Canal Handbook 425-5997

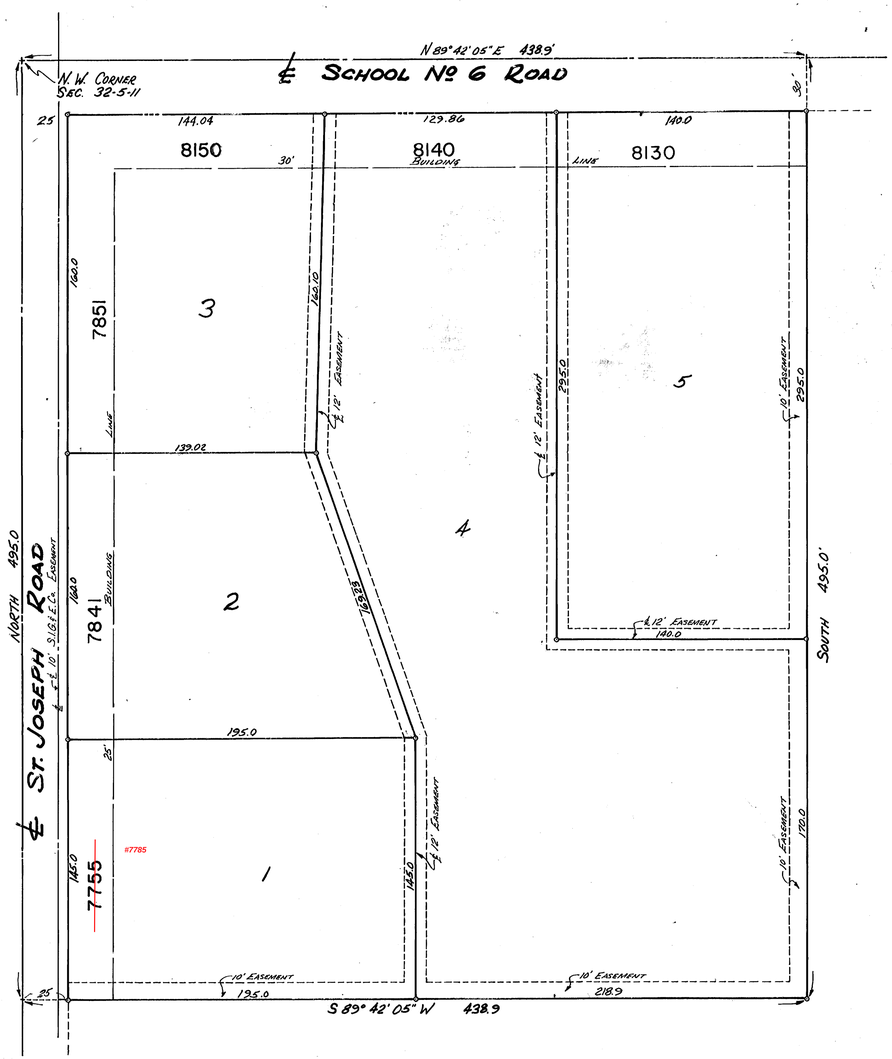
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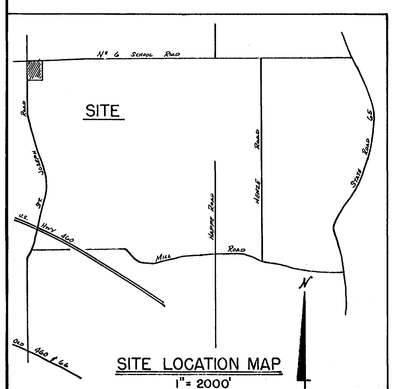
Cowan's Subdivision

LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION THIRTY TWO (32), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, IN VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID QUARTER SECTION; THENCE NORTH 89 DEGREES, 42 MINUTES AND 05 SECONDS EAST ALONG THE NORTH LINE OF THE SAID QUARTER SECTION FOR 438.9 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE SAID QUARTER SECTION FOR 495.0 FEET; THENCE SOUTH 89 DEGREES, 42 MINUTES AND 05 SECONDS WEST, PARALLEL TO TO THE NORTH LINE OF THE SAID QUARTER SECTION, FOR 438.9 FEET TO THE WEST LINE OF THE SAID QUARTER SECTION SECTION; THENCE NORTH ALONG THE SAID WEST LINE FOR 495.0 FEET, TO THE PLACE OF BEGINNING.





78-06411

RECEIVED FOR RECORD
at 1:33 P.M.
March 29 1978.
Recorded in L Recorded No.
Page 41
ESTELLA M. HESS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED for TAXATION
MAR 29 1978
Auditor
AUDITOR

N

SCALE:
1" = 40'

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATES SHOWN AND DESCRIBED HEREON, DOES HEREBY, AS SHOWN, PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATES SAME AS Cowan's Subdivision. ALL STREETS WITHIN THE PLAT ARE DEDICATED TO THE PUBLIC. BUILDING SET BACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL NOT BE ERECTED OR MAINTAINED ANY BUILDINGS OR STRUCTURES. STRIPS OF GROUND OF WIDTH AS SHOWN ON THE PLAT AND MARKED "EASEMENT" OR ESM'T ARE RESERVED FOR THE USE OF THE VARIOUS PUBLIC UTILITIES AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREON RESERVED. NO STRUCTURES ARE TO BE ERECTED IN SAID STRIPS AND OWNERS OF LOTS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE VARIOUS UTILITIES IN SAID STRIPS.

OWNER LOT 1

Roland Cowan — ROLAND COWAN
Linda Cowan — LINDA COWAN

OWNER LOT 2

Terry S Cowan
TERRY S. COWAN

OWNER LOT 3

William S. Cowan
WILLIAM S. COWAN

OWNER LOT 4

Evalon Cowan
EVALON COWAN

OWNER LOT 5

David Cowan — DAVID COWAN
Patricia A Cowan — PATRICIA A. COWAN

NOTARY CERTIFICATE

STATE OF INDIANA:
COUNTY OF VANDERBURGH: S.S.

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 NOTORIAL SEAL THIS 8 DAY OF March 1977

Patricia A Cowan
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 13 1981

NOTARY PUBLIC SEAL — STATE OF INDIANA

CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947 AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND BY AN ORDINANCE ADOPTED BY THE CITY OF EVANSVILLE IN THE COUNTY OF VANDERBURGH, INDIANA, THIS PLAT WAS GIVEN FINAL APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON June 1st 1977.

Horace L. Peters — PRESIDENT
Charles D. Osterhoudt — SECRETARY

PLAN COMMISSION SEAL — EVANSVILLE AND VANDERBURGH COUNTY

PLAT RELEASE

BY: Charles D. Osterhoudt DATE: March 29, 1978

SURVEYORS CERTIFICATE

I, SAM BIGGERSTAFF, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON May 13th 1977, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL IS AS NOTED.

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

SAM BIGGERSTAFF - L.S. IND. REG. Nº 9838