81-18260

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ESTHER M. WOSS, RECORDER
VANDERBURGH COUNTY

VAN'S SUBDIVISION

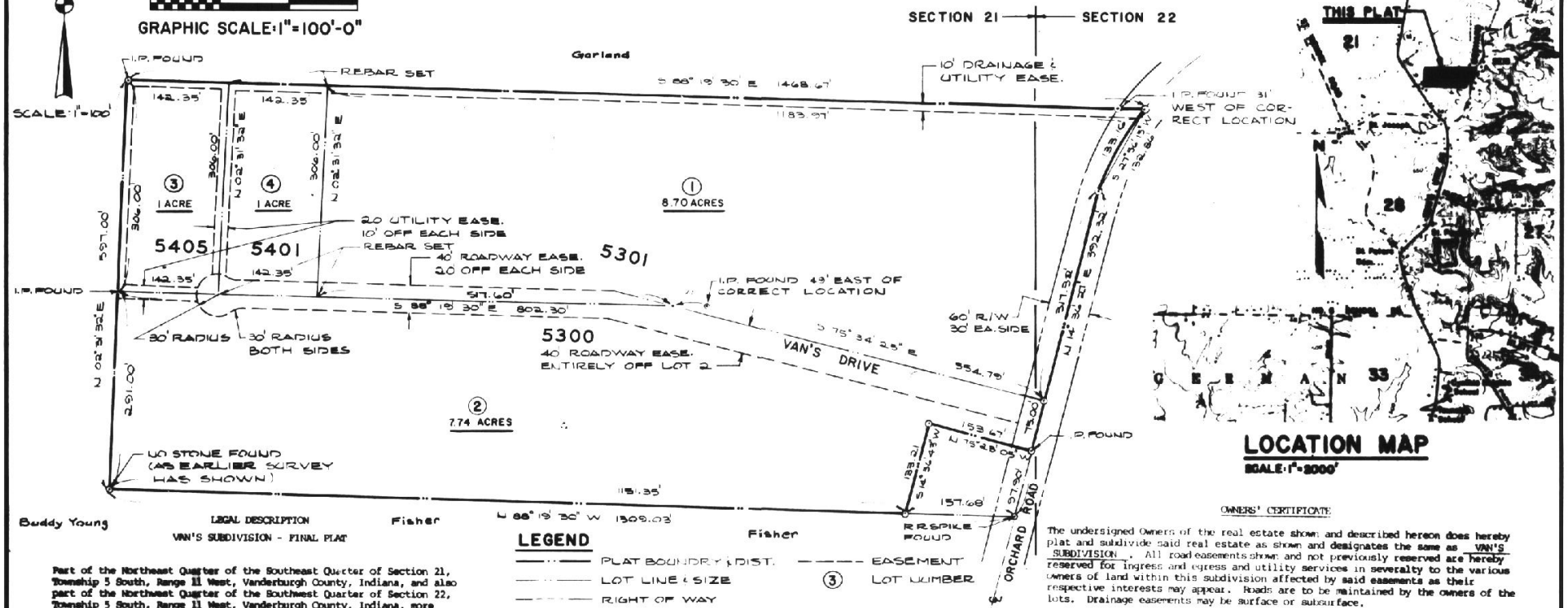
FINAL PLAT

100 50 0 100 200

GRAPHIC SCALE: 1"=100'-0"

SCALE: 1"=100'

CURVE DATA
Δ = 13° 19' 48"
Ch. 132.86'
D = 10° 00' 37"
L = 133.16'
R = 572.36'



LOCATION MAP
SCALE: 1"=2000'

LEGEND

PLAT BOUNDRY & DIST. ——— EASEMENT
LOT LINE & SIZE ③ LOT NUMBER
RIGHT OF WAY

LEGAL DESCRIPTION
VAN'S SUBDIVISION - FINAL PLAT

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, Vanderburgh County, Indiana, and also part of the Northeast Quarter of the Southwest Quarter of Section 22, Township 5 South, Range 11 West, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West; thence north 02 degrees 31 minutes 32 seconds east 597.00 feet; thence south 88 degrees 19 minutes 30 seconds east and parallel to the south line of said Section 21 for 1,468.67 feet to the centerline of Orchard Road; thence along a curve concave to the southeast and also being the centerline of Orchard Road a distance of 133.16 feet, said curve having a chord of 132.86 feet bearing south 27 degrees 56 minutes 15 seconds west; thence south 14 degrees 36 minutes 27 seconds west along the centerline of Orchard Road for 392.32 feet; thence north 75 degrees 23 minutes 05 seconds west 153.67 feet; thence south 14 degrees 36 minutes 43 seconds west for 133.21 feet to the south line of said quarter quarter section; thence north 88 degrees 19 minutes 30 seconds west along said south line for 1,151.35 feet to the point of beginning, containing 18.44 acres, more or less.

Subject to a legal right-of-way 30 feet in width off the east side for Orchard Road.

The above described real estate is subject to all easements of record.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, do hereby certify that this plat correctly represents a true and accurate survey completed by me on August 7, 1981, and that the monuments shown herein actually exist and that their locations and materials are accurately shown.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley, R.L.S.
Indiana Registration No. 12629

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(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires: 2-9-85

Jerry A. Ward
Notary Public
Notary resides in Vanderburgh County

DULY ENTERED for TAXATION

DEC 01 1981

Alice McBride AUDITOR

NOTARY PUBLIC SEAL INDIANA

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as VAN'S SUBDIVISION. All road easements shown and not previously reserved are hereby reserved for ingress and egress and utility services in severalty to the various owners of land within this subdivision affected by said easements as their respective interests may appear. Roads are to be maintained by the owners of the lots. Drainage easements may be surface or subsurface.

Dean Crowe
Dean Crowe, Owner Lots 1, 3 & 4

Bobby G. Crowe
Bobby Gene Crowe, Owner Lots 1, 3 & 4

Terry D. VanBibber
Terry D. VanBibber, Owner Lot 2

Debra Jean VanBibber
Debra Jean VanBibber Lot 2

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided 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 10-7-81.

Paul E. Hatfield
President

Barbara S. Cunningham
Secretary

Plat Release Date 12-1-81

Barbara S. Cunningham
Secretary

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