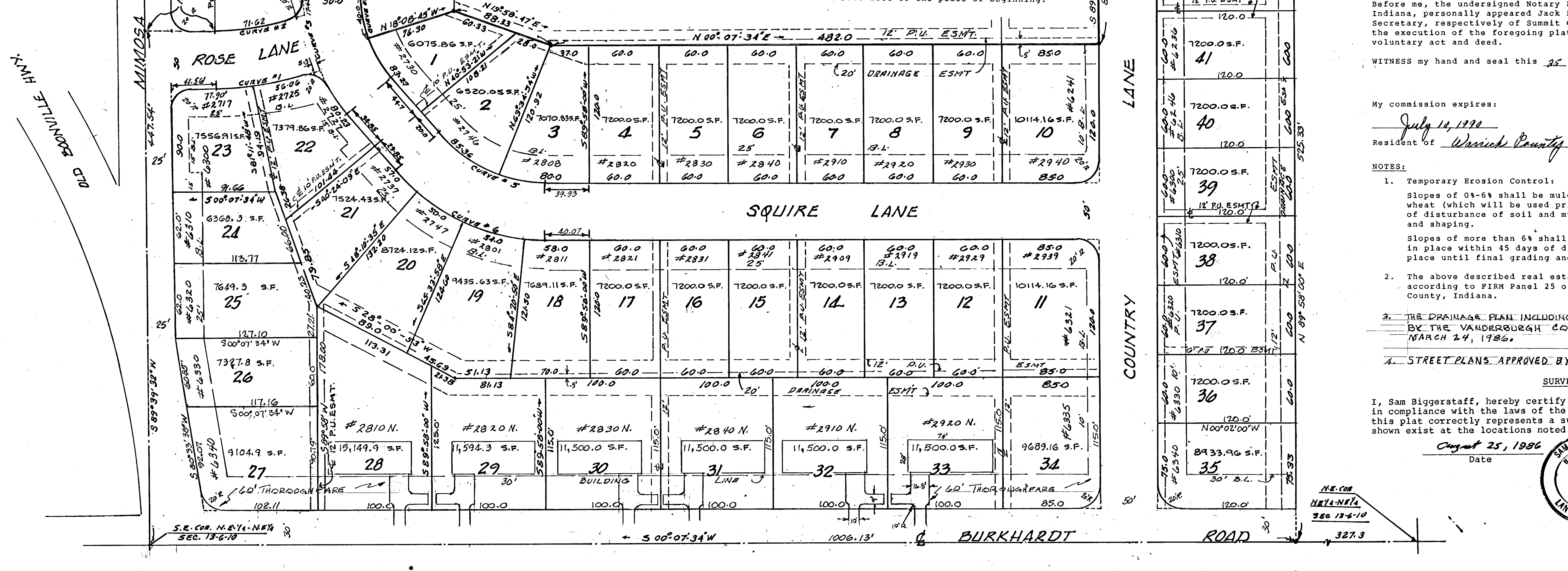
Country Trace
Part One

86–25518

A Subdivision of part of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Thirteen (13), Township Six (6) South, Range Ten (10) West in Vanderburgh County, Indiana, more particularly described as follows:

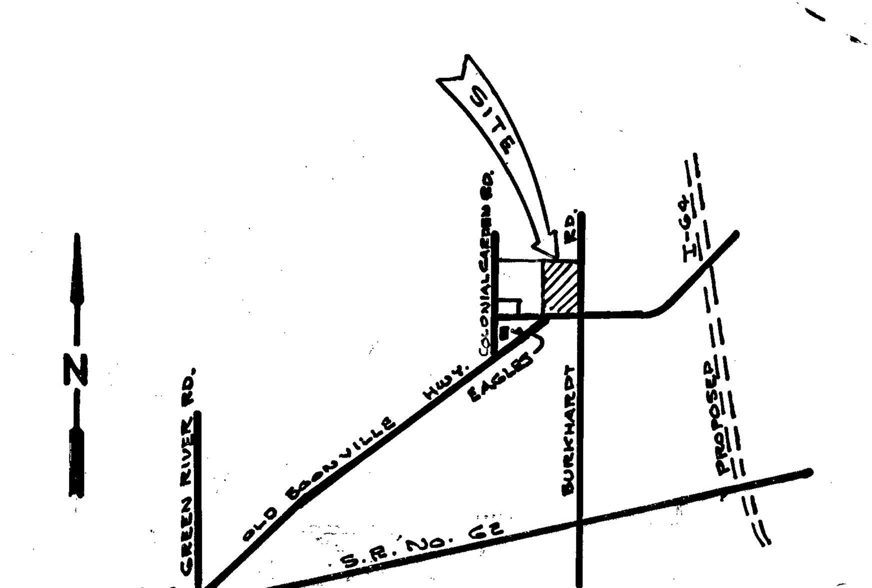
Beginning at a point on the East line of said quarter quarter section, which lies South 00 degrees 07 minutes 34 seconds West a distance of 327.3 feet from the Northeast corner thereof: from said place of beginning continue South 00 degrees 07 minutes 34 seconds West along the said East line for 1006.13 feet to the Southeast corner of said quarter quarter section; thence South 89 degrees 39 minutes 32 seconds West along the South line of said quarter quarter section for 447.54 feet; thence North 00 degrees 24 minutes 23 seconds West for 66.50 feet to the beginning of a 24.7647 degree curve to the left; thence in a Northerly direction along the arc of said curve for 71.61 feet to the end of said curve; thence North 18 degrees 08 minutes 36 seconds West for 7.97 feet to a point on the arc of a 35.14000 degree curve to the right; thence in a Westerly direction along the arc of said curve for 17.63 feet to the end of said curve; thence North 00 degrees 02 minutes West for 50.0 feet to the beginning of a 50.6818 degree curve to the left; thence in an Easterly direction along the arc of said curve for 40.0 feet; thence North 18 degrees 08 minutes 45 seconds West for 76.3 feet; thence North 19 degrees 58 minutes 47 seconds East for 88.33 feet; thence North 00 degrees 07 minutes 34 seconds East for 482.0 feet; thence South 89 degrees 58 minutes 00 seconds West for 89.86 feet; thence North 00 degrees 02 minutes 00 seconds West for 170.0 feet; thence North 89 degrees 58 minutes 00 seconds East for 525.33 feet to the place of beginning.

