

# WEST WIND ESTATES

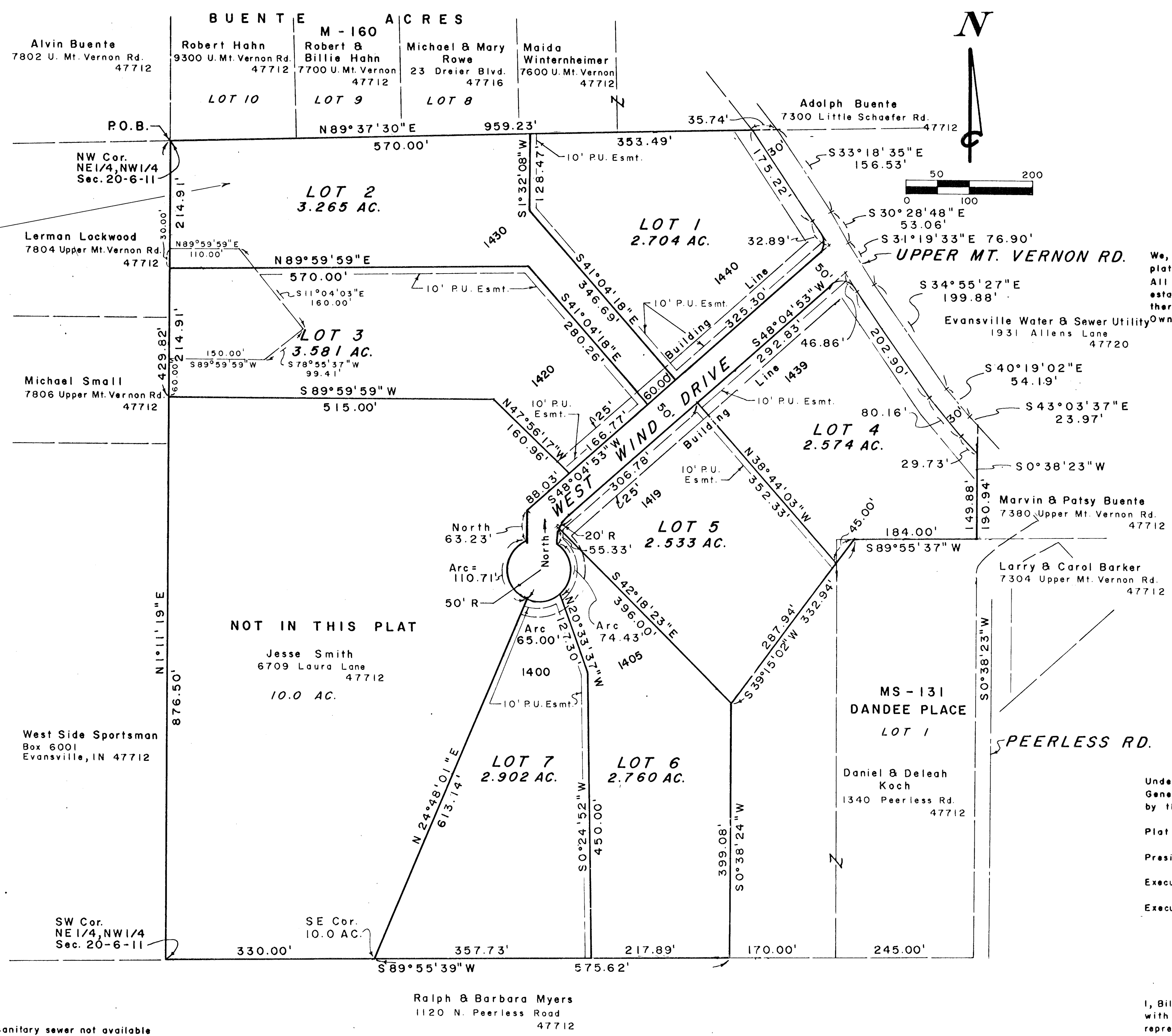
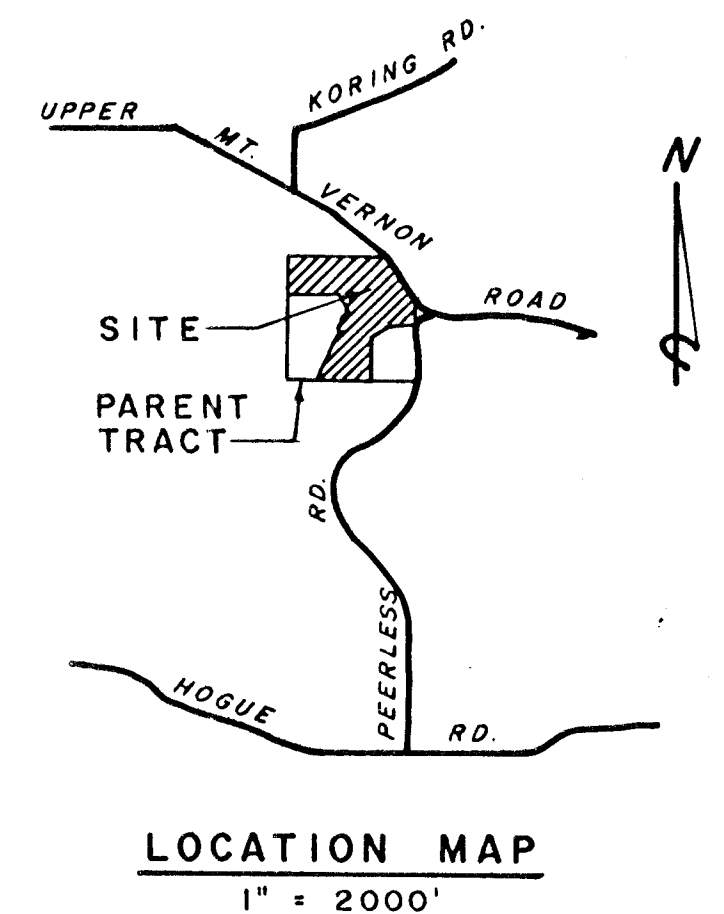
**0-157**

