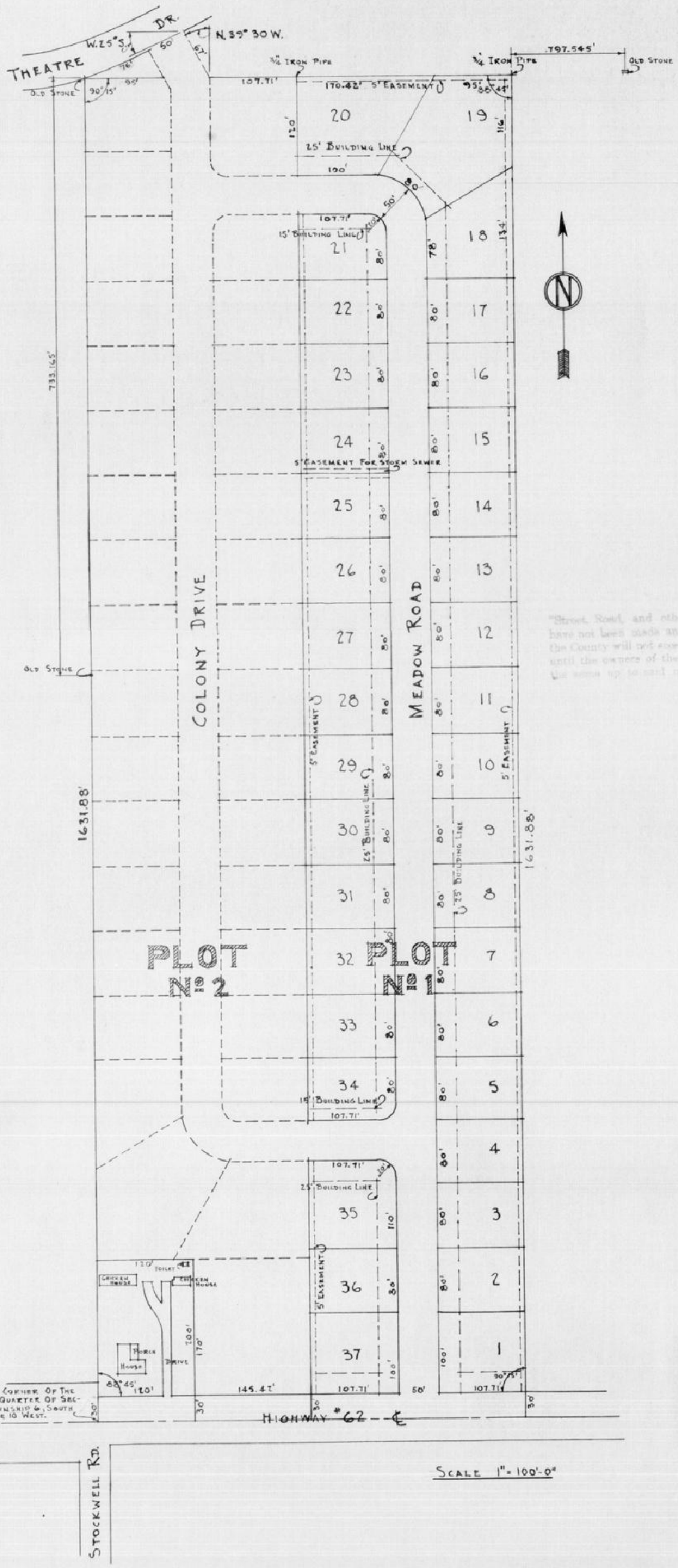
28059

3:00 P.
August 25 5
PLAT
51

PLAT PLAN OF MAPLE TERRACE



SCALE 1"=100'-0"

