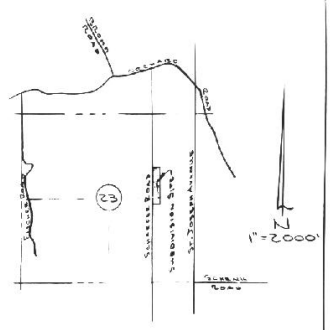
75-07159

ELPERS' PINE GROVE SUBDIVISION TRACT # 23 - 5 - 11 (23,31,39)

RECEIVED FOR RECORD
at 10:44 A.M.
April 24 1974
Recorded in Plat Recorded No K
Page 186
CLYDE "BUDDY" COLE, JR. RECORDER
VANDERBURGH COUNTY

DULY ENTERED for TAXATION
APR 24 1975
Curt John
AUDITOR



LOCATION MAP

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter, and part of the Southeast Quarter of the Northeast Quarter of Section 23, Township 5 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Beginning at the Southwest Corner of said Southeast Quarter of said Northeast Quarter Section, said point also being the Northwest Corner of said Northeast Quarter of said Southeast Quarter Section; thence, along the West line of said Southeast Quarter of said Northeast Quarter Section,

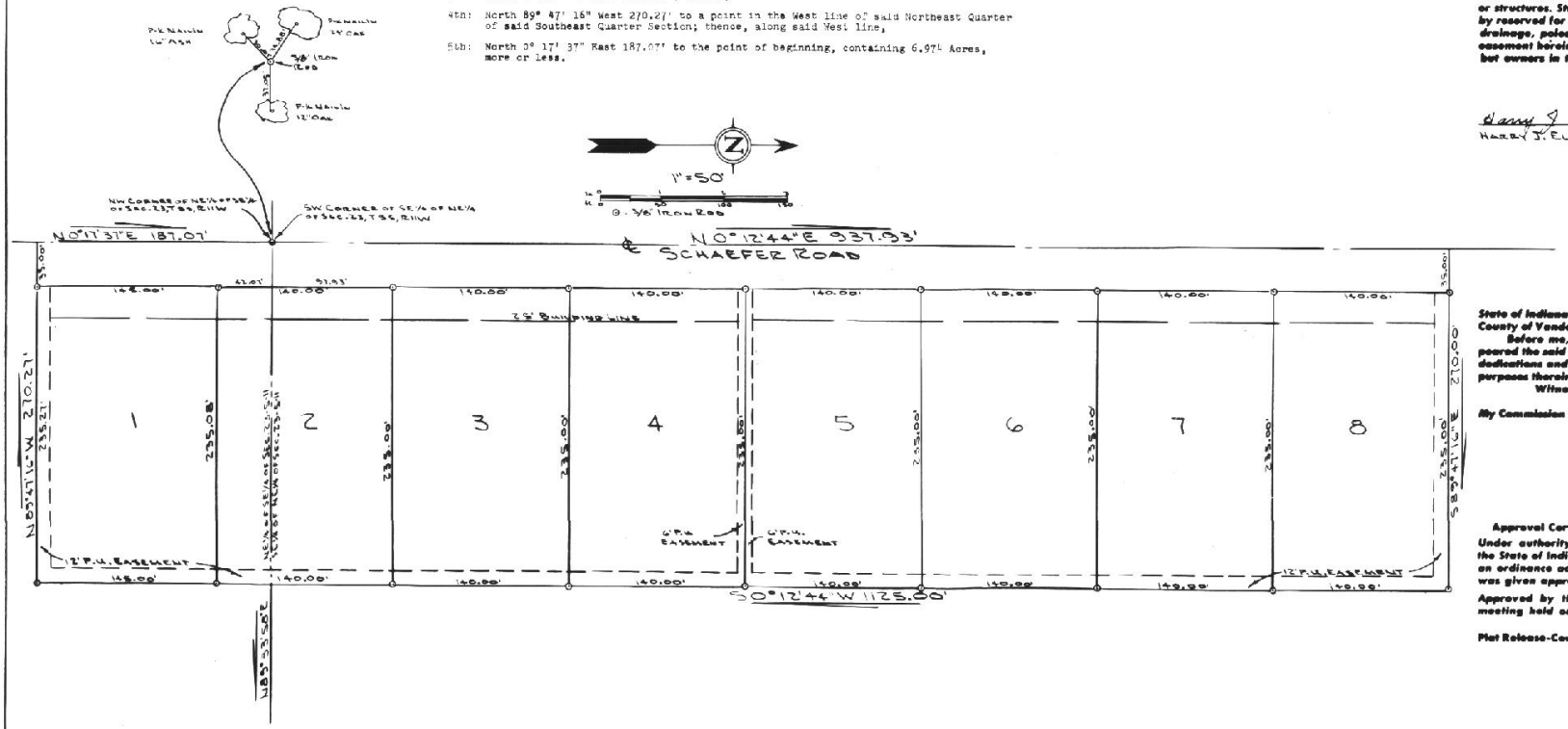
1st: North 0° 12' 44" East 937.93'; thence,

2nd: South 89° 47' 16" East 270.00'; thence,

3rd: South 0° 12' 44" West 1125.00'; thence,

4th: North 89° 47' 16" West 270.27' to a point in the West line of said Northeast Quarter of said Southeast Quarter Section; thence, along said West line,

5th: North 0° 17' 37" East 187.07' to the point of beginning, containing 6.97± Acres, more or less.



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.

Harry J. Elpers
HARRY J. ELPERS

Rosalie L. Elpers
ROSALIE L. ELPERS

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 Notarial Seal this 23rd day of April, 1974
M. J. Bork
Notary Public

My Commission expires SEPT. 6, 1977

NOTARY PUBLIC SEAL INDIANA

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 4-10-74

PRESIDENT Lonnie L. Peters

Plat Release-County Auditors Certificate Received

SECRETARY Lonnie L. Peters

DATE APRIL 10, 1974

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., *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* APRIL 3, 1974; *that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.*

SEAL
RALPH A. EASLEY, JR.
Ind. Reg. No. S 0006

RALPH A. EASLEY No. S0006 STATE OF INDIANA LAND SURVEYOR

K-185

185