

RECORDED FOR RECORD  
9:56 AM  
JANUARY 12, 1994  
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Page 141  
BETTY J. PERMANN RECORDER  
VANDERBURGH COUNTY

# WESLAKE

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 12 1994 218

Tom Hargley  
AUDITOR

0-141

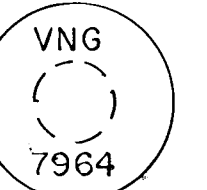
A subdivision of part of the Southwest quarter of the Southwest of Section 3,  
Township 6 South, Range 11 West, Vanderburgh County, IN, described as follows:

Beginning at an iron pin marking the Northeast corner of the Southwest quarter of  
the Southwest quarter of Section 3, thence South 0 degrees 56 minutes 41 seconds  
East along the East line a distance of 1290.37 feet to the Southeast corner thereof,  
thence South 89 degrees 46 minutes 22 seconds West along the Southline thereof a  
distance of 1141.49 feet to a point 169.91 feet from the Southwest corner thereof,  
thence North 22 degrees 55 minutes 03 seconds East a distance of 163.53 feet  
to an iron pin, thence North 32 degrees 55 minutes 16 seconds East a distance of  
112.55 feet to an iron pin, thence North 53 degrees 02 minutes 03 seconds East a  
distance of 98.54 feet to an iron pin, thence North 55 degrees 31 minutes 04 seconds  
East a distance of 121.78 feet to an iron pin, thence North 9 degrees 53 minutes 22  
seconds East a distance of 151.27 feet to a point in the center of a lake, thence North  
23 degrees 12 minutes East a distance of 203.88 feet to an iron pin, thence North 6  
degrees 13 minutes 03 seconds West a distance of 221.14 feet to an iron pin in the  
center of a road, thence along the center of said road on the following courses and  
distances: North 78 degrees 42 minutes 01 second West a distance of 126.93 feet,  
North 44 degrees 27 minutes 25 seconds West a distance of 97.23 feet, North 52  
degrees 56 minutes 25 seconds West a distance of 226.19 feet to a point in the  
center of Kasson Drive, thence North 45 degrees 25 minutes 26 seconds East along  
the center of Kasson Drive 44.03 feet, thence North 48 degrees 24 minutes 13 seconds  
East along the center of Kasson Drive 111.25 feet, thence North 66 degrees 15 minutes  
56 seconds East along the center of Kasson Drive 58.45 feet to the North line of said  
quarter quarter section, thence North 89 degrees 35 minutes 37 seconds East along  
said North line a distance of 938.9 feet to the place of beginning containing 27.513 acres  
more or less.

