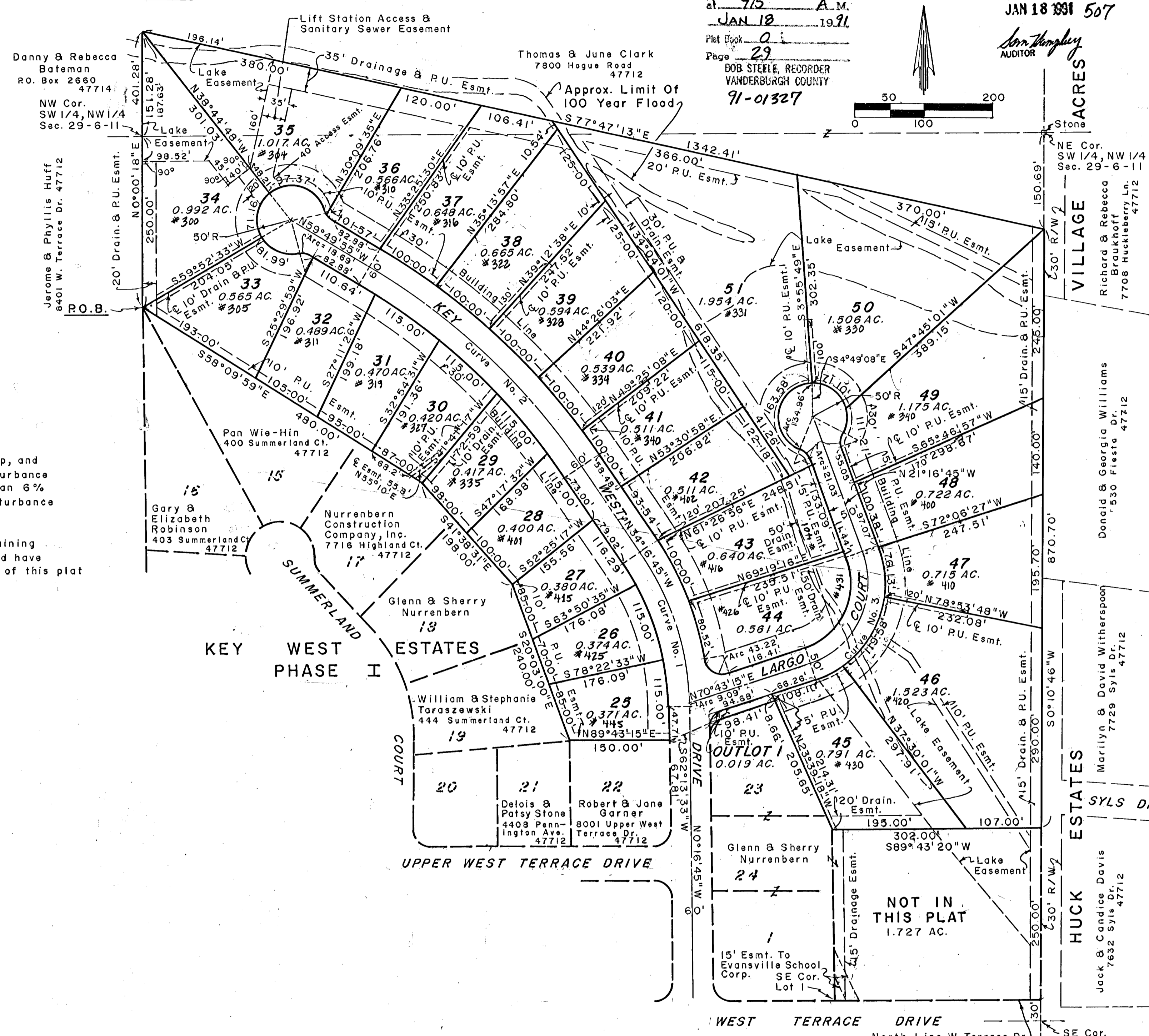
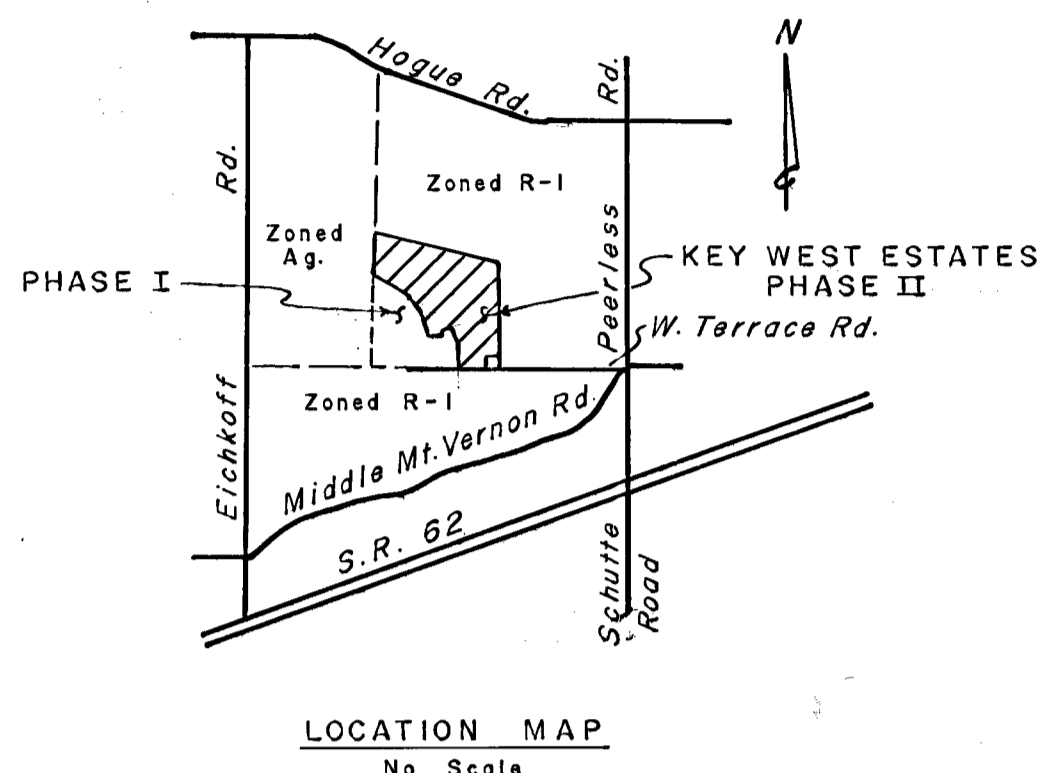


