Re Easement Applying to Lot 45
See Deed Drawer 6 card 2582

GROSSMAN GARDENS NO. 3

LEGAL DESCRIPTION

Part of the North half of the Northwest Quarter of Section 31, Township 6 South, Range 11 West, bound and described as follows:

Beginning at a point, said point being located by measuring from the Southeast Corner of the North half of the Northwest Quarter of said section, along and upon the South line of the North half of the Northwest Quarter of said section with a bearing of S 87° 4' 30" W a distance of 1,367.83 feet to a point; thence measuring with a bearing of N 0° 51' W along and upon the West line of Mc Dowell Road a distance of 249.26 feet to the place of beginning of subject boundary description; thence from said beginning point, measuring N 0° 51' W along the West line of Mc Dowell Road, 50 feet to a point, thence measuring S 87° 7' W 247.81 feet to a point, thence measuring N 0° 51' W 458.57 feet to a point on the Southeasterly right-of-way line of Indiana State Highway 62, thence measuring S 47° 27' W along the Southeasterly right-of-way line of Indiana State Highway 62, 130.88 feet to a point, thence measuring S 45° 24' W 376.36 feet along the Southeasterly right-of-way line of said highway to a point, thence measuring S 37° 50' W along the Southeasterly right-of-way line of said highway 461.45 feet to a point, thence measuring S 30° 30' W along the Southeasterly right-of-way line of said highway 358.86 feet to a point, thence N 87° 4' 30" E 600.94 feet to a point, thence measuring N 0° 51' W 249.42 feet to a point, thence measuring N 87° 7' E 247.81 feet to the place of beginning, containing 6.07 acres, more or less.

We the undersigned, owners of the said real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate the same as GROSSMAN GARDENS NO. 3. 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 be erected or maintained any building structures. Strips of ground of the width shown on the plat and marked as "Easement" are reserved for the use of the 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.

Anna B. Seiler — Edward D. Grossman
Flora C. Grossman — Wesley E. Grossman
Edward D. Grossman — Wanda L. Moye
John Robert Moye

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 ANNA B. SEILER, EDWARD D. GROSSMAN, ELMER W. GROSSMAN, FLORA C. GROSSMAN, WESLEY E. GROSSMAN, JOHN ROBERT MOYE AND WANDA L. MOYE who acknowledge the execution of the foregoing plat of GROSSMAN GARDENS NO. 3 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 9 day of July 1964.

My commission expires FEB. 16 1968.

A. W. Walling SEAL
A. W. WALLING 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 Board of County Commissioners of the County of Vanderburgh, Indiana, this plat was given approval by the County as follows:

Approval by the Evansville Vanderburgh Metropolitan Plan Commission at a meeting held on July 13 1964

President — Executive Secretary

Plat Release - County Auditor's Certificate Received July 15 1964
Date

Executive Secretary

I, John H. Leffel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana and certify that this plat correctly represents a survey completed by me on July 1, 1964, and that all monuments shown actually exist, and that their location, type, and material are accurately shown.

John H. Leffel L.S.
Ind. Reg. No. 10110

