77-09241

PRIMROSE SUBDIVISION

K-228

RECEIVED FOR RECORD
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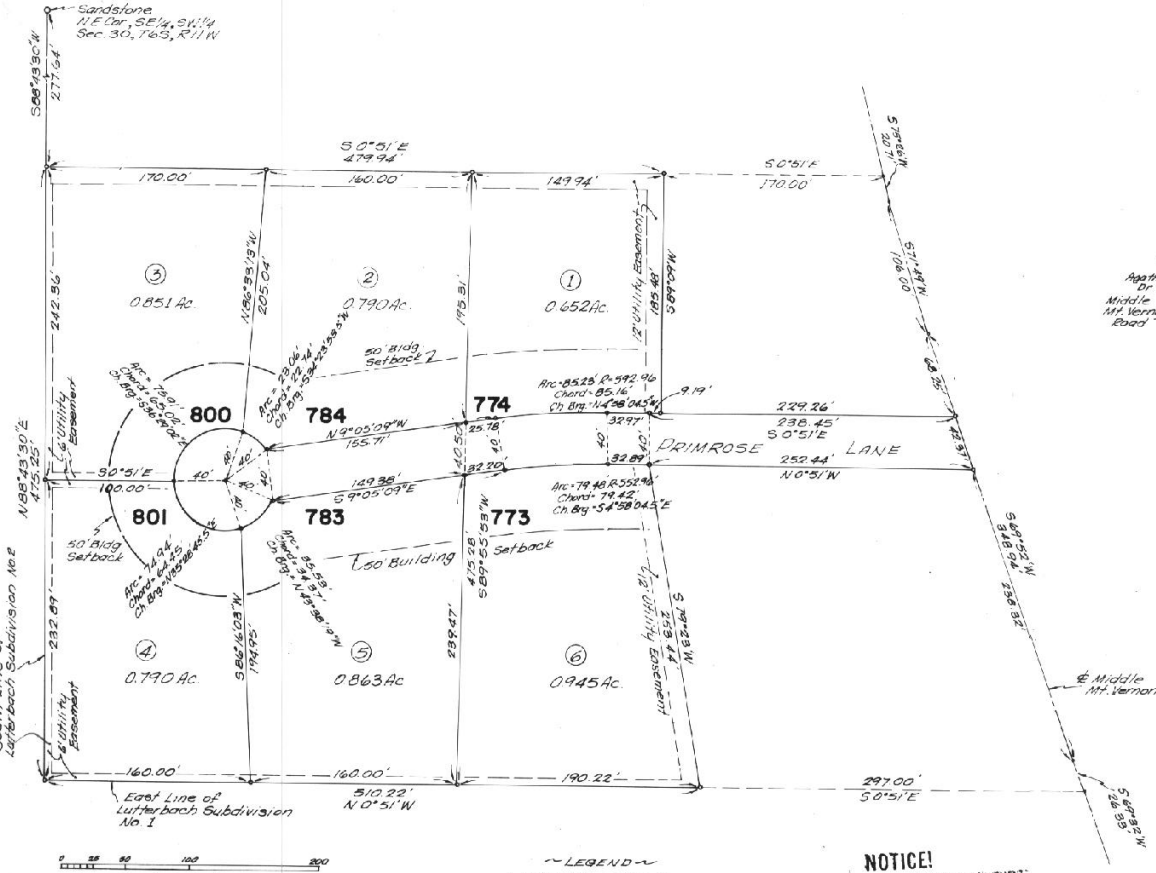
APRIL 24 1977
Recorded in K Records No.
Page 228
ESTELLA M MIRS RECORDER
VANDERBURGH COUNTY

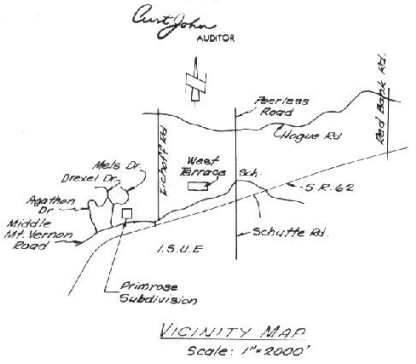
DULY ENTERED for TAXATION

AUDITOR

Scale: 1"=50'



0 25 50 100 200
Scale in Feet



VICINITY MAP
Scale: 1"=2000'

~LEGEND~
• - Iron Pin or Iron Pipe unless otherwise noted.

