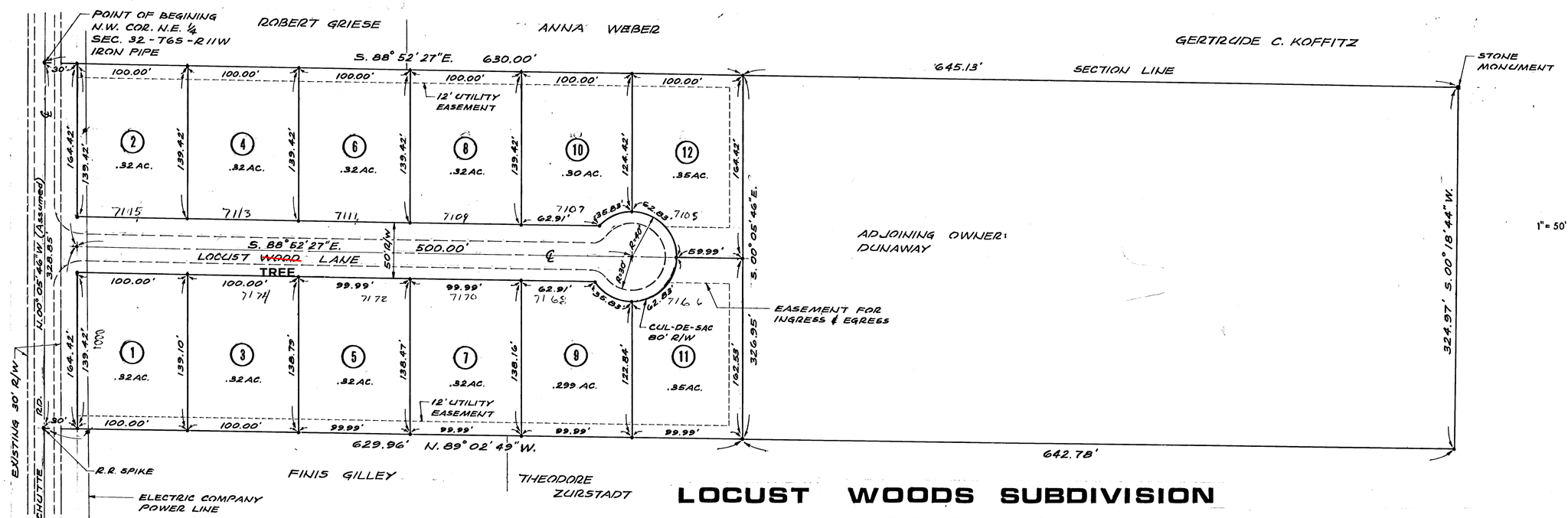
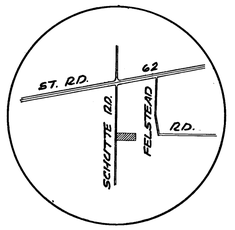
75-18230 75-18230



LOCUST WOODS SUBDIVISION
TRACTS 5&6

RECEIVED FOR RECORD
at 10:00 A.M.
NOVEMBER 6 1975
Recorded in PLAT Recorded No. K
Page 198
CLYDE "BUDDY" COLE, JR., RECORDER
VANDERBURGH COUNTY

GRAPHIC SCALE
1" = 50' scale 50 0 50 100 feet



LOCATION MAP
NO SCALE

LEDGEND
- IRON ROD
- EASEMENT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- POWER POLE
- PAVEMENT
- OVERHEAD POWER LINE

LOCUST WOODS SUBDIVISION LOTS 1-12

LEGAL DESCRIPTION

A subdivision of part of the north half of the north half of the northwest quarter of the northeast quarter of Section 32, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the northeast quarter of Section 32, said point being marked by an iron pin found in place and said pin being the true point of beginning; thence south 88 degrees, 52 minutes, 21 seconds east along the section line a distance of 630.00 feet to an iron pin; thence, south 00 degrees, 05 minutes, 46 seconds east a distance of 326.95 feet to an iron pin; thence north 89 degrees, 02 minutes, 49 seconds west a distance of 629.96 feet to a railroad spike set in Schutte Road; thence north 00 degrees, 05 minutes, 46 seconds west along the quarter section line a distance of 328.85 feet to the true point of beginning, containing 4.73 acres.

The subdivision is also subject to an undefined easement for a pole and wire power line acquired by the Southern Indiana Gas and Electric Company in 1936. The existing location of this line is shown on the plat.

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 September 6, 1975 and that the monuments shown thereon actually exist and that their location and material are accurately shown.

James Q. Morley
James Q. Morley,
Indiana Reg. No. 12629

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

OWNER'S CERTIFICATE

The undersigned, owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as Locust Woods.

All streets shown and not heretofore dedicated are hereby dedicated to the public. Building set back lines shall be established at least 25 feet back of road and street right-of-way lines. 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, 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, and owners in this subdivision shall take their titles subject to the rights of public utilities.

The undersigned owners also reserve the right to dedicate the easement for ingress and egress across Lots 11 and 12 as street right-of-way.

Eddie D. Dunaway Nancy R. Dunaway

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 the foregoing plat with the dedication 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 10 day of October 1975.

My commission expires September 17, '78 Notary Public Camille McCullough

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION 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 Commissions, 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 November 5, 1975.

Horace L. Lukens III President Plat release date: November 6, 1975

Kenneth D. Nelson Secretary Kenneth D. Nelson Secretary.