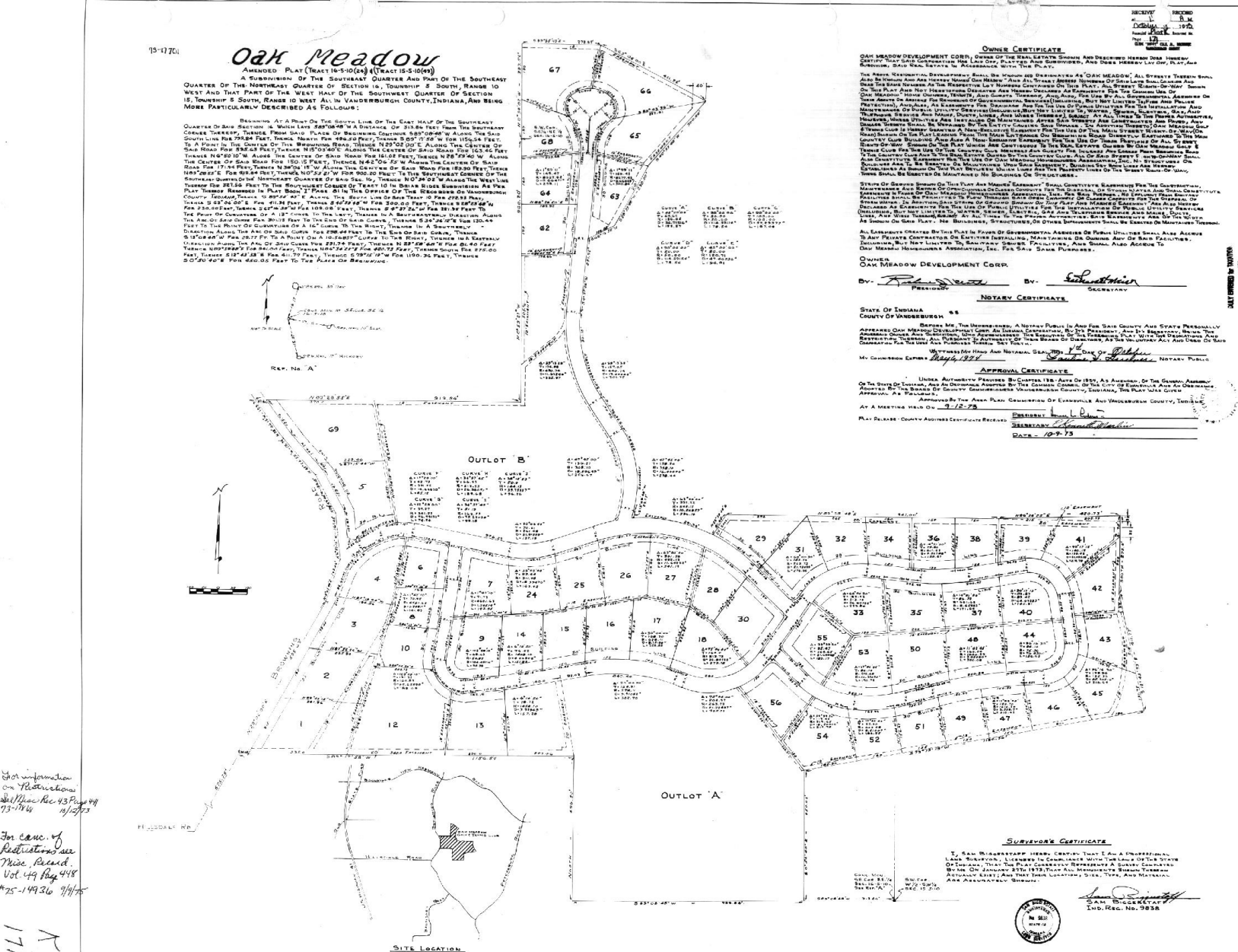
75-17701

Oak Meadow

Amended Plat (Tract 16-5-10(26)) & (Tract 15-5-10(49))