KEY WEST ESTATES PHASE II

0-29

RECEIVED FOR RECORD
at 9:15 A.M.
JAN 18 1991
Plat Book 0
Page 29
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-01327

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50 100 200
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Don Murphy
AUDITOR



A part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 6 South, Range 11 West lying in Vanderburgh County, Indiana more particularly described as follows:
Beginning at the Northwest corner of Lot 15 Key West Estates Phase I as recorded in Plat Book N Page 142 in the office of the Recorder of Vanderburgh County said Northwest corner of Lot 15 being 250.00 feet South 0 degrees 00 minutes 18 seconds West of the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 29, thence North 0 degrees 00 minutes 18 seconds East a distance of 401.28 feet, thence South 77 degrees 47 minutes 13 seconds East a distance of 1342.41 feet to a point in the east line of the Southwest Quarter of the Northwest Quarter of said Section 29, thence South 0 degrees 10 minutes 46 seconds West along said east line a distance of 870.70 feet to a point 280.00 feet North of the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 29, thence South 89 degrees 43 minutes 20 seconds West along the north line of a 1.727 acre tract a distance of 302.00 feet to the Easterly corner of Lot 24 Key West Estates Phase I as recorded in Plat Book N Page 142 in the office of the recorder of Vanderburgh County, IN, thence North 23 degrees 39 minutes 18 seconds West a distance of 205.65 feet, thence South 70 degrees 43 minutes 15 seconds West a distance of 98.41 feet, thence South 62 degrees 13 minutes 33 seconds West a distance of 67.81 feet, thence South 89 degrees 43 minutes 15 seconds West a distance of 150.00 feet, thence North 20 degrees 03 minutes 00 seconds West a distance of 240.00 feet, thence North 41 degrees 38 minutes 31 seconds West a distance of 198.00 feet, thence North 58 degrees 09 minutes 59 seconds West a distance of 480.00 feet to the place of beginning and containing 21.783 acres more or less.

