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Recorded in Plat Recorded No. K
Page 170
CLYDE "BUDDY" COLE, JR. RECORDER
VANDERBURGH COUNTY

DULY ENTERED for TAXATION
SEP 28 1973
Irvin F. Volpert
AUDITOR

73-17215

DIAMOND VALLEY SUBDIVISION

TRACTS 8-16 & 24 SECTION 13-T6S-R11W

TRACTS 1-2-9-10-11-17 & 18 SECTION 18-T6S-R10W

LEGAL DESCRIPTION

Part of Block 4 of the Plat of Harwood Subdivision of Lots 6, 7, 8, and 9 of Block "A" of Avondale, as per plat thereof, recorded in Plat Book H, page 188, in the office of the Recorder of Vanderburgh County, Indiana. Also, part of Lots 5 and 6 in Block "A" of Avondale, as per plat thereof recorded in Plat Book B, page 168 in the office of the Recorder of Vanderburgh County, Indiana. Also part of Blocks 1 and 2 of Springfield Addition to the City of Evansville as per plat thereof recorded in Plat Book G, page 220, in the office of the Recorder of Vanderburgh County, Indiana. Also, part of the Beverly Heights Subdivision in the northwest quarter of Section 18, Township 6 south, Range 10 west, as per plat thereof, recorded in Plat Book G, page 256, in the office of the Recorder of Vanderburgh County, Indiana. Also, part of the northeast quarter of Section 13, Township 6 south, Range 11 west.

Diamond Valley Subdivision is bounded and described as follows: Commencing at an iron rod at the northwest corner of the northwest quarter of Section 18, Township 6 south, Range 10 west; thence south 01 degree, 01 minute, 40 seconds west, 172.01 feet along the range line between Section 18 and Section 13 to a copper clad steel rod at the true point of beginning; thence south 87 degrees, 16 minutes, 20 seconds east a distance of 30.00 feet to a 5/8 inch iron rod; thence south 01 degree, 01 minute, 40 seconds west a distance of 33.50 feet to a 5/8 inch iron rod; thence north 32 degrees, 18 minutes, 40 seconds east a distance of 38.50 feet to a 5/8 inch iron rod; thence south 87 degrees,16 minutes, 20 seconds east a distance of 814.01 feet to a 5/8 inch iron rod; thence south 01 degree, 01 minute, 40 seconds west a distance of 130.00 feet to a 5/8 inch iron rod; thence south 87 degrees, 16 minutes, 20 seconds east a distance of 74.00 feet to a 5/8 inch iron rod; thence north 01 degree, 01 minute, 40 seconds east a distance of 130.00 feet to a 5/8 inch iron rod; thence south 87 degrees 16 minutes, 20 seconds east a distance of 398.37 feet to a copper clad steel rod; thence south 01 degree, 08 minutes, 00 seconds west a distance of 631.00 feet to a copper clad steel rod; thence south 87 degrees, 23 minutes, 30 seconds east a distance of 30.01 feet to an iron rod imbedded in concrete at the southwest corner of Lot No. 1 of Block 4 of Harwood Subdivision, thence continue south 87 degrees, 23 minutes, 30 seconds east a distance of 300.07 feet to a concrete monument; thence south 01 degree, 08 minutes, 00 seconds west a distance of 319.23 feet to a concrete monument; thence north 87 degrees, 25 minutes, 40 seconds west a distance of 30.00 feet to a concrete monument; thence south 01 degree, 08 minutes, 00 seconds west a distance of 230.59 feet to a concrete monument; thence north 88 degrees, 19 minutes, 30 seconds west a distance of 300.01 feet to a copper clad steel rod; thence south 01 degree, 08 minutes, 00 seconds west a distance of 462.64 feet to a concrete monument at the intersection of Third Avenue centerline extended and State Highway 460 right-of-way; thence north 60 degrees, 04 minutes, 40 seconds west a distance of 165.61 feet along said right-of-way; thence north 53 degrees, 45 minutes, 40 seconds west a distance of 115.87 feet along said right-of-way; thence north 64 degrees, 12 minutes, 00 seconds west a distance of 316.83 feet along said right-of-way, thence north 48 degrees, 15 minutes, 00 seconds west a distance of 254.54 feet along said right-of-way; thence northwesterly with said right-of-way 812.57 feet along a non-tangent curve concave to the south having a radius of 2984.79 feet and a long chord which bears north 65 degrees, 34 minutes, 00 seconds west a distance of 312.42 feet; thence north 76 degrees, 04 minutes, 00 seconds west a distance of 208.60 feet along said right-of-way; thence northwesterly with said right-of-way 326.00 feet along a non-tangent curve concave to the south, having a radius of 2964.79 feet and a long chord which bears north 75 degrees, 43 minutes, 00 seconds east a distance of 325.83 feet; thence north 49 degrees, 19 minutes, 00 seconds west a distance of 36.16 feet along said right-of-way to a concrete monument; thence north 03 degrees, 43 minutes, 00 seconds west a distance of 480.75 feet to a concrete monument; thence south 87 degrees, 16 minutes, 20 seconds east a distance of 262.52 feet to a concrete monument; thence north 01 degree, 01 minute, 40 seconds east a distance of 502.50 feet to the true point of beginning, containing 46.43 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me February 17, 1972.

