

LOCATION MAP  
No Scale

**NOTES**

**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 45 days of disturbance of soil and must remain in place until final grading and shaping.

**Erosion Control For Ditches:** Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.

Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

All building lines 30' except as noted.

All corner radii 25'

City Water, Gas, Electric, Telephone are available at site

Sewers available at site

All Lots Shall Access On Interior Streets Only

| CURVE NO. 4 & 5 |           |           |           | CURVE NO. 3 |           |           |
|-----------------|-----------|-----------|-----------|-------------|-----------|-----------|
| #4LT. #5RT.     | Δ         | LT.       | RT.       | Δ           | LT.       | RT.       |
| 26°47'33"       | 26°47'33" | 26°47'33" | 42°00'00" | 42°00'00"   | 42°00'00" | 42°00'00" |
| 32.7404°        | 38.1972°  | 45.8366°  | 45.8366°  | 38.1972°    | 32.7404°  | 32.7404°  |
| 41.68'          | 35.72'    | 29.77'    | 47.98'    | 57.58'      | 67.18'    | 67.18'    |
| 81.83'          | 70.14'    | 58.45'    | 91.63'    | 109.96'     | 128.28'   | 128.28'   |
| 175.00'         | 150.00'   | 125.00'   | 125.00'   | 150.00'     | 175.00'   | 175.00'   |
| 4.89'           | 4.19'     | 3.50'     | 8.89'     | 10.67'      | 12.45'    | 12.45'    |

| CURVE NO. 1 |           |           | CURVE NO. 2 |           |           |
|-------------|-----------|-----------|-------------|-----------|-----------|
| Δ           | LT.       | RT.       | Δ           | LT.       | RT.       |
| 34°00'00"   | 34°00'00" | 34°00'00" | 25°33'10"   | 25°33'10" | 25°33'10" |
| 15.46535°   | 14.32395° | 13.32461° | 6.16084°    | 5.96832°  | 5.78745°  |
| 13.12'      | 122.29'   | 131.46'   | 210.89'     | 217.69'   | 224.49'   |
| 219.56'     | 237.36'   | 255.16'   | 414.76'     | 428.14'   | 441.52'   |
| 370.00'     | 400.00'   | 430.00'   | 930.00'     | 960.00'   | 990.00'   |
| 16.91'      | 18.28'    | 19.65'    | 23.61'      | 24.37'    | 25.13'    |

**WEST TERRACE SUB.**

Forrest E. & Margie C. Sneed  
8200 W. Terrace Dr. 47712

20' P.U. & Drain. Esmt.

P.O.B.  
SW 1/4 NW 1/4  
Sec. 29-6-11

Burt J. & Denice L. Martin  
508 Coffee Tree Ln. 47712

Nellie M. Heugel  
510 Coffee Tree Ln. 47712

Leroy F. Heugel  
510 Coffee Tree Ln. 47712

**OWNERS CERTIFICATE**

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**. 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. Easement" 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

*Sherry L. Nurrenbern*  
Sherry L. Nurrenbern

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

APRIL 27, 1988

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONER ON:

JULY 20, 1988

**STATE OF INDIANA**  
**COUNTY OF VANDERBURGH**

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Glenn A. Nurrenbern and Sherry L. Nurrenbern who acknowledged the execution of the foregoing plat of Key West Estates the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notarial Seal this 14th day of July, 1988

*Barbara A. Runyon*  
Notary Public  
44000 E. State St.  
Vanderburgh County, Indiana

My commission expires SEPTEMBER 17, 1992



**APC CERTIFICATE**

Under authority provided by Chapter 174- Act of 1947 enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the County of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of Evansville and Vanderburgh County.

APPROVED BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA AT A MEETING HELD ON MAY 8, 1987

*Robert H. Brown, Jr.*  
PRESIDENT

*Barbara B. Cunningham*  
EXECUTIVE DIRECTOR

PLAT RELEASE: July 19, 1988

**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, and the above described real estate is located outside the 100 year flood zone, as shown on Flood Map Panel 100 of 100 dated March 19, 1982.

