

# COUNTRY TRACE "PART THREE"

SCALE: 1"=50'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
AUG 9 1991 6340

0-49

RECEIVED FOR RECORD  
at 12:50 A.M.  
AUG 9 1991  
Plat Book 0  
Page 49  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
91-18359

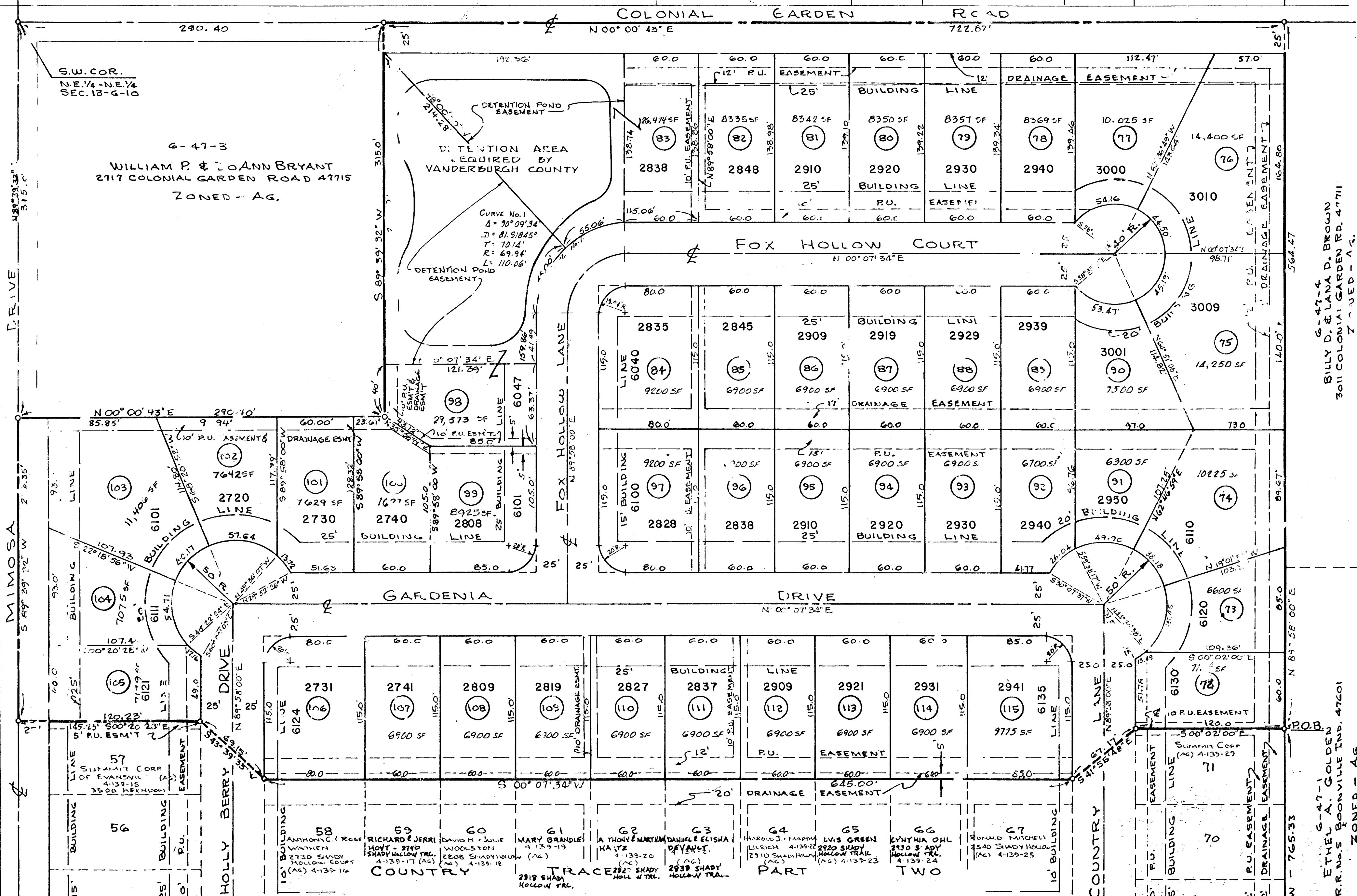
G-46-4  
HERBERT H. & HELEN M. FRANK  
7511 LINCOLN AVE 47715

G-46-5  
LARRY M. & BULAH HOLT  
R.R.#1, BOX 22A  
CLAY, KY. 42404 AS

JUDITH S. HARRELL  
2920 COLONIAL GARDEN ROAD  
EVANSVILLE, IN 47715  
ZONED - A.G.

G-46-6  
MICHAEL C. MICODUS  
3012 COLONIAL GARDEN ROAD  
EVANSVILLE, IN 47715  
ZONED - A.G.

G-46-1  
ETHEL A. GOLDEN  
3566 SMITH ROAD  
BOONVILLE, IN 47601  
ZONED - A.G.



