81-PP-021

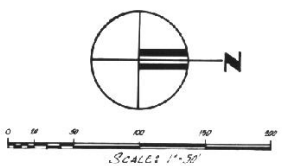
Amended Plat of
Mulberry Place

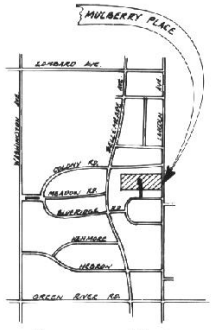
DULY ENTERED for TAXATION
NOV 20 1981
Albert Mc Burks
AUDITOR

RECEIVED FOR RECORD
10:56 A. M.
Nov. 20 1981
Inst. No. 146
RECORDER
VANDERBURGH COUNTY

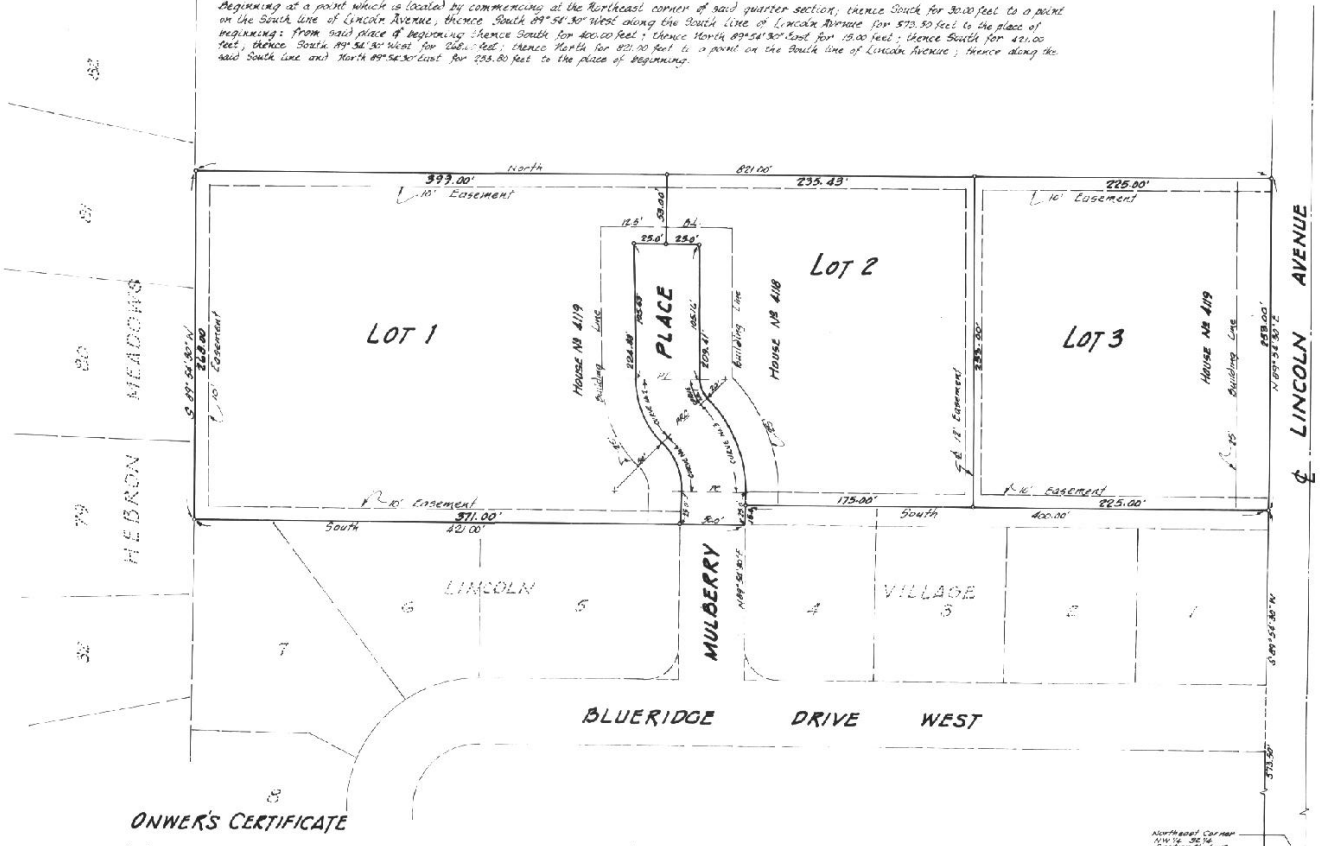
A subdivision of part of the Southeast quarter of Section 16 Township 6 South, Range 10 West, lying in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Northeast corner of said quarter section; thence South for 30.00 feet to a point on the South line of Lincoln Avenue, thence South 89°-54'-30" West along the South line of Lincoln Avenue for 573.30 feet to the place of beginning; from said place of beginning thence South for 400.00 feet; thence North 89°-54'-30" East for 15.00 feet; thence South for 421.00 feet, thence South 89°-54'-30" West for 268.00 feet; thence North for 821.00 feet to a point on the South line of Lincoln Avenue; thence along the said South line and North 89°-54'-30" East for 295.80 feet to the place of beginning.