*Billy T. Nicholson*  
Billy T. Nicholson  
PLS No. 7964

*Veach, Nicholson, Griggs, & Associates*  
VANDERBURGH COUNTY, INDIANA

July 12, 1988  
Date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL APPROVAL FOR TAXES

JUL 19 1988

*Ann Douglas*  
AUDITOR  
3384

RECEIVED FOR RECORD

2:08 PM

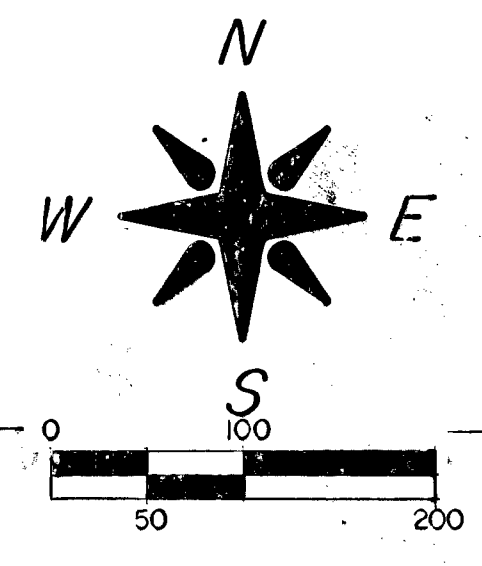
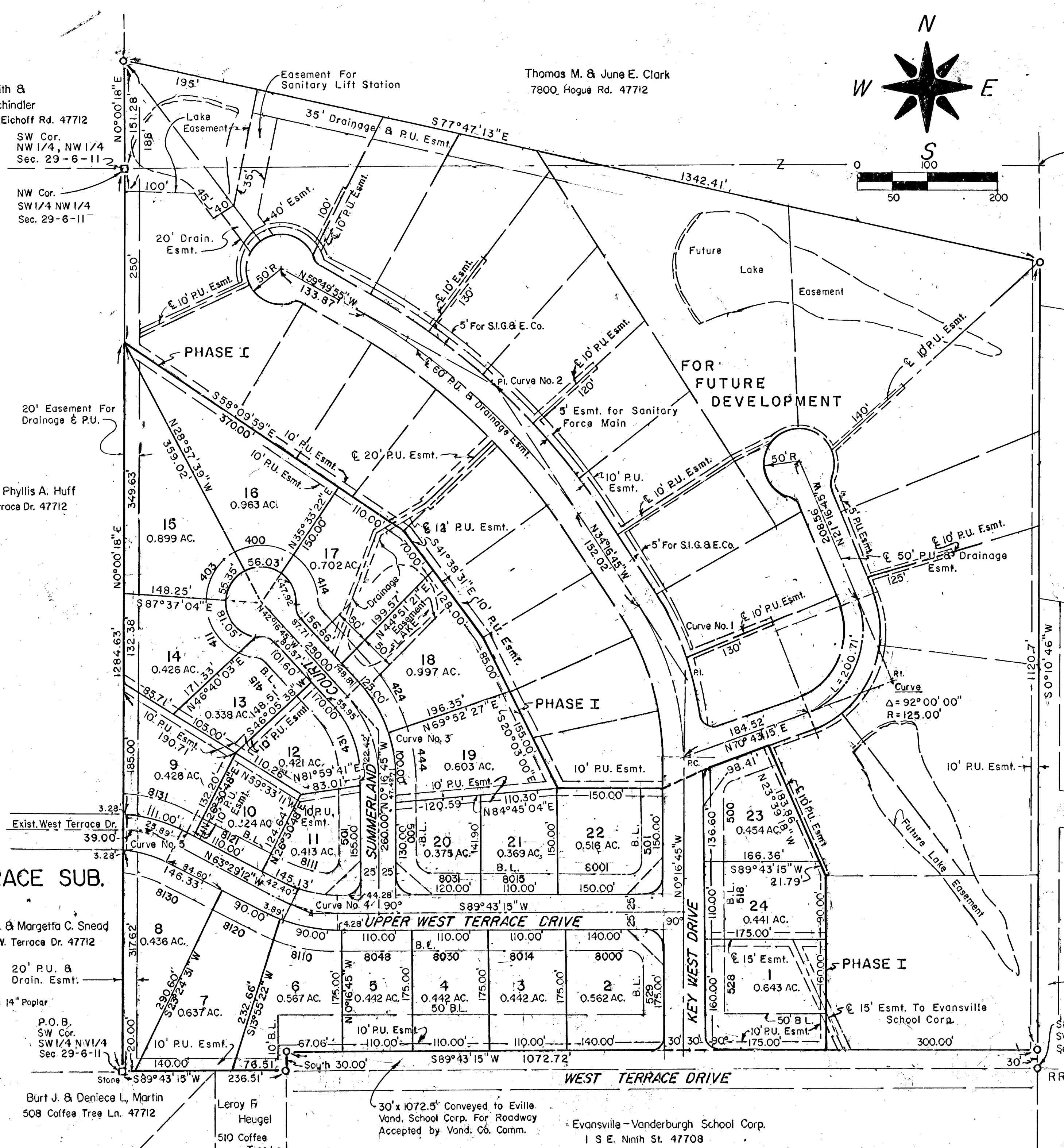
JULY 19 1988

