Ivy Hill Subdivision - Sec. "A"

79-19365

L-61

A replat of Lots 1,2,3,4, and 5, all of Out Lot 1, and part of Out Lot #2 of Mt.Eden Subdivision, as recorded in Plat Book 1 at page 74 in the Office of the Recorder of Vanderburgh County, Indiana and described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section (21), Township (6) South, Range (11) West; thence South 89 degrees 20 minutes West for a distance of 16.00 feet; thence North 0 degrees 45 minutes West for 449.96 feet to the place of beginning; thence North 51 degrees 29 minutes West for 125.30 feet to the P.T. of an arc having a radius of 358.05; thence northerly and along said arc a distance of 305.87 feet to the P.C. of the curve; thence South 38 degrees 22 minutes West for 50.00 feet; thence north 2 degrees 18 minutes West for 29.94 feet; thence South 88 degrees 22 minutes West for 150.0 feet; thence South 2 degrees 18 minutes East for 31.69 feet to the P.C. of an arc having a radius of 558.05 feet; thence south along the said arc for 63.49 feet; thence South 38 degrees 22 minutes West for 182.25 feet to the center of Diefenbach Road; thence North 16 degrees 36 minutes West for 334.7 feets; thence North 89 degrees 32 minutes East for 311.4 feet; thence North 0 degrees 58 minutes East for 332.0 feet said point being the Northwest corner of the said quarter, quarter section; thence North 89 degrees 45 minutes East for 570.1 feet to a point 16 feet west of the Northest corner of said quarter, quarter section; thence South 0 degrees 45 minutes and parallel to the east line of said quarter, quarter section for 946.61 feet and to the place of beginning

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PLAT BOOK 67
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Site Location Map
Scale = 1" = 400'

LITTLE SHARPER
LIGHTHOUSE CR
UPPER MT. VERNON RD
DIEFENBACH RD
E.I.N.P.R.R.

FOUND ½" I.P.
N 89°45'E 570.1'
N 89°45'E 174.76'
FOUND ½" I.P. NW COR. NE¼, NW¼ SECT. 21, T6S., R11W
15' P.U. EASEMENT
128.0'
40.0'
60.0' OUTLOT A
N 89°45'E 230.34'
16.00'
FOUND I.P. NE. COR. NE¼, NW¼ SECT. 21, T6S., R11W
N 0°58'E
N 89°45'E 20.0'
1524
1533
9
8
7
N 89°33'32"W 214.16'
N 0°58'E 332.0'
N 88°22'E 125.0'
N 88°22'E 125.0'
10' P.U. EASEMENT
10
11
6
1506
1511
10' SANITARY SEWER EASEMENT
237.47'
S 89°15'W
FOUND ½" I.P.
S 1°38'00"E 2500'
5933 50.0'
5927 125.0'
5909 125.0'
N 88°22'E 311.4'
N 88°22'E 300.0'
N 88°22'E 320.0'
N 88°22'E 323.5'
304.3'
KRUEGER AVE.
1501
5
N 88°22'E 8.16'
231.45'
S 89°15'W
20' P.U. EASEMENT
6018
6000
5932
5910
137.0'
109.43'
114.55'
151.79'
25' B.L.
DIEFENBACH ROAD
1421
1424
15
14
13
12
1431
4
OUT LOT
15' P.U. EASEMENT
N 89°00'44"E 131.40'
N 88°22'E 150.0'
N 88°22'E 142.0'
12.00'
1415
3
222.73'
S 89°15'W
1405
16
N 88°22'E 218.26'
120.60'
10' P.U. EASEMENT
N 89°44'W 182.51'
280.5'
1403
2
HALSEY AVE
1411
1
S 89°15'W 188.51'
FOUND I.P.
S 51°29'E 175.06'
140.76'
126.10'
S 51°29'E 145.54'
1" = 40'
0 25 50 100
N 3°45'W 58.91'
PK NAIL IN EAST FACE OF 12" ELM
PK NAIL IN WEST FACE OF 36" SYCAMORE
PK NAIL IN NORTH FACE OF 48" OAK
N 1°46'E 647.0'
S 0°45'E 417.67'
S 0°45'E 1256.67'
187.50'
105.00'
110.00'
109.11'
105.00'
105.00'
105.00