A Subdivision Of The Southeast Quarter And Part Of The Southeast Quarter Of The Northeast Quarter Of Section 16, Township 5 South, Range 10 West And That Part Of The West Half Of The Southwest Quarter Of Section 15, Township 5 South, Range 10 west All In Vanderburgh County, Indiana, And Being More Particularly Described As Follows:

Beginning At A Point On The South Line Of The East Half Of The Southeast Quarter Of Said Section 16, Which Lies S89°08'48"W A Distance Of 313.86 Feet From The Southeast Corner Thereof, Thence From Said Place Of Beginning Continue S89°08'48"W Along The Said South Line For 791.84 Feet, Thence North For 496.20 Feet, Thence S.85° 17' 58"W For 115.54 Feet To A Point In The Center Of The Bergdolt Road, Thence N29°02'20"E Along The Center Of Said Road For 538.63 Feet, Thence N15°03'40"E Along The Center Of Said Road For 163.46 Feet Thence N6°20'10"W Along The Center Said Road For 161.01 Feet, Thence N4°40'40"W For 160.40 Feet Along The Center Of Said Road For 150.15 Feet, Thence N4°42'06"E W Along The Center Of Said Road For 171.46 Feet, Thence N 36°04' 15" W Along The Center Of Said Road For 182.20 Feet, Thence N89°28'55"E For 519.84 Feet, Thence N0°32'01"W For 900.00 Feet To The Southwest Corner Of The Southeast Quarter Of The Northeast Quarter Of Said Section 16, Thence N0°34'02"W Along The West Line Thereof For 287.56 Feet To The Southwest Corner Of Tract 10 In Dollar Sides Subdivision As Per Plat Thereof Recorded In Plat Book 'J' Page 81 In The Office Of The Recorder Of Vanderburgh County, Indiana, Thence S 89°55' 40" E Along The South Line Of Said Tract 10 For 278.38 Feet, Thence S 83°06'00" E For 411.34 Feet, Thence S 46°52'58"W For 300.00 Feet, Thence S 58°22'58"W For 230.00 Feet, Thence S 60°16' 58" W For 108.08 Feet, Thence N 29°37' 24" W For 38.19 Feet To The Point Of Curvature Of A 13° Curve To The Left, Thence In A Southwesterly Direction Along The Arc Of Said Curve For 298.68 Feet To The End Of Said Curve, Thence S 34°26'58"W For 130.46 Feet To The Point Of Curvature Of A 16° Curve To The Right, Thence In A Southerly Direction Along The Arc Of Said Curve For 298.68 Feet To The End Of Said Curve, Thence S 18°08'58"W For 28.17 Ft. To A Point On A 10.54802° Curve To The Right, Thence In A Easterly Direction Along The Arc Of Said Curve For 231.74 Feet, Thence N 82°24'46"E For 84.40 Feet Thence N 80°12'58"E For 96.04 Feet, Thence N 84°24'28"E For 480.72 Feet, Thence South For 275.00 Feet, Thence S 15°43'38"E For 41.79 Feet, Thence S 78°16'19"E For 1190.36 Feet, Thence S 0°30'40"E For 660.05 Feet To The Place Of Beginning.



Owner Certificate

Oak Meadow Development Corp., Owner Of The Real Estate Shown And Described Hereon Does Hereby Certify That Said Corporation Has Laid Off, Platted And Subdivided, And Does Hereby Lay Off, Plat, And Subdivide, Said Real Estate In Accordance With The Plat.