**LEGAL DESCRIPTION**  
A subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana, which is described as follows:

Beginning at a point which is located by commencing at the Northeast corner of said quarter, quarter section, thence South 00 degrees 07 minutes 34 seconds West along the East line thereof for 327.30 feet, thence South 89 degrees 58 minutes 00 seconds West and parallel with the North line of said quarter quarter section for 765.33 feet to the place of beginning, which is also the Northwest corner of Country Trace "Part Two" as shown on Plat Book "N", page 128, in the office of the Recorder of Vanderburgh County, from said place of beginning continue along the West line of said Country Trace "Part Two" with the following bearings and distances as follows:

Thence South 02 degrees 02 minutes 00 seconds East for 120.00 feet;  
Thence South 41 degrees 55 minutes 48 seconds East for 67.17 feet;  
Thence South 07 degrees 07 minutes 34 seconds West for 645.0 feet;  
Thence South 43 degrees 39 minutes 35 seconds West for 69.15 feet;  
Thence South 00 degrees 20 minutes 28 seconds East for 145.22 feet to a point on the South line of said quarter quarter section at the Southwest corner of Country Trace "Part Two";

Thence South 89 degrees 58 minutes 00 seconds West along Mimsa Drive on the South line of said quarter quarter section for 249.35 feet to a point which lies North 69 degrees 29 minutes 22 seconds East a distance of 312.22 feet from the Southwest corner of said quarter quarter section, thence North 69 degrees 00 minutes 40 seconds East parallel to the West line of said quarter quarter section for 140 feet, thence South 89 degrees 39 minutes 32 seconds West for 215.0 feet to a point on the West line of said quarter quarter section which lies North 30 degrees 00 minutes 43 seconds East a distance of 290.40 feet from the Southwest corner of said quarter quarter section, thence North 69 degrees 58 minutes 43 seconds East along the West line for 222.37 feet, thence North 89 degrees 58 minutes 00 seconds East for 564.47 feet to the place of beginning, and containing 11.690 acres more or less.

**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 THREE".

All streets shown and 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, pipes, lines and wires, and underground cables, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained 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 utilities and the restrictions for drainage easements.

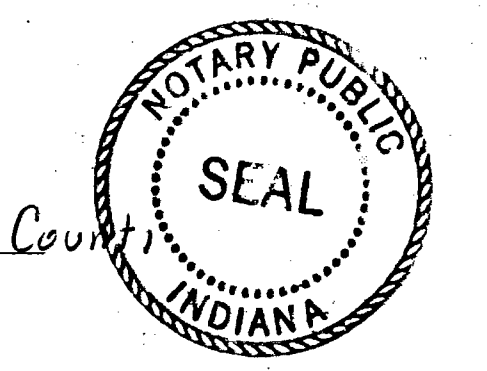
SUBMIT OF EVANSVILLE CORPORATION, AN INDIANA CORPORATION  
Jack J. Davis, President  
3500 HERNDON DR.  
EVANSVILLE, IN 47715  
William A. Clements, Secretary

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:  
NOTARY CERTIFICATE

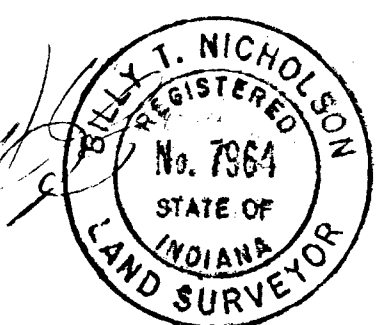
Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared Jack J. Davis and William A. Clements, President and Secretary, respectively of Summit Corp., an Indiana Corporation, who acknowledge the execution of the foregoing plat of Country Trace, Part Three,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

WITNESS my hand and seal this 21st day of June, 1990

My commission expires: June 9th 1992  
Resident of Vanderburgh County, Indiana



**SURVEYORS CERTIFICATE**  
I, Billy T. Nicholson, 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.



The developer is committed to maintain the detention pond until lots adjoining the pond are sold. At that time the maintenance will be the owners of the adjacent lots responsibility.

Aug 5 1991  
Date  
Billy T. Nicholson, L.S.  
Indiana Reg. No. 7964

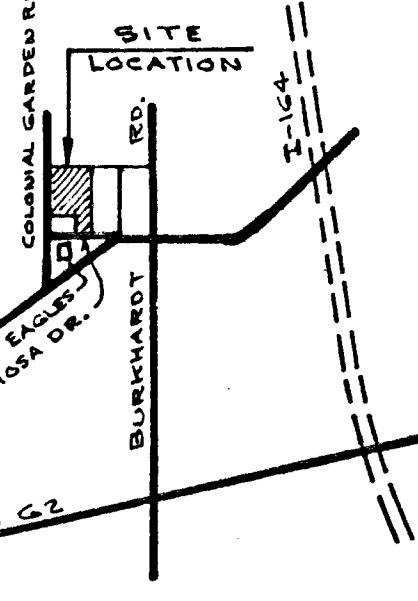
**A.P.C. CERTIFICATE**  
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAT COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at its meeting on DECEMBER 5, 1990

Plat Release AUGUST 9, 1991  
President: Barbara P. Cunningham  
Barbara P. Cunningham



STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON 3-24-86

PRELIMINARY ROAD CONSTRUCTION HAS BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS BOARD ON 8-25-86



VICINITY MAP  
NO SCALE

**NOTES:**  
1. Temporary Erosion Control:  
Slopes of 04-6% 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 5 days of disturbance of soil and must remain in place until final grading and shaping.

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.

ALL LOTS SHALL ACCESS ON INTERIOR STREETS ONLY, and therefore are not considered double frontage lots.

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.