DESCRIPTION

PLOT Nº 1 BEGINNING (265.42) TWO HUNDRED SIXTY-FIVE AND FORTY-TWO ONE HUNDREDTHS FEET EAST OF THE SOUTHWEST CORNER OF SOUTHEAST QUARTER OF SECTION (14) FOURTEEN, TOWNSHIP (6) SIX, SOUTH RANGE (10) TEN WEST; RUNNING THENCE EAST (265.42) TWO HUNDRED SIXTY-FIVE AND FORTY-TWO ONE HUNDREDTHS FEET; THENCE NORTH (1661.88) ONE THOUSAND SIX HUNDRED SIXTY-ONE AND EIGHTY-EIGHT ONE HUNDREDTHS FEET; THENCE WEST (265.42) TWO HUNDRED SIXTY-FIVE AND FORTY-TWO ONE HUNDREDTHS FEET; THENCE SOUTH (1661.88) ONE THOUSAND SIX HUNDRED SIXTY-ONE AND EIGHTY-EIGHT ONE HUNDREDTHS FEET TO PLACE OF BEGINNING.

PLOT Nº 2 BEGINNING (120) ONE HUNDRED TWENTY FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION (14) FOURTEEN; TOWNSHIP (6) SIX, SOUTH RANGE (10) TEN WEST, RUNNING THENCE EAST (145.47) ONE HUNDRED FORTY-FIVE AND FORTY-TWO ONE HUNDREDTHS FEET; THENCE NORTH (1661.88) ONE THOUSAND SIX HUNDRED SIXTY-ONE AND EIGHTY-EIGHT ONE HUNDREDTHS FEET; THENCE WEST (107.71) ONE HUNDRED SEVEN AND SEVENTY-ONE HUNDREDTHS FEET; THENCE NORTH (39°-30') THIRTY-NINE DEGREES THIRTY MINUTES WEST (67) SIXTY-SEVEN FEET TO THEATRE DRIVE; THENCE WEST (25) TWENTY-FIVE DEGREES SOUTH (136) ONE HUNDRED THIRTY-SIX FEET ALONG THEATRE DRIVE; THENCE SOUTH (1461.88) ONE THOUSAND FOUR HUNDRED SIXTY-ONE AND EIGHTY-EIGHT ONE HUNDREDTHS FEET; THENCE EAST (120) ONE HUNDRED TWENTY FEET; THENCE SOUTH (200) TWO HUNDRED FEET TO PLACE OF BEGINNING.

CERTIFICATES

1. UNDER AUTHORTY PROVIDED BY CHAPTER 174-ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF VANDERBURGH, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF VANDERBURGH, AS FOLLOWS:

APPROVED BY COUNTY PLAN COMMISSION AT A MEETING HELD Aug 23, 1955

Jas Brackenridge
PRESIDENT
Henry Sucher
SECRETARY

2. "I Collis W. Thurgood, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JULY 21, 1955; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

THURGOOD & THURGOOD ENG'RS
Collis W Thurgood

PLAT RELEASE - COUNTY AUDITOR'S CERTIFICATE RECEIVED

Aug 24, 55
DATE

Henry Sucher
EXECUTIVE SECRETARY

3. "WE, THE UNDERSIGNED, SAM AND NEOMA COHEN, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS MAPLE TERRACE AN ADDITION IN VANDERBURG COUNTY. ALL STREETS AND ALLEYS SHOWN AND NOT 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 BUILDING OR STRUCTURES.

THERE ARE STRIPS OF GROUND (S) FIVE FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT", 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 EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

THIS SUBDIVISION IS TO BE STRICELY A RESIDENTIAL DEVELOPEMENT WITH A MINIMUM FLOOR AREA OF (900) NINE HUNDRED SQ. FT., EXCLUSIVE OF BREEZE WAY AND GARAGE.

THE FOREGOING COVENANTS, (OR RESTRICTIONS), ARE TO RUN WITH THE LAND, AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1980. AT WHICH TIME SAID COVENANTS, (OR RESTRICTIONS), SHALL BE AUTOMATICALLY EXTENDED FOR SECCESSIVE PERIODS OF (10) TEN YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE OR IN PART. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS, OR RESTRICTIONS, BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS, WHICH SHALL REMAIN IN FULL FORCE AND AFFECT.

Sam Cohen
Neoma Cohen

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED SAM AND NEOMA COHEN, AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING PLAT AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USE PURPOSE THEREIN CONTAINED AND SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THIS 19th DAY OF August, 1955

James D. Lopp
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 17, 1955