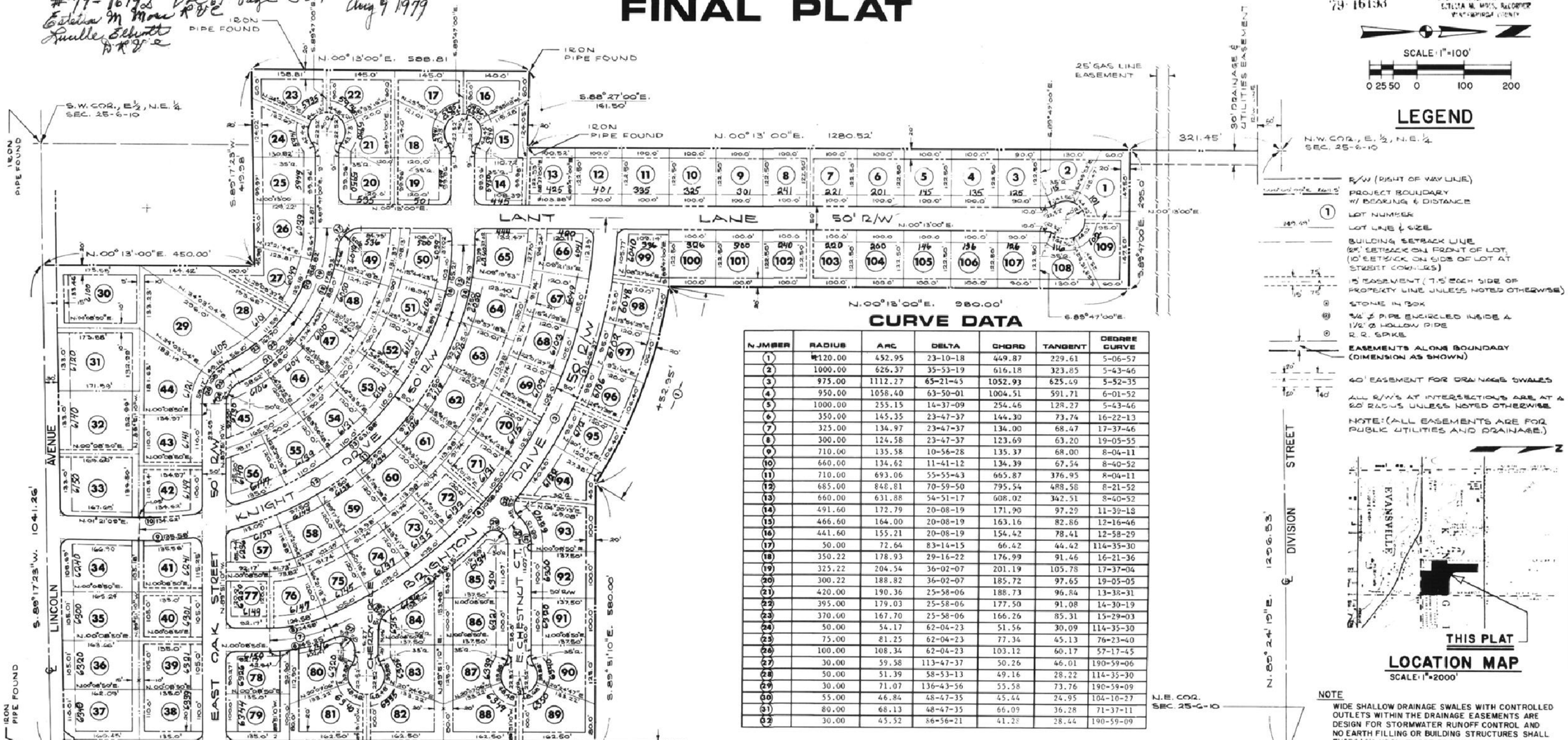
Subdivision Name Change for Plat L
#79-16193 Misc Rec'd Page 82
Estella M Moss Rec'd Page 387 Aug 9 1979
Louise Williams D.R.V.C.

LANT MANOR

FINAL PLAT

RECEIVED FOR RECORD
AT 1:20 P.M.
AUG. 9 1979
79-16193
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY



SCALE: 1"=100'
0 25 50 0 100 200

LEGEND

- R/W (RIGHT OF WAY LINE)
- PROJECT BOUNDARY W/ BEARING & DISTANCE
- (1) LOT NUMBER
- 149.49' LOT LINE & SIZE
- BUILDING SETBACK LINE (25' SETBACK ON FRONT OF LOT, (10' SETBACK ON SIDE OF LOT AT STREET CORNERS)
- 15' EASEMENT (7.5' EACH SIDE OF PROPERTY LINE UNLESS NOTED OTHERWISE)
- STONE IN BOX
- ¾" Ø PIPE ENCIRCLED INSIDE A 1½" Ø HOLLOW PIPE
- R.R. SPIKE
- EASEMENTS ALONG BOUNDARY (DIMENSION AS SHOWN)
- 40' EASEMENT FOR DRAINAGE SWALES

ALL R/W'S AT INTERSECTIONS ARE AT A 20' RADIUS UNLESS NOTED OTHERWISE.

NOTE: (ALL EASEMENTS ARE FOR PUBLIC UTILITIES AND DRAINAGE.)