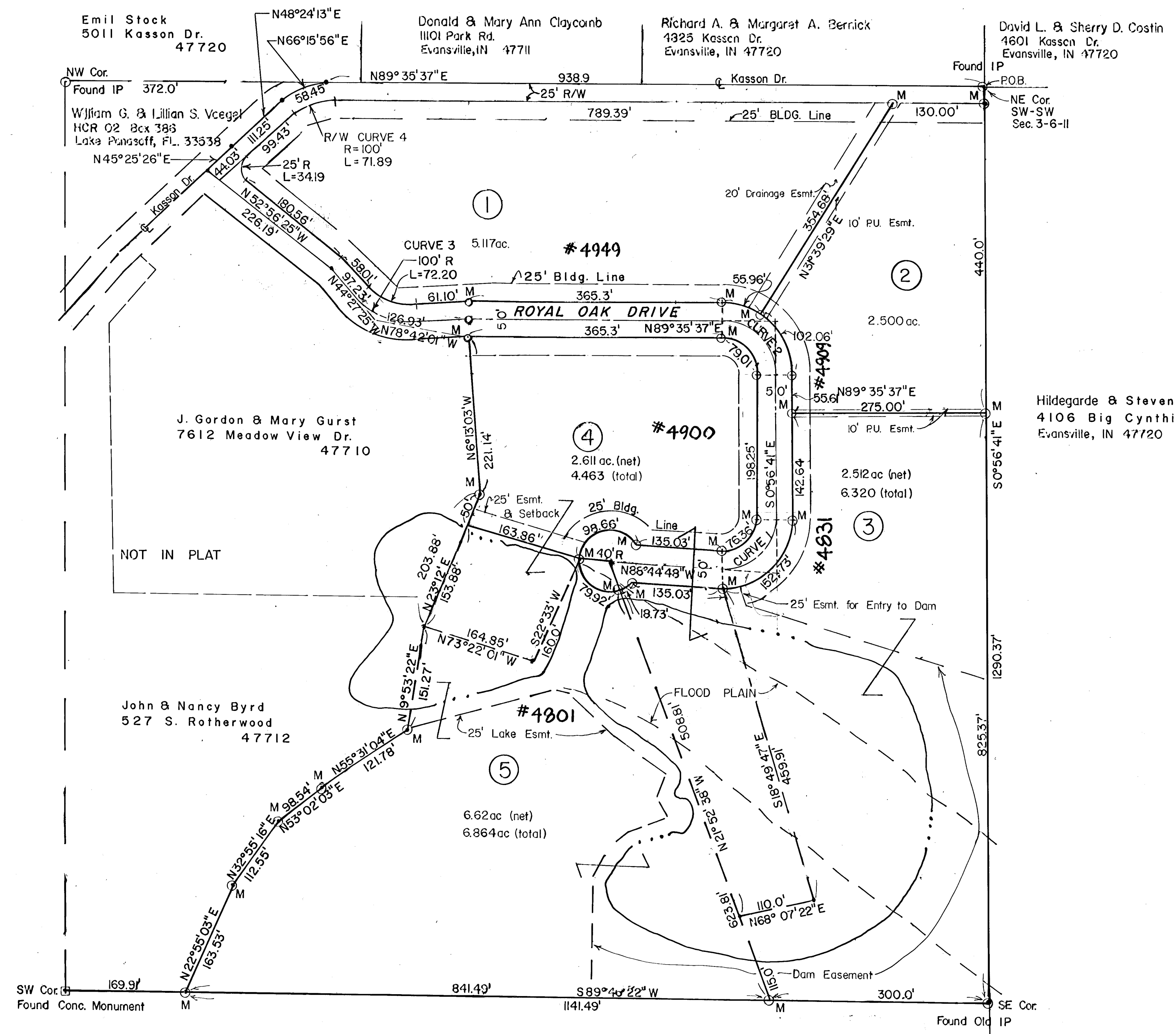
### NOTES

- Zoned: R1 & R-4.
- Lots 1 & 2 are not considered Double Frontage Lots for fence & accessory structure placement.
- Site is outside the 100 year flood zone, except area as shown.
- City water, electric, & gas are available at site; sanitary sewer is not available.
- All corners marked with an iron pin.
- Property owners whose property adjoins the lake must provide maintenance to the lake.
- Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, & wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil & must remain in place until final grading & shaping. Slopes more than 6% shall have straw bales &/or erosion blankets in place within 5 days of disturbance of soil & must remain in place until final grading & shaping.
- All lots shall be accessed off interior road.
- Street Plans and Drainage Plans approved by the County Commissioners on November 25, 1991.

