81-01159

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VANDERBURGH COUNTY

BEMAN'S SUBDIVISION

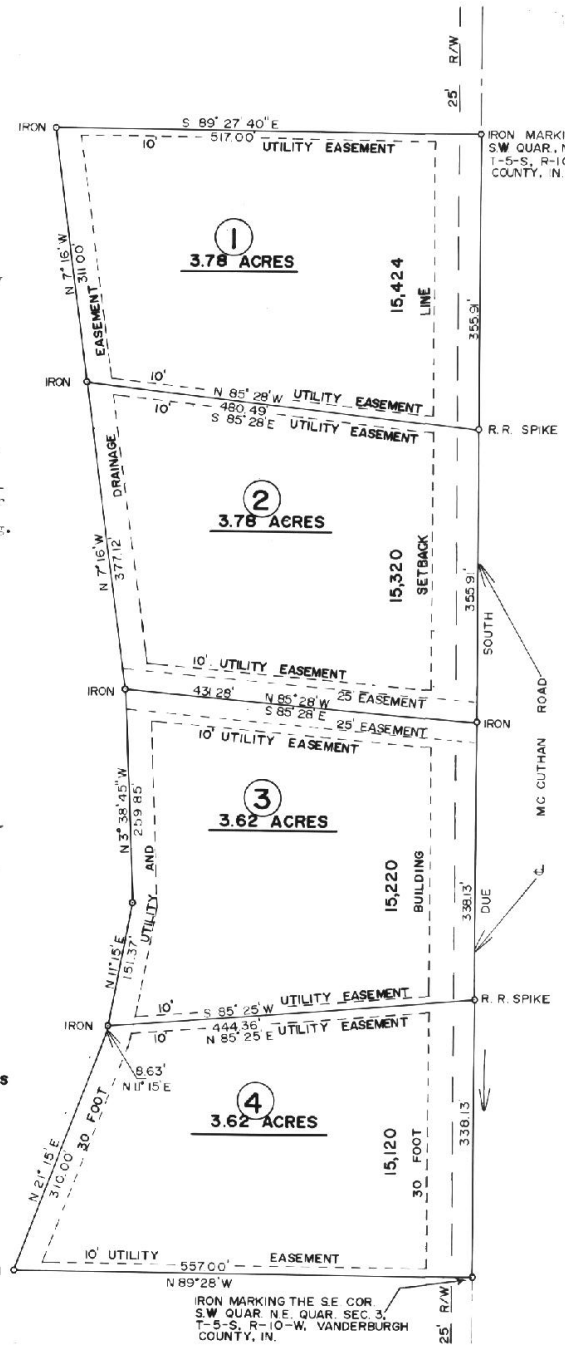
Sewage disposal installation [illegible] the requirements of the [illegible] Vanderburgh County Health [illegible]

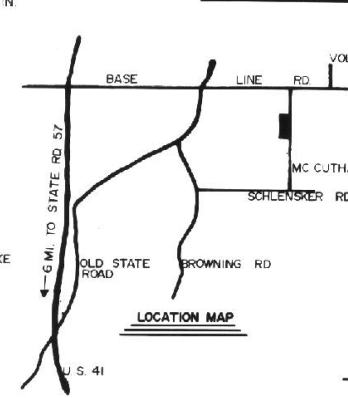
LEGAL DESCRIPTION

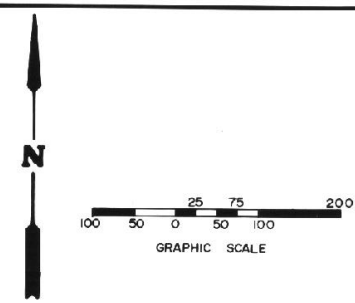
Part of the Southwest quarter of the Northeast quarter of Section three (3), Township five (5) South, Range ten (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron marking the Southeast corner of said quarter quarter section; thence North 89 degrees 28 minutes West five hundred fifty-seven (557.0) feet to an iron; thence North 21 degrees 15 minutes East three hundred ten (310.0) feet; thence North 11 degrees 15 minutes East one hundred sixty (160.0) feet to an iron; thence North 5 degrees 38 minutes 45 seconds West two hundred fifty-nine and eighty-five hundredths (259.85) feet to an iron; thence North 7 degrees 16 minutes West six hundred eighty-eight and twelve hundredths (688.12) feet to an iron on the North line of said quarter quarter section; thence South 89 degrees 27 minutes 40 seconds East five hundred seventeen (517.0) feet to an iron marking the Northeast corner of said quarter quarter section; thence South along the East line of said quarter quarter section one thousand three hundred eighty-eight and eight hundredths (1388.08) feet to an iron at the point of beginning.

Containing 14.20 acres more or less.







SCALE 1"=100'

PLAT OF SURVEY

NOVEMBER 18, 1980

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, OF THE STATE OF INDIANA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON NOVEMBER 18, 1980, THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN, AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER
IN. REG. S0137 (L.S.)

VANDERBURGH AREA PLAN COMMISSION

PRESIDENT

January 26, 1981
PLAT RELEASE

SECRETARY

DULY ENTERED for TAXATION

JAN 26 1981

AUDITOR

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BEMAN'S SUBDIVISION AN ADDITION TO SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

FRONT YARD BUILDING SETBACK LINES ARE TO BE 30 FEET FROM THE RIGHT-OF-WAY LINE OF THE COUNTY ROAD EASEMENT. ALL SIDE YARD BUILDING SETBACK LINES ARE TO BE 10 FEET INSIDE PROPERTY LINES; BETWEEN WHICH LINES AND PROPERTY LINES, THERE SHALL ERECTED OR MAINTAINED NO BUILDING OR STUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 1981

*ACKNOWLEDGEMENT CERTIFICATE
(DEDICATION CERTIFICATE)

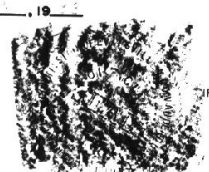
STATE OF INDIANA
COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 1981

NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 19__



For easement Applying to Lot 2 See Deed Drawer 6673

For easement Applying to Lot 3 See Deed Drawer card 1832

For easement Applying to Lot 5 See Deed Drawer card 1836

For easement Applying to Lot 3 See Deed Drawer card 1838

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