LOCATION MAP



CURVE DATA

CURVE NO. 1
Δ = 45° 00' 00"
T = 8.28'
R = 20.00'
L = 15.71'

CURVE NO. 2
Δ = 45° 00' 00"
T = 28.99'
R = 70.00'
L = 54.98'

CURVE NO. 3
Δ = 45° 00' 00"
T = 41.42'
R = 100.00'
L = 78.54'

CURVE NO. 4
Δ = 45° 00' 00"
T = 20.71'
R = 50.00'
L = 39.27'

ONWER'S CERTIFICATE

The undersigned, J. Thurman Craddock and E. Dee Craddock, husband and wife, owners of the real estate shown and described hereon, do hereby layoff, plat, and subdivide said real estate in accordance with this plat. The within residential development shall be known, and designated as "MULBERRY PLACE". All street rights-of-way shown on this plat not heretofore dedicated are hereby declared as Easements for the common use of the owners of LOT 1 and LOT 2, also their tenants and guests thereof, and also for use by all Governmental Agencies or their agents or assigns for the rendering of Governmental services (including, but not limited to, Fire, Police Protection) and, also, as easements for drainage and for the use of Public Utilities for the installation and maintenance of Public Utility Services (including, but not limited to, water, sewer, electric, gas, and telephone service and mains ducts, lines, and wires thereof), subject at all times to the proper Authorities, however, where Utilities are installed or maintained after the streets are constructed and paved, any damage thereto shall be repaired by the entity causing said damage. Building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be no buildings or structures erected or maintained. Strips of ground shown on this plat and marked "Easement" shall constitute easements for the construction, maintenance, and repair of such channels or closed conduits for the disposal of storm water, and also for the use of Public Utilities services (including, but not limited to, water, gas, electric, telephone services and mains, ducts, wires, and wires thereof) subject at all times to the proper Authorities to ingress, egress over said easements for the purpose of maintaining and repairing said channels or closed conduits for the disposal of storm water, and also for the use of Public Utilities services (including, but not limited to, water, gas, electric, telephone services and mains, ducts, wires, and wires thereof) subject at all times to the proper Authorities to ingress, egress over said easements for the purpose of maintaining and repairing said utilities. No permanent building, structure or improvements other than fences shall be placed or maintained thereon.

J. Thurman Craddock — E. Dee Craddock

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh } S.S.

Before me, a Notary Public in and for said State and County, personally appeared J. Thurman Craddock and E. Dee Craddock, owners and subscribers of the above described real estate, who acknowledge the execution of the foregoing plat and after first duly sworn and questioned by me, as their voluntary act and deed.

Witness my hand and seal, this 14th day of December 1981.

Diane Jean Jackson
Notary Public

My commission expires July 11 1982.
I am a resident of Vanderburgh County, Indiana.

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville and 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 11-19-81.

Paul E. Hazelett
President

Barbara J. Cunningham
Executive Director

PLAT RELEASE

11-20-81
Date

Barbara J. Cunningham
Executive Director

SURVEYOR'S CERTIFICATE

I, Sam Chaperstaff, hereby certify that I am a Professional Land Surveyor licensed in compliance with the Laws of the State of Indiana. I further certify that this plat correctly represents a survey completed by me in conformance with Title 865, and that all monuments shown actually exist and their location, size, type and material are accurately shown.

Sam Chaperstaff
Registered L.S.

SAM CHAPERSTAFF
REGISTERED
No. 9838
STATE OF
INDIANA
LAND SURVEYOR

L-146