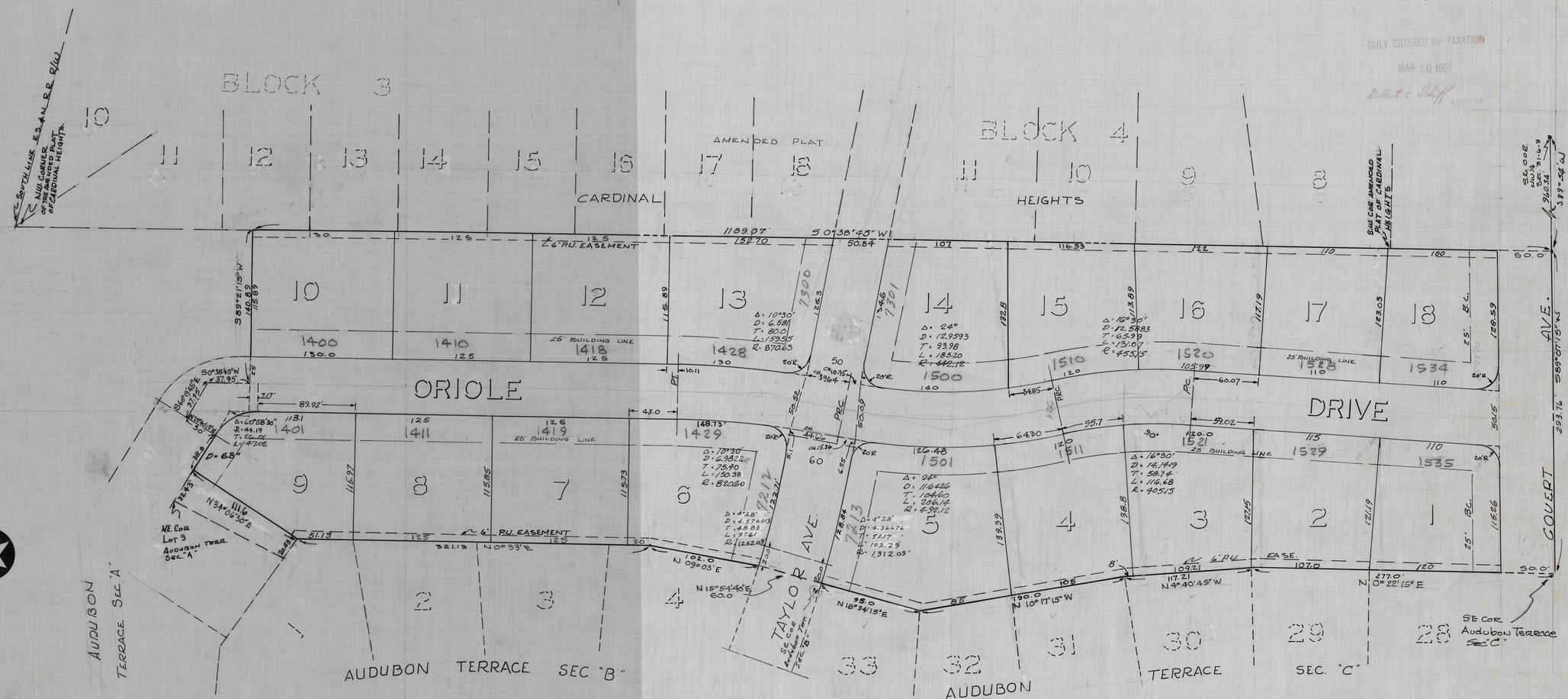
AUDUBON TERRACE, SEC "D"

A Subdivision of Part of the North West 1/4 of Section 31, Township 6 South, Range 9 West, Lying in Vanderburgh County Indiana, More Particularly Described as Follows;

Beginning at a point on the south line of said 1/4 section which lies S 89°54'W a distance of 960.34 ft. from the South East Corner thereof, thence S 89°07'15"W along said south line a distance of 293.76 ft. to the South east corner of Audubon Terrace Section "C", thence N 0°22'15"E along the east line of said Audubon Terr. Section "C" a distance of 277.0 ft., thence N 4°40'45"W along said east line a distance 117.21 ft., thence N 10°17'15"W along said Easterly line a distance of 190.0 ft., thence N 16°34'15"E along said Easterly line of Audubon Terrace Section "C" a distance of 95.0 ft. to the Southeast Corner of Audubon Terrace Section "B", thence N 15°54'40"E along the easterly line of said Audubon Terrace Sec. "B" a distance of 60.0 ft., thence N 9°03'E along said easterly line a distance of 102.0 ft., thence N 0°-33'E along said easterly line a distance of 321.13 ft., thence N 34°06'30"E a distance of 111.6 ft. to a point on a 6.8° Curve, which lies 32.43 ft. southeasterly along said curve from the Northeast Corner of lot 9 Audubon Terrace Sec. "A", thence Southeasterly along said curve a distance of 38.8 ft., thence N 29°40'15"E a distance of 30.0 ft., thence S 60°19'45"E a distance of 37.95 ft., thence S 0°38'45"W a distance of 37.95 ft thence S 89°21'15"W a distance of 140.89 ft to a point on the west line of the Amended plat of Cardinal Heights, thence S 0°38'45"W along said West line a distance of 1189.07 to the point of beginning.

RECEIVED FOR RECORD
at 1:30 P.M.
March 30 1961
Recorded in Plat Record No. J
Page 154
Clyde Buddy Cole, Jr., Recorder
Vanderburgh County

DULY ENTERED for TAXATION
MAR 30 1961
Auditor



We the undersigned, owners of the real estate shown and described here on do hereby as shown plat and subdivide said real estate and designate same as AUDUBON TERRACE SEC. "D"
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.

AUDUBON CORP.
J.D. Carter, President
J.D. Carter
Polybell M. Dye, Secy.

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said
who acknowledged the exection of the foregoing plat of Audubon Terrace Sec. D the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 28th day of March 1961

Esther M. Barlow
Notary Public

My commission expires August 24, 1964

Seal

Under authority provided by Chapter 174—Act of 1947 enacted by the General Assembly of the State of Indiana and by Ordinances adopted by the City Concil of the City of Evansville, Indiana this plat was given final approval by the City of Evansville as follows:

Approved by the Evansville—Vanderburgh Regional Plan Commission at a meeting held.

October 10, 1960.
Date

B. F. Shepp, O.D. President
W. D. Jones Secretary

Plat Release= County Auditors Certificate Recieved

March 20, 1961 W. D. Jones
Date Executive Secretary

I, Leo V. Weiss, hereby certify I am a Professional Engineer, licenced in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by us on Jan. 23 1961, that all monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

Engineer Associates, Inc.
312 N.W. 8th. St.
Evansville, Indiana

By Leo V. Weiss
Leo V. Weiss — Civil Engineer

Seal

Street, Road, and other minimum improvements have not been made and the public is notified that the City will not accept the same for maintenance until the owners of the various lots herein improve the same up to said minimum standards."

LEO V. WEISS REGISTERED No. 5961 STATE OF INDIANA PROFESSIONAL ENGINEER