The Above Mentioned Development Shall Be Known And Designated As 'Oak Meadow', All Streets Therein Shall Also Be Known And Designated As 'Public Streets' And All Street Address Numbers Of Said Lots Shall Conform To The State Numbers As The Records Thereof May Lay Hereafter Contained On This Plat. All Street Rights-Of-Way Shown On This Plat And Not Heretofore Dedicated Are Hereby And Hereafter Dedicated To The Public For The General Use Of Oak Meadow Home Owners, Tenants, And Others Entitled Thereto, Subject To All Governmental Assessments Or Taxes Assess Or Assessed For Rendering Of Governmental Services (Including, But Not Limited To, Police Protection), And Also, An Easement Hereby Is Granted And For The Use Of Public Utility For The Installation And Maintenance Of Public Utility Services (Including, But Not Limited To, Water, Sewer, Gas, Electric, Telephone, Etc.) And Also Hereby Dedicates, Grants, And Makes Easements To The Proper Authorities, Houses, Where Utilities Are Installed Or Maintained After Said Streets Are Constructed And Paved, Any Damage Thereto Shall Be Repaired By The Utility Causing Said Damage. So Additional Property Owned By Oak Meadow Golf & Tennis Club Is Hereby Granted A Non-Exclusive Easement For The Use Of The Main Street Right-Of-Way Or Roadway Shown On The Plat Leading From The Main Entrance Of Said Golf & Tennis Club Building And Also A Non-Exclusive Easement For The Use Of Those Portions Of All Street Rights-Of-Way Shown On Said Plat Which Are Contiguous To The Real Estate Owned By Oak Meadow Golf & Tennis Club For The Use Of The Country Club Members And Guests For Ingress And Egress From Swimming Pool & Country Club Building To The Golf Course Of Said Golf & Tennis Country Club. Any Of Said Streets Shall Be Dedicated By Oak Meadow Homeowners Association, Inc. N- Structures On Buildings Are To Be Erected On Maintenance Strips Of Land Reserved And Shown On This Plat Between Building Lines And The Rear Property Lines Of The Street Right-Of-Way. There Shall Be Erected Or Maintained No Buildings Or Structures.

Strips Of Ground Shown On This Plat And Marked Easement Shall Constitute Easements For The Construction, Maintenance And Operation Of Sewers And Drains For The Locality Causing Such Sewage. So Additional Property Owned By Oak Meadow Golf & Tennis Club Is Hereby Granted A Non-Exclusive Easement For The Use Of The Main Street Right-Of-Way Or Roadway Shown On The Plat Leading From The Main Entrance Of Said Golf & Tennis Club Building And Also A Non-Exclusive Easement For The Use Of Those Portions Of All Street Rights-Of-Way Shown On Said Plat Which Are Contiguous To The Real Estate Owned By Oak Meadow Golf & Tennis Club For The Use Of The Country Club Members And Guests For Ingress And Egress From Swimming Pool & Country Club Building To The Golf Course Of Said Golf & Tennis Country Club. Any Of Said Streets Shall Be Dedicated By Oak Meadow Homeowners Association, Inc. N- Structures On Buildings Are To Be Erected On Maintenance Strips Of Land Reserved And Shown On This Plat Between Building Lines And The Rear Property Lines Of The Street Right-Of-Way. There Shall Be Erected Or Maintained No Buildings Or Structures.

All Easements Created By This Plat In Favor Of Governmental Agencies Or Public Utilities Shall Also Accrue To Any Private Contractor Or Entities Installing, Maintaining, Or Owning Any Of Said Facilities. Including, But Not Limited To, Sanitary Sewer Facilities, And Shall Also Accrue To Oak Meadow Homeowners Association, Inc. For Said Same Purposes.

Owner
Oak Meadow Development Corp.

By- _____ President By- _____ Secretary

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 Oak Meadow Development Corp. An Indiana Corporation, By Its President And Its Secretary, Being The Aforesaid Owner And Subscribers, Who Acknowledged The Execution Of The Foregoing Dedications And Restrictions Of Use And Who Being Duly Sworn By Me, Stated That The Statements Therein Contained Are Truly And Correctly Set Forth.

Witness My Hand And Notarial Seal This ____ Day Of _____, _____

My Commission Expires _____ _____ Notary Public

Approval Certificate

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

President _____

Plat Release - County Auditors Certificate Received

Secretary _____

Date - 10-9-73

Surveyor's Certificate

I, Sam Biggerstaff 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 January 27th 1973 (Plat All Monuments Shown Thereon Actually Exist; And That Their Location, Size, Type, And Material Are Accurately Shown.

Sam Biggerstaff
Ind. Reg. No. 9838

Recorded for TAXATION
OCT 1 1973
Auditor

For information on Restrictions see Misc. Rec. 43 Page 49 73-17644 10/1/73

For canc. of Restrictions see Misc. Record Vol. 49 Page 448 #75-14936 9/11/75

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