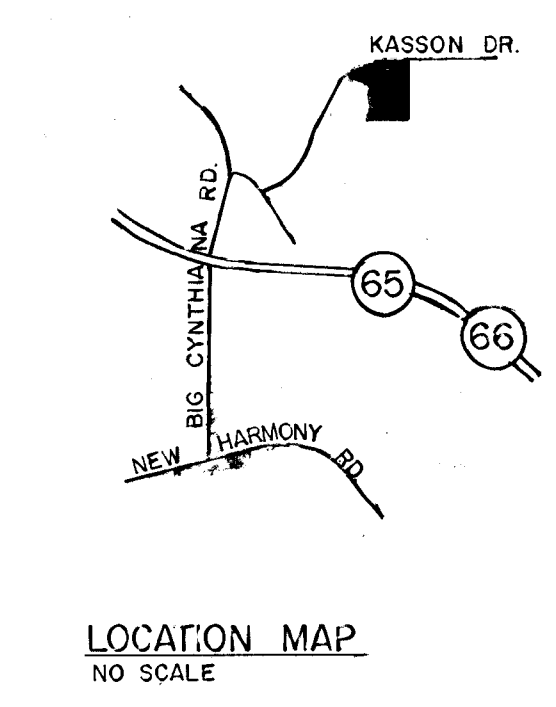
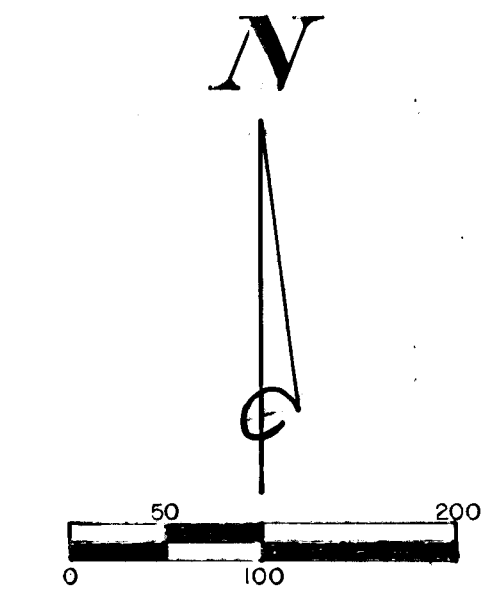
(M) 5/8"  $\phi$  IP



5/8"  $\phi$  Monument



CURVE DATA				
Curve	1 C	2 C	3R/W	4
$\Delta$	92°11'53"	89°27'42"	41°22'03"	41°11'24"
D	81.956487°	75.191312°	57.295780°	57.295780°
T	72.64'	75.49'	37.75'	37.58'
L	112.50'	118.98'	72.20'	71.89'
R	69.91'	76.20'	100.00'	100.00'



Strips of ground marked "Drainage Easement" are dedicated for surface water &/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such drainage with public utility facilities; & provided that such facilities are not placed in such manner as to impede the flow of water & further provided that such drainage easements may be used for ingress & egress & temporary staging areas for work by public utilities.

### OWNERS CERTIFICATE

We, the undersigned, owner of the real estate shown and described hereon, do hereby as shown plot and subdivide said real estate and designate same as WESLAKE. All streets within the plot 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 a.c. shown on the plat and marked "P.U. Easement" are hereby dedicated to Public Utilities for the installation, maintenance, operation, enlargement, & repair of utility facilities, whether above or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush & obstructions. No structures other than such utility facilities shall be located within said strips of land & 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.

Double J - Partnership  
James L. Leffer  
Joan B. Adams

P.O. Box 4335  
Evansville, IN 47724

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS  
Before me, the undersigned, a Notary Public for Vanderburgh county, state of Indiana, personally appeared the signed owners of the real estate shown & described hereon & the execution of this plat to be their voluntary act & deed.

Witness my hand and Notarial Seal this 12th day of December 1991.

Barbara A. Panyon  
Notary Public



My commission expires April 13, 1992  
Resident of Vanderburgh county.

### A.P.C. CERTIFICATE

Under the authority provided by the Act, 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 September 1, 1993.

Adrian H. B...  
Executive Director

Secondary Approval JANUARY 12, 1994

Barbara A. Panyon  
Executive Director

### 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 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. All corners were marked as shown, either four in place or set as noted upon the survey drawing. This is a Class A Survey with a theoretical uncertainty of 0.1 feet as determined by Sub-Section 7d, Section 7 of Subject Code. The above described real estate is outside of the 100 year flood zone according to Flood Map P-1-0075C dated August 5, 1991.

Dec 11, 1991  
Date  
Billy T. Nicholson

