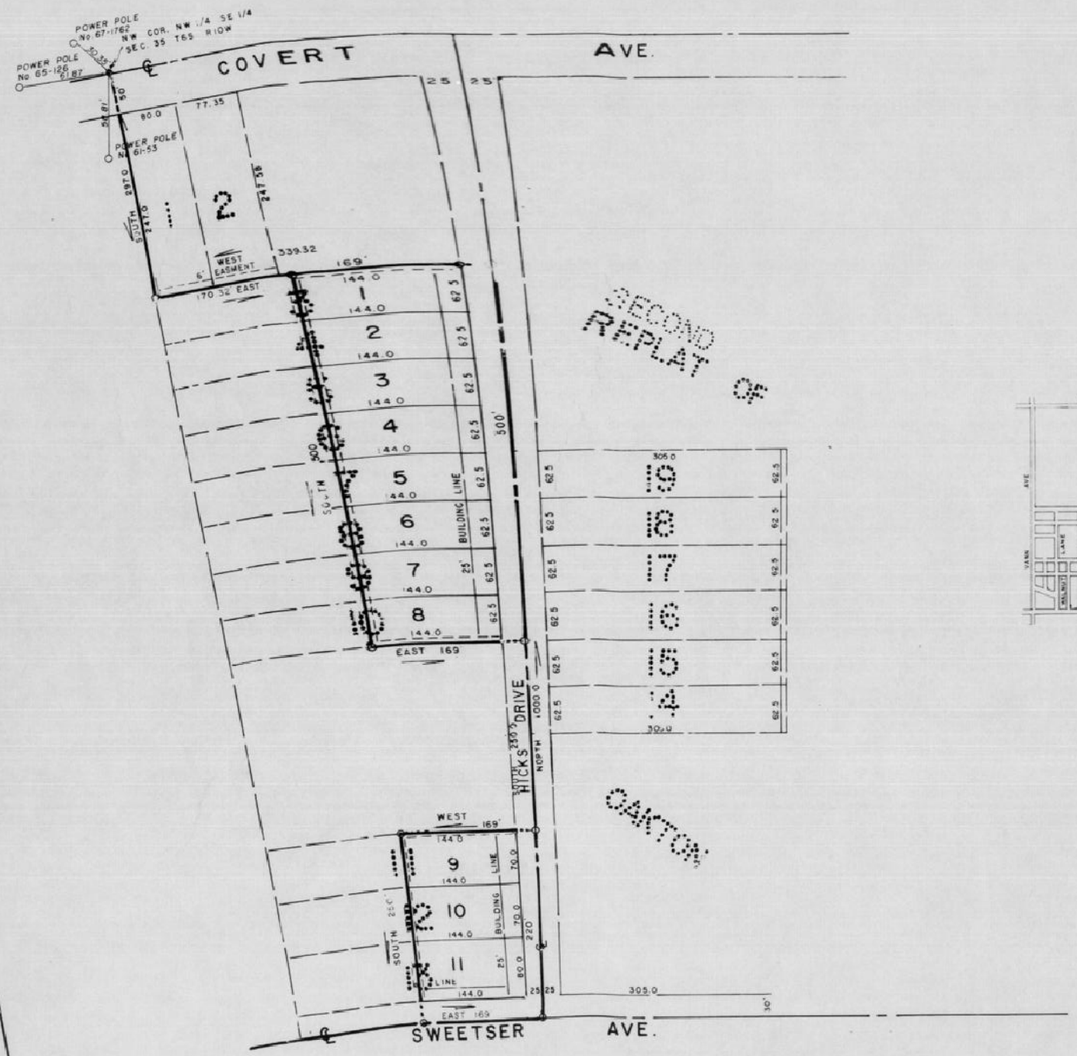
TR 35-6-10 (36144)

KAREN SUBDIVISION

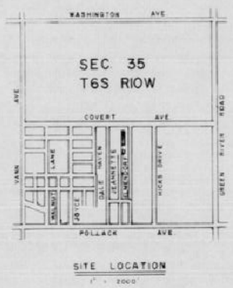
LEGAL DESCRIPTION

A REPLAT OF THE EAST 144' OF LOTS 3,4,5,6,7,8,9,10,11,12 & 13 IN THE SECOND REPLAT OF OAKTON RECORDED IN PLAT BOOK "K" PAGE 85 IN THE OFFICE OF RECORDER, EVANSVILLE, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW COR NW 1/4 SE 1/4 SEC 35-6-10, THENCE S 29.1' TO THE NW COR LOT 3 IN 2nd REPLAT OF OAKTON, THENCE EAST 170.32' TO PLACE OF BEGINNING, THENCE SOUTH 300' THENCE EAST 169' TO THE CENTER OF HICKS DRIVE; THENCE SOUTH 250' ALONG THE CENTER OF HICKS DRIVE; THENCE WEST 169'; THENCE SOUTH 250' TO THE CENTER OF SWEETSER AVE. THENCE EAST 169' ALONG CENTER OF SWEETSER AVE TO INTERSECTION CENTER LINE HICKS DRIVE. THENCE NORTH 1000' ALONG CENTER HICKS DRIVE; THENCE WEST 169' TO PLACE OF BEGINNING.







OWNERS' CERTIFICATE

We, the undersigned 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 the said real estate in accordance with the within plat.

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 buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the rights of the public utilities.

HERITAGE HOMES, INC.

John R. Neidig, Pres
JOHN R. NEIDIG, PRES.

Donald S. Neidig, Secy
DONALD S. NEIDIG SECT.

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notorial Seal this 20th day of December 1968

[illegible] Notary Public

My Commission expires April 13 1971

Sewage disposal installation must meet the requirements of the Evansville-Vanderburgh County Health Department

"Street, Roads and other community 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."

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana

Under authority provided by chapter 138-acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the common council of the city of Evansville and an ordinance adopted by the board of county comissioners Vanderburgh County, Indiana, the plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on Feb 10 1969

PRESIDENT [illegible]

SECRETARY Sue Newcomb

DATE 2/10/69

Plat Release-County Auditors Certificate Received

SURVEYOR'S CERTIFICATE

I, Edwin O. Boyd, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on December 19, 1968; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL Edwin O. Boyd

Edwin O. Boyd
Ind. Reg. No. 7873

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