REPLAT OF

Cowan's Subdivision

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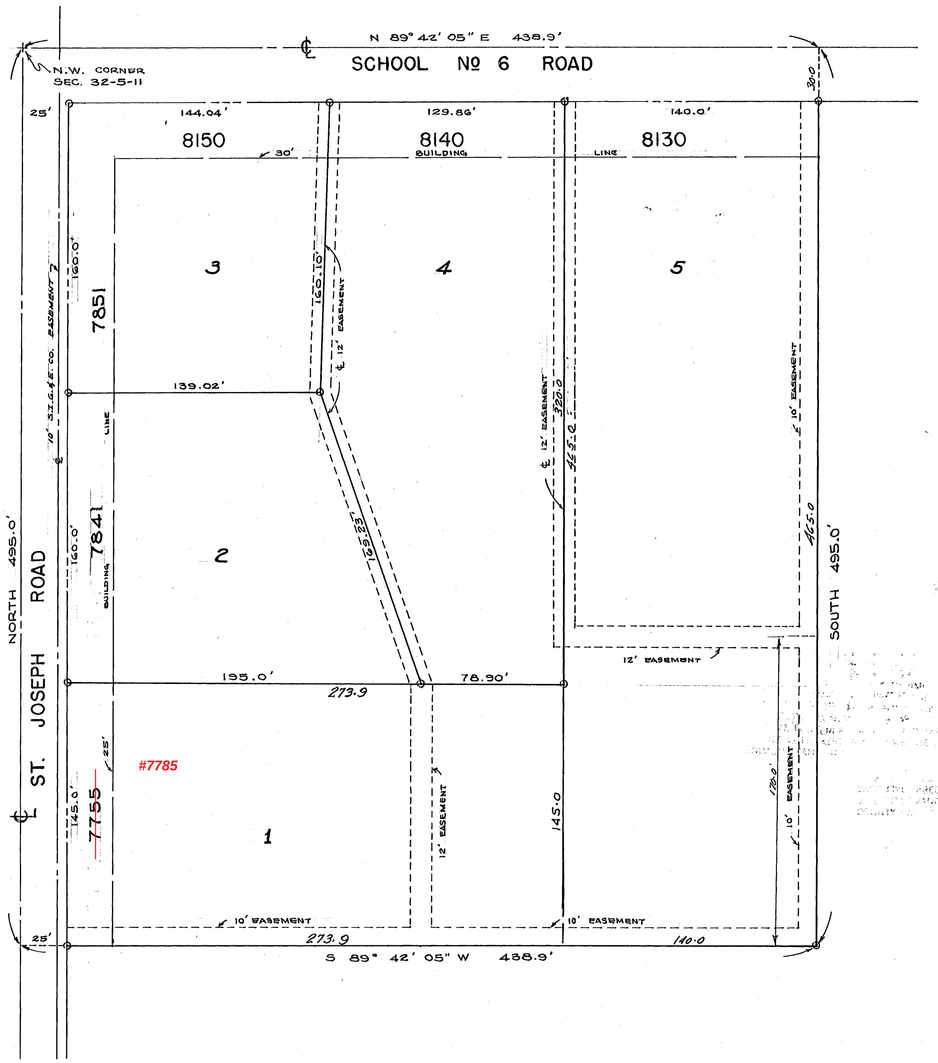
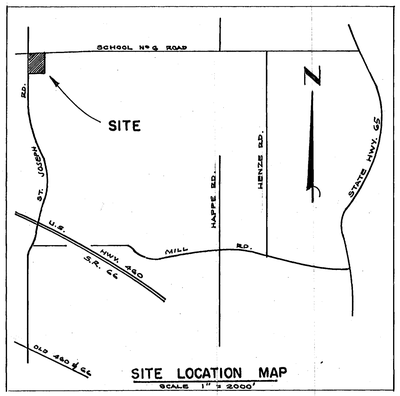
SCALE 1"= 40'

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 THE NORTH LINE OF THE SAID QUARTER SECTION, FOR 438.9 FEET TO THE WEST LINE OF THE SAID QUARTER SECTION; THENCE NORTH ALONG THE SAID WEST LINE FOR 495.0 FEET, TO THE PLACE OF BEGINNING.





SITE LOCATION MAP
SCALE 1" = 2000'

80-08094

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE REAL ESTATES SHOWN AND DESCRIBED HEREON, DOES HEREBY, AS SHOWN, PLAT, AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATES SAME AS *Replat of Cowan's Subdivision*

ALL STREETS WITHIN THE 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 STREETS, 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 TITTLE 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 Cowan — TERRY COWAN

OWNER LOT 3

William S. Cowan — WILLIAM S. COWAN

OWNER LOT 4

Edward L. Sitzman — EDWARD L. SITZMAN
Thelma G. Sitzman — THELMA G. SITZMAN

OWNER LOT 5

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

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH SS.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVERS, WHO ACKNOWLEDGE THE EXECUTION OF THE 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 2 DAY OF October 1979

Doris Jean Jackson — NOTARY PUBLIC Residing in Vanderburgh County

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 GIVIN FINAL APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON 12-6 1979

Horace L. Putnam — PRESIDENT
Charles D. Osterhoff — SECRETARY

NOTICE!

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

Charles D. Osterhoff
EXECUTIVE DIRECTOR
EVANSVILLE-VANDERBURGH
COUNTY AREA PLAN COMMISSION

PLAT RELEASE

BY Charles D. Osterhoff — DATE 5-28-80

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 13 1977 AND THAT ALL MONUMENT SHOWN ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL IS AS NOTED

Sam Biggerstaff
SAM BIGGERSTAFF L.S. IND. REG. NO. 5838

RECEIVED FOR RECORD
at 2:08 P.M.
May 21 1980
Recorded in Record No.
Page 111
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED for TAXATION
MAY 29 1980
Auditor

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