- All building lines are 30 feet, except as noted.
- All intersection radii are 25 feet.
- City water, gas, electric, telephone, and sanitary sewer available at site.
- Site is outside the 100 year flood zone, except as noted.
- 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 5 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 pins, except as noted.
- Owners of Lots 34, 35, 45, 46, 49, 50, and 51 shall share in the cost of maintaining the lakes, dams, and appurtenances thereto, and maintain liability insurance; and have exclusive control of the use of said lakes as designated by private covenants of this plat and are not enforceable by the Area Plan Commission.

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 KEY WEST ESTATES PHASE II. 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 of the width shown on the plat and marked "P.U. Esmt." are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

Glenn A. Nurrenbern
Glenn A. Nurrenbern
1300 Mohr Road 47712

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } ss
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 14th day of September 1990.
My commission expires March 13, 1992 Notary Public Barbara A. Ruzicki
Resident of Vanderburgh County Printed Barbara A. Ruzicki

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 MAY 6, 1987.

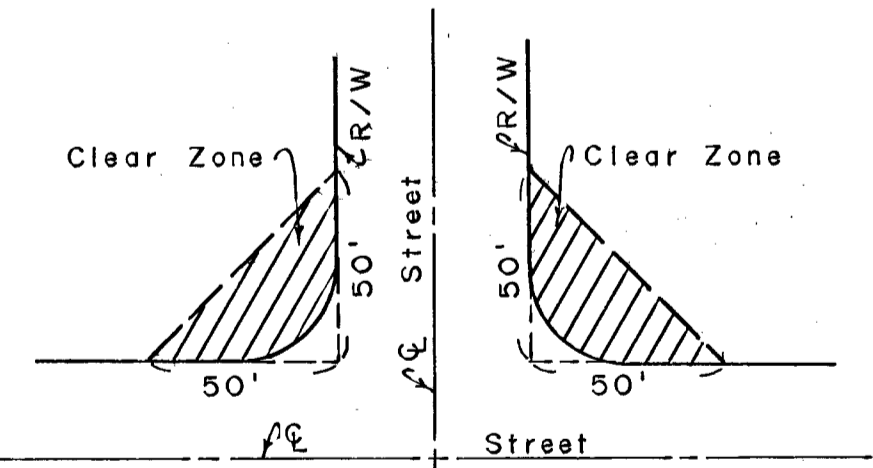
Plat Release JANUARY 18, 1991

President *John H. Bower Jr.*
Executive Director *Barbara R. Cunningham*
Executive Director *Barbara R. Cunningham*

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 subject code.

Billy T. Nicholson
Billy T. Nicholson IN No. 7964
Evansville, IN
Date Jan 10, 1991



All intersections shall have a Clear Zone in which no shrubs, flowers, fences, signs, or obstructions of any kind are permitted.

	Curve No. 1			Curve No. 2			Curve No. 3		
	Inside	Centerline	Outside	Inside	Centerline	Outside	Inside	Centerline	Outside
Δ	34°00'00"	34°00'00"	34°00'00"	25°33'10"	25°33'10"	25°33'10"	92°00'00"	92°00'00"	92°00'00"
D	15.48535'	14.32395'	13.32461'	6.16084'	5.96832'	5.78745'	57.29578'	45.83682'	38.19719'
T	113.12	122.29'	131.46'	210.89'	217.69'	224.49'	103.55'	129.44'	155.33'
L	219.56'	237.36'	255.16'	414.76'	428.14'	441.52'	160.57'	200.71'	240.86'
R	370.00'	400.00'	430.00'	930.00'	960.00'	990.00'	100.00'	125.00'	150.00'
E	16.91'	18.28'	19.65'	23.61'	24.37'	25.13'	43.95'	54.94'	65.93'

Storm drainage plans have been approved by the Vanderburgh County Drainage Board on April 27, 1987.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on June 20, 1988.