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	CHORD	TANGENT	DEGREE CURVE
(1)	1120.00	452.95	23-10-18	449.87	229.61	5-06-52
(2)	1000.00	626.37	35-53-19	616.18	323.85	5-43-46
(3)	975.00	1112.27	65-21-45	1052.93	625.49	5-52-35
(4)	950.00	1058.40	63-50-01	1004.51	591.71	6-01-52
(5)	1000.00	255.15	14-37-09	254.46	128.27	5-43-46
(6)	350.00	145.35	23-47-37	144.30	73.74	16-22-13
(7)	325.00	134.97	23-47-37	134.00	68.47	17-37-46
(8)	300.00	124.58	23-47-37	123.69	63.20	19-05-55
(9)	710.00	135.58	10-56-28	135.37	68.00	8-04-11
(10)	660.00	134.62	11-41-12	134.39	67.54	8-40-52
(11)	710.00	693.06	55-55-43	665.87	376.95	8-04-11
(12)	685.00	848.81	70-59-50	795.54	488.58	8-21-52
(13)	660.00	631.88	54-51-17	608.02	342.51	8-40-52
(14)	491.60	172.79	20-08-19	171.90	97.29	11-39-18
(15)	466.60	164.00	20-08-19	163.16	82.86	12-16-46
(16)	441.60	155.21	20-08-19	154.42	78.41	12-58-29
(17)	50.00	72.64	83-14-15	66.42	44.42	114-35-30
(18)	350.22	178.93	29-16-22	176.99	91.46	16-21-36
(19)	325.22	204.54	36-02-07	201.19	105.78	17-37-04
(20)	300.22	188.82	36-02-07	185.72	97.65	19-05-05
(21)	420.00	190.36	25-58-06	188.73	96.84	13-38-31
(22)	395.00	179.03	25-58-06	177.50	91.08	14-30-19
(23)	370.00	167.70	25-58-06	166.26	85.31	15-29-03
(24)	50.00	54.17	62-04-23	51.56	30.09	114-35-30
(25)	75.00	81.25	62-04-23	77.34	45.13	76-23-40
(26)	100.00	108.34	62-04-23	103.12	60.17	57-17-45
(27)	30.00	59.58	113-47-37	50.26	46.01	190-59-06
(28)	50.00	51.39	58-53-13	49.16	28.22	114-35-30
(29)	30.00	71.07	136-43-56	55.58	73.76	190-59-09
(30)	55.00	46.84	48-47-35	45.44	24.95	104-10-27
(31)	80.00	68.13	48-47-35	66.09	36.28	71-37-11
(32)	30.00	45.52	86-56-21	41.28	28.44	190-59-09

AREA PLAN COMMISSION CERTIFICATE

Under the authority 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 Commissioners, 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 May 2, 1979.

President

Secretary

Plat Release Date:

Director

OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as LANT PLACE. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

V. C. Bussing, Owner

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 Owner and Subdivider, who acknowledges the execution of the foregoing plat with the dedication and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial seal this 18 day of June, 1979.

My Commission Expires:
02-9-81

Terry A Ward
Notary Public

NOTARY PUBLIC SEAL INDIANA

LEGAL DESCRIPTION
FOR
LANT MANOR
(Containing 42.96 acres)

Part of the Northeast Quarter of Section Twenty-Five (25), Township Six (6) South, Range Ten (10) West lying in Vanderburgh County, Indiana and described as follows:

Beginning at the southeast corner of the East Half of the Northeast Quarter of said Section; thence south 89 degrees 17 minutes 23 seconds west a distance of 1041.26 feet; thence north 00 degrees 13 minutes east a distance of 450.00 feet; thence south 89 degrees 17 minutes 23 seconds west a distance of 419.98 feet; thence north 00 degrees 13 minutes east a distance of 588.81 feet; thence south 88 degrees 27 minutes east a distance of 161.5 feet; thence north 00 degrees 13 minutes east a distance of 1280.52 feet; thence south 89 degrees 47 minutes east a distance of 295.00 feet; thence south 00 degrees 13 minutes west a distance of 980.00 feet; thence along a curve concave to the southwest a distance of 452.95 feet to the point of intersection, said curve having a radius of 1120 feet and a chord length of 449.87 feet, bearing south 69 degrees 56 minutes 57 seconds east; thence south 89 degrees 51 minutes 10 seconds east a distance of 580 feet; thence south 00 degrees 08 minutes 50 seconds west a distance of 1160.00 feet to the point of beginning containing 42.96 acres.

Also an easement for drainage and public utilities between the above described parcel and Division Street described as: Beginning at the northeast corner of the west half of the Northeast Quarter of said Section; thence north 89 degrees 24 minutes 19 seconds east along the centerline of Division Street a distance of 30.00 feet; thence south 00 degrees 13 minutes 00 seconds west a distance of 321.87 feet to the north line of Lot 1 of Lant Place; thence north 89 degrees 47 minutes 00 seconds west a distance of 30.00 feet to the northeast corner of Lot 1; thence north 00 degrees 13 minutes 00 seconds east a distance of 321.45 feet to the point of beginning, containing 0.22 acres.

The above described real estate is subject to a road right-of-way of Thirty (30) feet wide off the east side thereof for Burkhardt Road.

The above described real estate is subject to a road right-of-way of Thirty (30) feet wide off the south side thereof for Lincoln Avenue.

I, James Q. Morley, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on April 17, 1979, and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

James Q Morley
James Q. Morley
Indiana Registration No. 12629

JAMES Q. MORLEY REGISTERED 13817 STATE OF INDIANA PROFESSIONAL ENGINEER

LOCATION MAP
SCALE: 1"=2000'

NOTE
WIDE SHALLOW DRAINAGE SWALES WITH CONTROLLED OUTLETS WITHIN THE DRAINAGE EASEMENTS ARE DESIGN FOR STORMWATER RUNOFF CONTROL AND NO EARTH FILLING OR BUILDING STRUCTURES SHALL ENCROACH UPON THOSE DRAINAGE EASEMENTS.

L-88

For Restrictions See Vol. 61 pg 466 #79-16792
Recorded Aug 17, 1979 Estella M. Moss - County Recorder
Louise Williams - D.R.V.C.