SCALE: 1" = 50'



CURVE DATA

CURVE NO.	DELTA	D	T	L	R
1	17°-44'-13"	20.36387	43.90	87.10	281.36
2	17°-44'-13"	24.76478	36.10	71.62	231.36
3	39°-49'-13"	35.1400	59.05	113.32	163.05
4	39°-49'-13"	50.6818	40.95	78.57	113.05
5	50°-01'-13"	47.4460	56.34	105.43	120.76
6	50°-01'-13"	33.5534	79.60	149.08	170.76



LOCATION MAP
NO SCALE

DULY ENTERED FOR TAXATION
OCT 08 1986 6180
Alice McBride AUDITOR

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate and designate it as "COUNTRY TRACE, PART ONE".

All streets shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground, of the width shown on this plat, and marked "P.U. Easement" are hereby reserved for the use of public utilities for the installation, maintenance and repair of water lines, sewer lines, poles, lines and wires, and underground ducts, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land. Strips of ground of the width shown on this plat and marked "Drainage Easement" are to be used as drainage swales and within these swales no trees, shrubs, structures or fences are permitted. Each property owner shall maintain a grass area and keep the same cut and kept clean of all debris on that part of the easement located upon their respective property.

Owners shall take their title subject to the rights of the public utilites and the restrictions for drainage easements.

SUMMIT CORP., AN INDIANA CORPORATION

Jack R. Davis — JACK R. DAVIS, PRESIDENT

Norma J. Davis — NORMA J. DAVIS, SECRETARY

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared Jack R. Davis and Norma J. Davis, President and Secretary, respectively of Summit Corp., an Indiana Corporation, who acknowledge the execution of the foregoing plat of Country Trace, Part One, as their voluntary act and deed.

WITNESS my hand and seal this 25 day of August, 1986.

Doris Jean Jackson
Notary Public

My commission expires: July 10, 1990

Doris Jean Jackson
Printed

Resident of Warrick County

NOTES:

1. Temporary Erosion Control:

   Slopes of 0%-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 of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

2. The above described real estate lies outside the 100 year flood plain according to FIRM Panel 25 of 100, dated March 19,1982, for Vanderburgh County, Indiana.

3. THE DRAINAGE PLAN INCLUDING THE SANITARY SEWER WAS APPROVED BY THE VANDERBURGH COUNTY COMMISIONERS MONDAY, MARCH 24, 1986.

4. STREET PLANS APPROVED BY COUNTY COMMISSIONERS AUGUST 25, 1986

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

August 25, 1986
Date

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

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 give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 2, 1986.

[redacted]
President

Barbara L. Cunningham
Executive Director

Plat Release October 7, 1986

Barbara L. Cunningham
Executive Director

RECEIVED FOR RECORD
at 9:18 A.M.
October 8 1986
Plat Book N
Page 53
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-53

Associated Land Surveyors & Civil Engineers, Inc.
1270 MAXWELL AVE., EVANSVILLE, INDIANA 47711

REVISIONS			
NO.	DATE	DESCRIPTION	BY

FINAL PLAT
COUNTRY TRACE
PART ONE

DWN. BY: | SCALE: 1" = 50' | DWG. NO.
APP'D. | DATE: