Restrictions
80-05825 Misc Vol 63 Page 595
Apr 15, 1980 Estella M. Moss Recorder
by Lucille Elliott D R & E

WASHINGTON AVENUE

N.E. CORNER E ½-N.E. ¼ SEC. 34-6-10

N

W — E

S

SCALE: 1" = 30'

MONROE AVE.

LOT 21 | LOT 20 | LOT 19 | AMENDED LOT 18 | PLAT LOT 17 | LOT 16 | LOT 15 | GUTZWEILER'S NO. 2

LOT 14

#3005 #3009 #3013 #3017 #3021 #3105 #3109

EAST 505.0'

S 88°44'42"E - 505.0

EXISTING 5' EASEMENT

EXISTING 8' EASEMENT

#1509

SOUTH 1330.0'

25.0' 130.0' 12.0' 78.0' 95.0' 78.0' 93.0' 82.0' 30.0'

G.G. EASEMENT

GOODMAN, DAVID E. AND ANN E.

4 | 5 | 6 | 7 | 8 | 9

60.0' 83.0' SOUTH 83.0' 83.0' 83.0' 83.0' 71.0' 91.0'

#3100 #3104 #3108 #3112 #3116 #3120 #1525

20' BUILDING LINE

8' EASEMENT FOR P.U.

25' BUILDING LINE

S 55°-12'-12"E 55.93'

N 37°-25'-12"W

15.04' 46.0' 73.0' 73.59' 82.01' 80.0'

N88°44'42"W - 132.0

JACKSON COURT

N82°40'13"W - 75.60

N88°44'42"W - 110.0

THOMSON, MICHAEL J. AND DOROTHY E.

69.26' N88°44'42"W

N87°05'33"W 56.87'

N41°8'14"W 21.40'

N82°40'13"W 70.56'

N88°44'42"W - 110.0'

40.0 Rad. 64.86' 40.36' 50.0' 11.0' 50.0' 50.0A

#3101 #3103 #3113

20' BUILDING LINE

WEST 10.0' NORTH 68.0' SOUTH 74.47' 25.0' 40'

3 | 2 | 1

HENSHAW, JOHN AND STELLA M.

#1465

TIPTON, RICHARD M. AND MARGARET E.

132.0' 133.0'

N88°44'42"W - 315.0'

66.0' 66.0' 66.0'

RIDINGS, CHARLES AND JUDY | MERKEL, DWIGHT AND JAYNE L. | CARTWRIGHT, BEATRICE

25.0' 185.0' 128.0' 142.0' 150.0' 30.0'

DEXTER AVENUE

VANN AVE.

YEKER'S ADDITION

TAYLOR AVENUE

79-21201

RECEIVED FOR RECORD
3:37 P.M.
OCT. 12 19 79
L-96

NOTICE!

STREET, ROAD, AND OTHER MINIMUM [illegible] HAVE NOT BEEN MADE AND THE PUBLIC IS [illegible] THE CITY OF EVANSVILLE, INDIANA WILL NOT [illegible] THE SAME FOR [illegible] THE OWNERS OF THE VARIOUS LOTS [illegible] MAKE UP TO THE MINIMUM STANDARDS [illegible]

Charles L. Abbott
EXECUTIVE DIRECTOR
EVANSVILLE VANDERBURGH COUNTY AREA PLAN COMMISSION

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY, PLAT & SUBDIVIDE SAID REAL ESTATE AND DESIGNATE SAME AS

JACKSON COURT 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 "ESMT" 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 STRIP.

Alfred H. Bauer — ALFRED H. BAUER
Martha I. Bauer — MARTHA I. BAUER

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH S.S.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED Alfred H. Bauer and Martha I. Bauer OWNERS OF SAID REAL ESTATE WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT OF JACKSON COURT SUBDIVISION WITH THE DEDICATIONS AND 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 11th DAY OF June, 1979

Diane Jane Jackson
NOTARY PUBLIC of the Evansville Bar Co.

MY COMMISSION EXPIRES July 11, 1982

A.P.C. 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 April 9th 1979

Horace h. Peters — PRESIDENT
Charles L. Abbott — SECRETARY

PLAT RELEASE

BY Charles L. Abbott DATE 10/12/79

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 COMLETED BY ME ON [illegible] AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR [illegible] TYPE AND MATERIAL IS AS NOTED.

Sam Biggerstaff
SAM BIGGERSTAFF L.S. IND. REG. NO. 9838

No. 9838 STATE OF INDIANA LAND SURVEYOR

L-96

PARCEL BEGINNING AT A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION WHICH LAYS 1530.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; FROM SAID PLACE OF BEGINNING CONTINUE SOUTH ALONG THE SAID EAST LINE FOR 131.0 FEET; THENCE N 88°44'42"W FOR 110.0 FEET; THENCE N 82°40'13"W FOR 70.56 FEET; THENCE SOUTH PARALLEL TO THE SAID EAST LINE FOR 74.47 FEET; THENCE N88°44'42"W FOR 315.0 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE FOR 66.0 FEET; THENCE N 88°44'42"W FOR 10.0 FEET; THENCE NORTH PARALLEL TO THE SAID EAST LINE FOR 132.0 FEET TO A POINT; THENCE S88°44'42"E FOR 505.0 FEET TO THE PLACE OF BEGINNING.