Plat Book N

Page 142

BOB STEELE, RECORDER  
VANDERBURGH COUNTY

88-13126



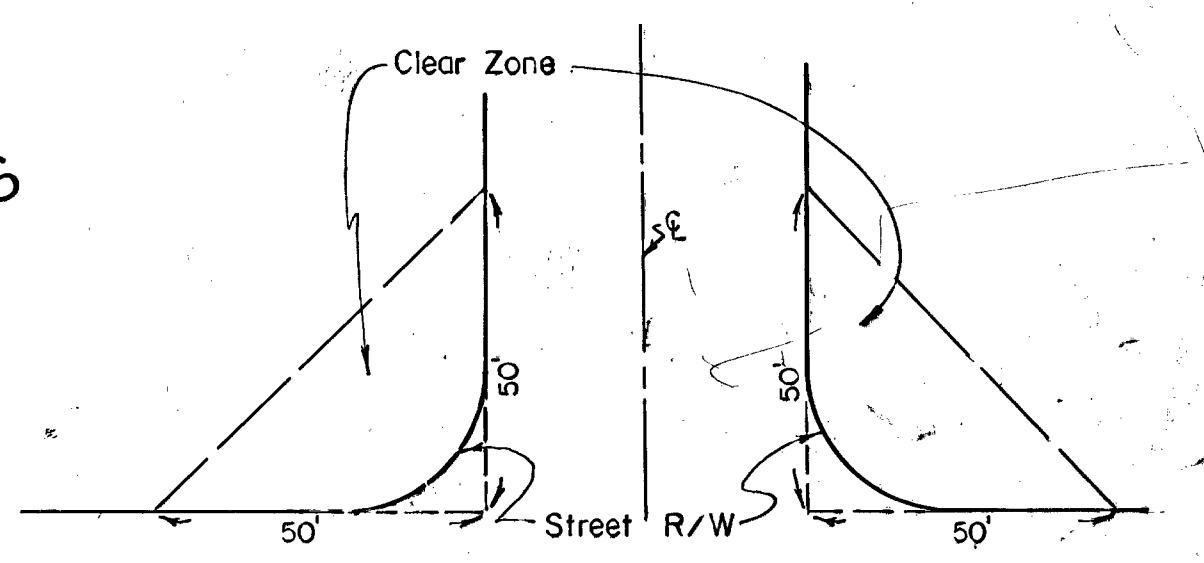
**KEY WEST ESTATES**

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 Southwest corner of Southwest quarter of Northwest quarter of Section 29 thence North 0 degrees 00 minutes 18 seconds East along the West line of said quarter quarter section for 1284.63 feet to the Northwest corner thereof, thence continue North 0 degrees 00 minutes 18 seconds East along said West line for 151.28 feet, thence South 77 degrees 47 minutes 13 seconds East for 1342.41 feet to a point on the East line of said quarter quarter section, thence South 0 degrees 10 minutes 16 seconds West along said East line for 1120.7 feet to a point 30.00 feet from the Southeast corner thereof, thence South 89 degrees 43 minutes 15 seconds West and parallel to the South line of said quarter quarter section for 1072.72 feet, thence South for 30.00 feet to a point on said South line, thence South 89 degrees 43 minutes 15 seconds West along said South line for 236.51 feet to the place of beginning.

Note: Sidewalks are required along Key West Drive and Upper West Terrace Drive - Which will be along the front of Lots 1 thru 11 and Lots 20, 21, 22, and 24, also along the side of Lot 2.

**N-142**



**TYPICAL INTERSECTION**

"Clear Zone" All Intersections  
No Shrubs, Flowers, Fences, Signs or Obstructions of Any Kind Permitted