James Q. Morley
James Q. Morley
Ind. Reg. No. 12629

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

The undersigned City of Evansville, Department of Redevelopment, by Norman A. Gerth, its President, and John W. Street, its Secretary, acknowledges that it has laid off, platted, and subdivided, and does 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 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, sidewalks, 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 strip of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Attest:
John W. Street, Secretary

CITY OF EVANSVILLE
DEPARTMENT OF REDEVELOPMENT
By Norman A. Gerth, President

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

NOTARY CERTIFICATE

Before me, the undersigned, Notary Public in and for said County and State, personally appeared Norman A. Gerth, President of the Evansville Redevelopment Commission, and John W. Street, Secretary of said Commission, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon as their free and voluntary act and deed for the City of Evansville, Department of Redevelopment.

My commission expires:
4-23-74

Margaret Grissett
Notary Public

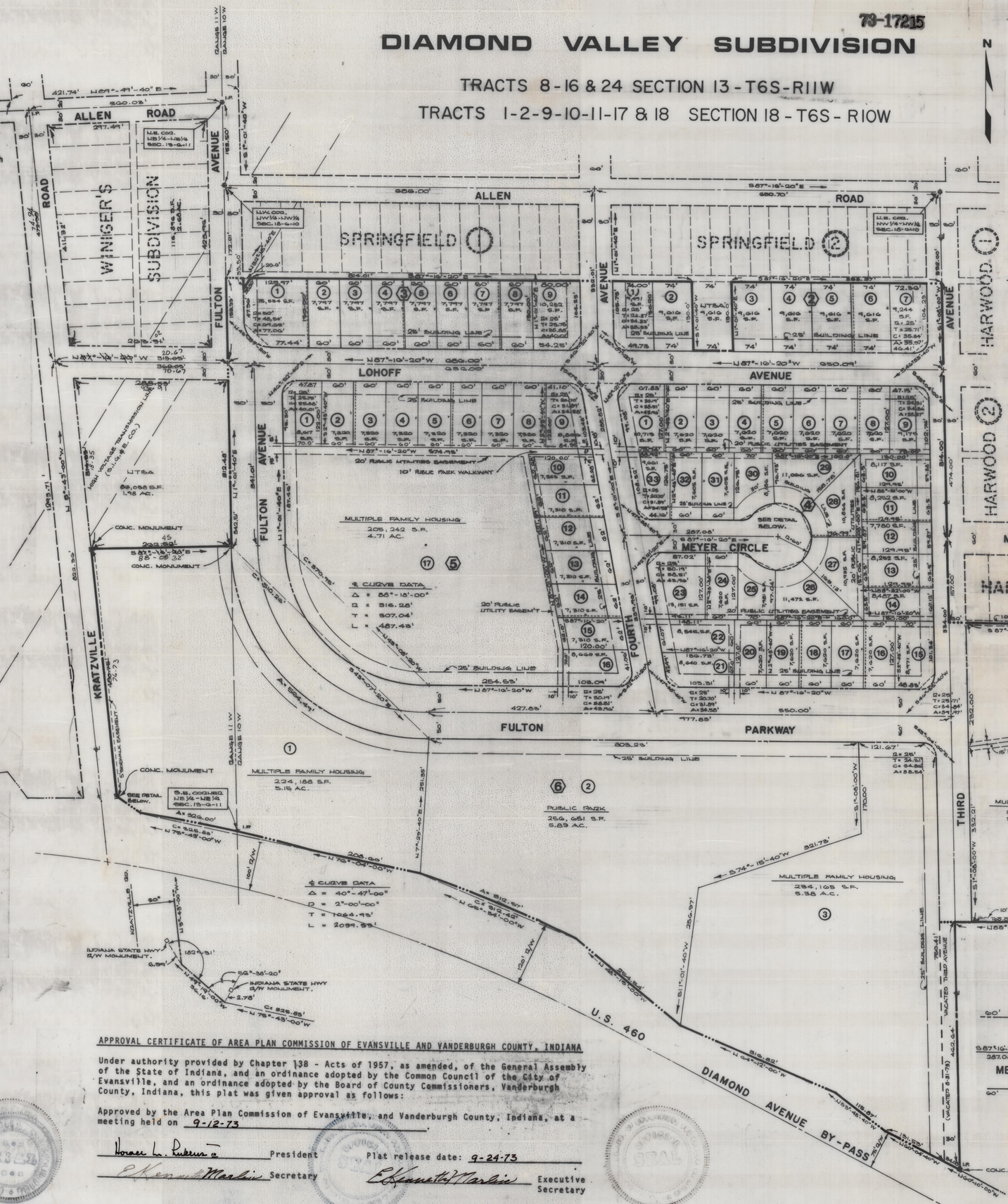
APPROVAL CERTIFICATE OF AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

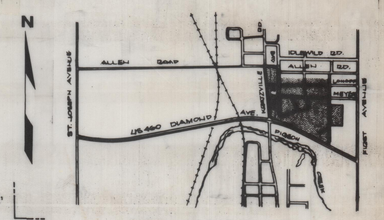
Under authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville, and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville, and Vanderburgh County, Indiana, at a meeting held on 9-12-73

Horace L. Rukeyser President
E. Kenneth Markin Secretary

Plat release date: 9-24-73
E. Kenneth Markin Executive Secretary





SITE LOCATION MAP
SCALE: 1" = 2000'

GRAPHIC SCALE
0 50 100 200 400

NOTE: BEARINGS SHOWN ON THIS PLAT ARE BASED ON A SOLAR BEARING OF THE S. NORTH THIRD AVENUE.

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC RIGHT-OF-WAY
- 20' WIDE UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- TYPE "B" MONUMENT
- CONCRETE MONUMENT
- 4' UTILITIES EASEMENT
- (1) LOT NUMBER
- (4) BLOCK NUMBER

CUL-DE-SAC DETAIL
NO SCALE