NOTICE!

"STREET, ROAD, AND OTHER MINIMUM IMPROVEMENTS HAVE NOT BEEN MADE AND THE PUBLIC IS NOTIFIED THAT VANDERBURGH COUNTY, INDIANA WILL NOT ACCEPT THE SAME FOR MAINTENANCE UNTIL THE OWNERS OF THE VARIOUS LOTS HEREIN IMPROVE THE SAME UP TO THE MINIMUM STANDARDS."

Charles L. Osterholt
EXECUTIVE DIRECTOR
EVANSVILLE-VANDERBURGH
COUNTY AREA PLAN COMMISSION

~RESTRICTIONS~

1. Each residence shall have a minimum floor area of 1,200 square feet.
2. Each residence shall have 60% of its exterior surface made of masonry.
3. No fences shall be permitted in front of building.
4. No unattached buildings shall be permitted.

For easement Applying to Lot 4
See Deed Drawer 11 card 2911a

For easement Applying to Lot 2
See Deed Drawer 7 card 6902

BOUNDARY DESCRIPTION

Part of the Southeast quarter of the Southwest quarter of Section 30, Township 6 South, Range 11 West, in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 30, Township 6 South, Range 11 West, and running along the North line of said quarter quarter section South 88 degrees 43 minutes 30 seconds West a distance of 277.64 feet to the point of beginning of subject boundary description; thence South zero degrees 51 minutes East a distance of 479.94 feet; thence South 89 degrees 09 minutes West a distance of 189.28 feet; thence South zero degrees 51 minutes East a distance of 229.26 feet to a point in the center of Middle Mt. Vernon Road; thence running along the centerline of said road South 69 degrees 58 minutes West a distance of 42.37 feet; thence North zero degrees 51 minutes West a distance of 252.44 feet; thence South 79 degrees 23 minutes West a distance of 251.44 feet to a point on the East line of Lutterbach Subdivision No. 1; thence running along said East line North zero degrees 51 minutes West a distance of 510.22 feet to a point on the North line of the Southeast quarter of the Southwest quarter of Section 30; thence running along said North line North 88 degrees 43 minutes 30 seconds East a distance of 479.28 feet to the point of beginning, containing 5.58± acres.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate 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 the 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 "easements" 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 the subdivision shall take their titles subject to the right of the public utilities.

EDMUND M. THOMAS, JR. HELEN A. THOMAS

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Edmund M. Thomas, Jr. and Helen A. Thomas, who acknowledge the execution of the foregoing plat of Primrose Subdivision, the dedications and the restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 1st day of April, 1977.

My Commission Expires _____

APPROVAL CERTIFICATE

Approval Certificate of the Area Plan Commission of Vanderburgh County, Indiana.

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and the Ordinances adopted by the participating City and Towns of Vanderburgh County, Indiana, and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The Plat was given final approval as follows:

This is to certify that the foregoing plat had proper public notice of the hearing and was published on _____, 1977, and the Final Plat Approval by the Area Plan Commission of Vanderburgh County, Indiana was given at a meeting held on March 2, 1977, 1977.

Howard L. Peters
PRESIDENT

Charles L. Osterholt
SECRETARY

Plat Release - County Auditor's Certificate received: April 22, 1977
Date

SURVEYOR'S CERTIFICATE

I, Brocton C. Griggs, do hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on February 15, 1977; that all monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

Brocton C. Griggs
BROCTON C. GRIGGS
REGISTERED LAND SURVEYOR NO. 11605