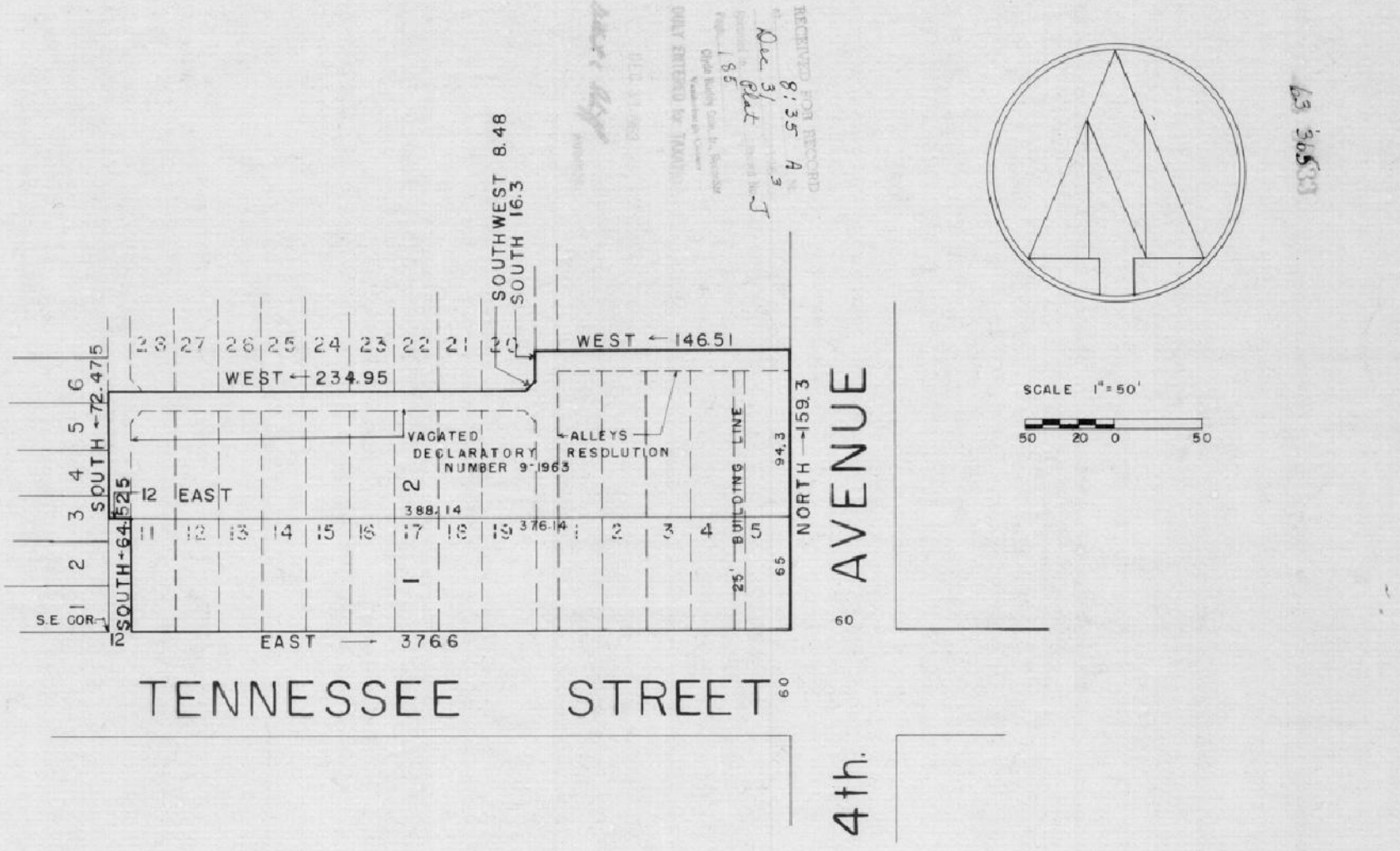
REGAL'S SUBDIVISION

LEGAL DESCRIPTION

The replat of Lots 11, 12, 13, 14, 15, 16, 17, 18 & 19 in Hoelscher's Addition as recorded in Plat Book "C" page 321, Lots 1, 2, 3, 4 & 5, Stoltz's Subdivision of the South part of Block 2, Heinlein's Addition as recorded in Plat Book "F" page 215 in the Office of the Recorder of Vanderburgh County, Indiana and Vacated Alleys (Declaratory Resolution Number 9-1963) all of which lies in Vanderburgh County, Indiana and is more particularly described as follows:

Beginning at a point on the North line of Tennessee Street which lies 12 feet East of the Southeast corner of Lot 1 of said Hoelscher's Addition, thence East along the North line of Tennessee Street a distance of 376.6 feet to a point on the West line of Fourth Avenue, thence North along the West line of Fourth Avenue a distance of 159.3 feet to a point on the N. line of a vacated alley, thence West along the North line of said vacated alley a distance of 146.51 feet, thence South along the West line of said vacated alley a distance of 16.3 feet, thence Southwest along the Northwest line of said vacated alley 8.48 feet, thence West along the North line of said vacated alley a distance of 234.95 feet to a point on the West line of said vacated alley, thence South along the West line of said vacated alley a distance of 72.475 feet, thence East 12 feet, thence South a distance of 64.525 feet to the place of beginning.



We undersigned, owners of the said real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate the some as REGAL'S SUBDIVISION. All streets within the plat are dedicated to the public, except as shown. Building setback lines are established as shown on the plat between which lines and property lines of the street there shall not erected or maintained any building or structures. Strips of ground of the width shown on the plat and marked as "Easement" are reserved for the use of public utilities for the installation of electric lines, telephone poles, surface water drainage, and sewer mains and subject at all times to proper authorities and to the easements hereon reserved. No structures are to be maintained on said strips and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

REGAL REALTY CORP.

by Herman Berman _____ President

attest Carl Risch _____ Secretary
Carl Risch

State of Indiana s.s.
County of Vanderburgh

Before me the undersigned, a notary public in and for said county and state aforesaid personally appeared the said Regal Realty Corp. by Herman Berman its President and Carl Risch its Secretary for the said corporation who acknowledge the execution of the foregoing plat of REGAL'S SUBDIVISION with 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 notorial seal this day of Dec. 30TH 1963.
My commission expires 12/6 1965.

James A. Bagley SEAL
Notary Public

CERTIFICATES

Under the authority provided by Chapter 174-Acts of 1947 enacted by the General Assembly of the State of Indiana and by Ordinance adopted by the City of Evansville in the County of Vanderburgh, Indiana, this plat was given final approval by the Evansville Vanderburgh Metropolitan Plan Commission.

Approval by the Evansville Vanderburgh Metropolitan Plan Commission at a meeting held on December 9 1963

B. F. Shipp Jr. President W. D. Jones Executive Secretary

Plat Release December 13, 1963 Date W. D. Jones Executive Secretary

I, Elmo Douglas Dockery, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me on Nov 29, 1963, and that all monuments shown actually exist, and that their location, type, and material are accurately shown.

Elmo Douglas Dockery
Elmo Douglas Dockery L.S.
Ind. Reg. No. 9920