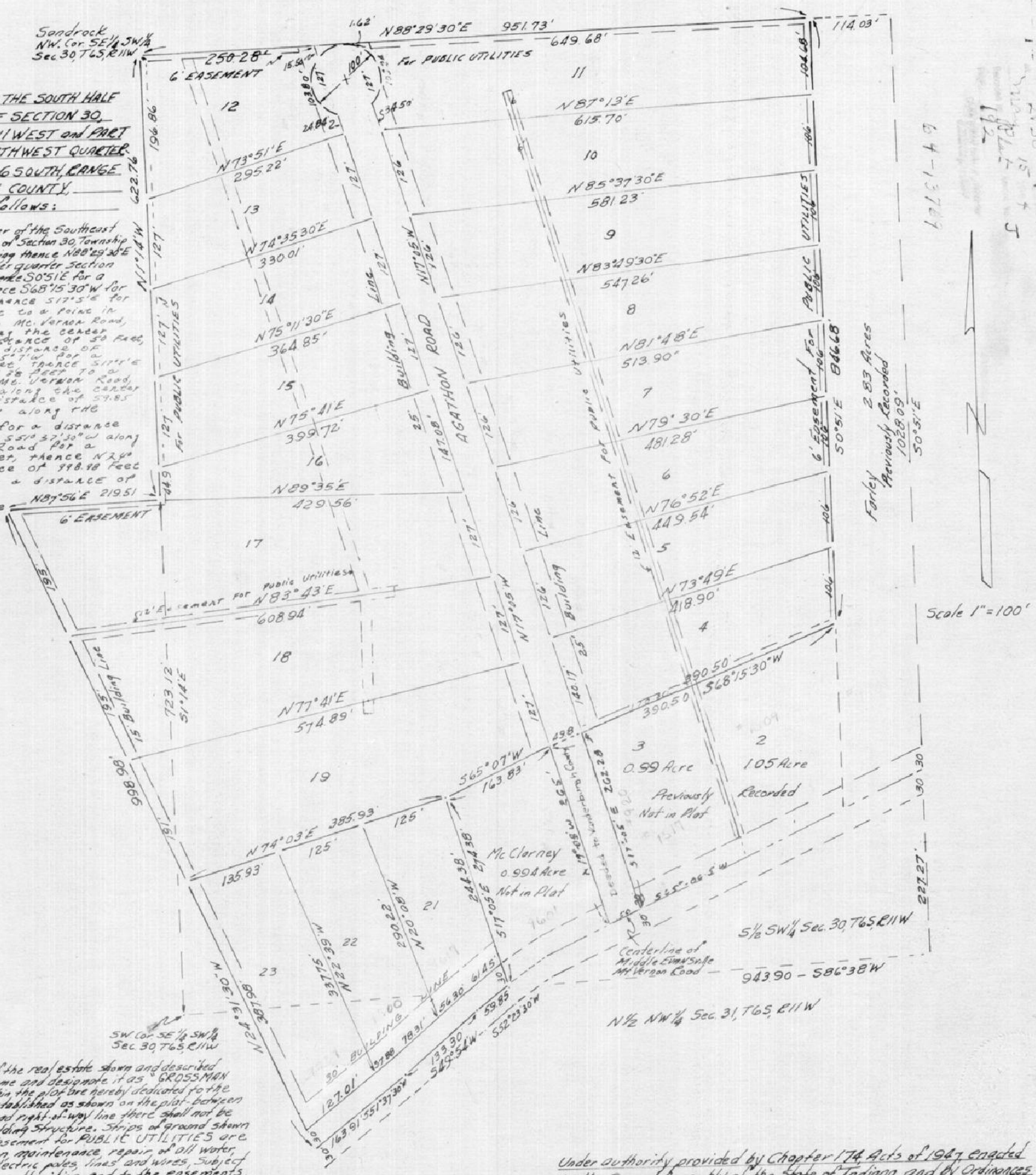
GROSSMAN GARDENS

A SUBDIVISION OF PART OF THE SOUTH HALF OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 11 WEST and PART OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, INDIANA, Described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West and measuring thence N88°29'30"E along the North Line of said Quarter Quarter Section for a distance of 951.73 Feet; thence S0°51'E for a distance of 846.68 Feet; thence S68°15'30"W for a distance of 390.50 Feet, thence S17°5'E for a distance of 262.28 Feet to a point in the center of the Middle Mt. Vernon Road, thence S65°6'30"W along the center of said Road for a distance of 50 Feet, thence N17°5'W for a distance of 265.0 Feet, thence S65°7'W for a distance of 163.83 Feet, thence S17°5'E for a distance of 214.38 Feet to a point on the Middle Mt. Vernon Road, thence S52°23'30"W along the center of said Road for a distance of 59.85 Feet, thence S49°58'W along the center of said Road for a distance of 133.30 Feet, thence S51°32'30"W along the center of said Road for a distance of 163.91 Feet, thence N24°31'30"W for a distance of 998.98 Feet thence N87°56'E for a distance of 219.51 Feet, thence N1°4'W for a distance of 622.76 Feet to the Place of beginning, Containing 26.60 Acres, more or less.



We, the undersigned Owners of the real estate shown and described hereon do hereby plat the same and designate it as "GROSSMAN GARDENS". All roads within the plat are hereby dedicated to the public. Building Lines are established as shown on the plat between these Building lines and the road right-of-way line there shall not be erected or maintained any Building Structure. Strips of ground shown on the plat and marked "Easement for PUBLIC UTILITIES" are reserved for the installation, maintenance, repair of all water, sewer, gas, telephone and electric poles, 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 of ground and Owners of lots shall take title subject to the rights of the public utilities in these Strips of ground.

Elmer W. Grossman Wesley E. Grossman
Flora C. Grossman Edward D. Grossman
Carl E. Pulledge Marilou Pulledge Anna B. Seiler Samuel A. Seiler
Arthur W. Walling Mabel A. Walling David L. Seifert Tina D. Seifert

State of Indiana } S. S.
County of Vanderburgh }

Before me _____, a Notary Public in and for said State and County, personally appeared the above named persons who are the owners and Subdividers of the above real estate, and acknowledged the foregoing plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____ 1964

My Commission Expires _____
Notary Public

Under authority provided by Chapter 174 Acts of 1947 enacted by the General Assembly of the State of Indiana and by Ordinances adopted by the Commissioners of Vanderburgh County, Indiana, this plat was given final approval by Vanderburgh County, Indiana.

Approved by the Evansville-Vanderburgh Metropolitan Plan Commission at a meeting held _____
Date _____

_____ President
_____ Secretary

Plat Release
Date May 15, 1964

_____ Executive Secretary

I John H. Leffel, do hereby certify that I am a Professional Engineer and Land Surveyor, licensed in Compliance with the laws of the State of Indiana. I further certify that this plat is a true and correct drawing of a survey completed on December 6, 1963.

John H. Leffel, P.E. & L.S. No. [illegible]
Dated: December 1963

Private sewage disposal installation must meet the requirements of the Evansville-Vanderburgh County Health Department.

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