RECEIVED FOR RECORD  
 at 10:10 A.M.  
 MAY 31 1994  
 Plat Book 2  
 Page 157  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY

ONLY ENTERED FOR EXAMINATION SUBJECT  
 TO FROM THE OFFICE OF THE RECORDER.  
 MAY 31 1994  
 Auditor  
 3073

94-14758

NOTE:  
 PRIOR TO THE ISSUANCE OF A PRIVATE SEWAGE DISPOSAL PERMIT FOR LOT 2, THE APPLICANT SHALL SUBMIT TO THE HEALTH DEPARTMENT AN ACCEPTABLE PLOT PLAN AS OUTLINED BY THE HEALTH DEPARTMENT.  
 NO VISUAL OBSTRUCTIONS MAY BE PLACED WITHIN 25' SETBACK ON LOTS 1 AND 4.



A subdivision of part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 11 West and part of Lot 1 Dandee Place as recorded in MS 131 in the office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 20, thence North 89 degrees 37 minutes 30 seconds East along the North line thereof a distance of 959.23 feet to the intersection of the centerline of Upper Mt. Vernon Road, thence along the center of the Upper Mt. Vernon Road on the following courses: South 33 degrees 18 minutes 35 seconds East a distance of 156.53 feet, South 30 degrees 28 minutes 48 seconds East a distance of 53.06 feet, South 31 degrees 19 minutes 33 seconds East a distance of 76.90 feet, South 34 degrees 55 minutes 27 seconds East a distance of 199.88 feet, South 40 degrees 19 minutes 02 seconds East a distance of 54.19 feet, South 43 degrees 03 minutes 37 seconds East a distance of 23.97 feet to a point 23 feet West of the East line of the Northeast Quarter of the Northwest Quarter of said Section 20, thence South 0 degrees 38 minutes 23 seconds West and parallel with said East line a distance of 190.94 feet to the North line of Lot 1 Dandee Place, thence South 89 degrees 55 minutes 37 seconds West along the North line thereof a distance of 332.94 feet, thence South 39 degrees 15 minutes 02 seconds West a distance of 339.08 feet to a point on the South line of the Northeast Quarter of the Northwest Quarter of said Section 20, thence South 89 degrees 55 minutes 39 seconds West along said South line a distance of 575.62 feet to the Southeast corner of a 10.00 acre tract deeded to Jesse Smith, thence North 24 degrees 48 minutes 01 seconds East along the East line thereof a distance of 613.14 feet to a point on a curve to the right having a radius of 50.00 feet, thence westerly along said curve a distance of 110.71 feet (chord bearing North a distance of 89.44 feet), thence North a distance of 63.23 feet, thence North 48 degrees 04 minutes 53 seconds East a distance of 88.03 feet, thence North 47 degrees 56 minutes 17 seconds West a distance of 160.96 feet, thence South 89 degrees 59 minutes 59 seconds West along the North line of said 10.00 acre tract a distance of 515.00 feet to a point on the West line of the Northeast Quarter of the Northwest Quarter of said Section 20, thence North 1 degree 11 minutes 19 seconds East a distance of 429.82 feet to the place of beginning and containing 21.641 acres more or less.

### OWNERS CERTIFICATE

We, 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 WEST WIND 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. See continuation of Owners Certificate at lower left side of this sheet.  
 SCHROEDERS BRICK AND STONE, INC.  
 Richard H. Schroeder, President  
 Orvel A. Schroeder, Secretary  
 10801 E. Copperline Rd  
 Evansville, IN 47712

### NOTARY CERTIFICATE

STATE OF INDIANA } SS  
 COUNTY OF VANDERBURGH }  
 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 31th day of May 1994.  
 My commission expires 3/12/96 Notary Public Barbara A. Reijnen  
 Resident of Vanderburgh County Printed Barbara A. Reijnen

### 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 June 2, 1993.

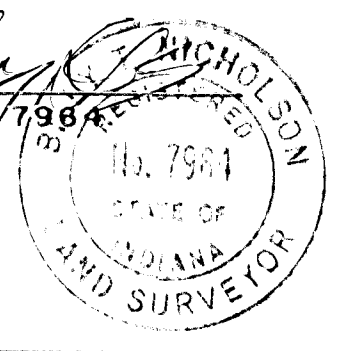
Plat Release MAY 31, 1994  
 President  
 Executive Director  
 Executive Director



### 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 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 86.4, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7987  
 Evansville, IN  
 Date 5/15/94



**OWNERS CERTIFICATE (CONTD.)**  
 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.

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

- NOTES**
- City water, gas, electric, telephone available at site by extension; sanitary sewer not available
  - Site is outside the 100 year flood zone,
  - 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
  - All lots must have driveway access on West Wind Drive only.
  - Owners of Lots 2 & 3 shall be responsible for maintenance of the detention pond.