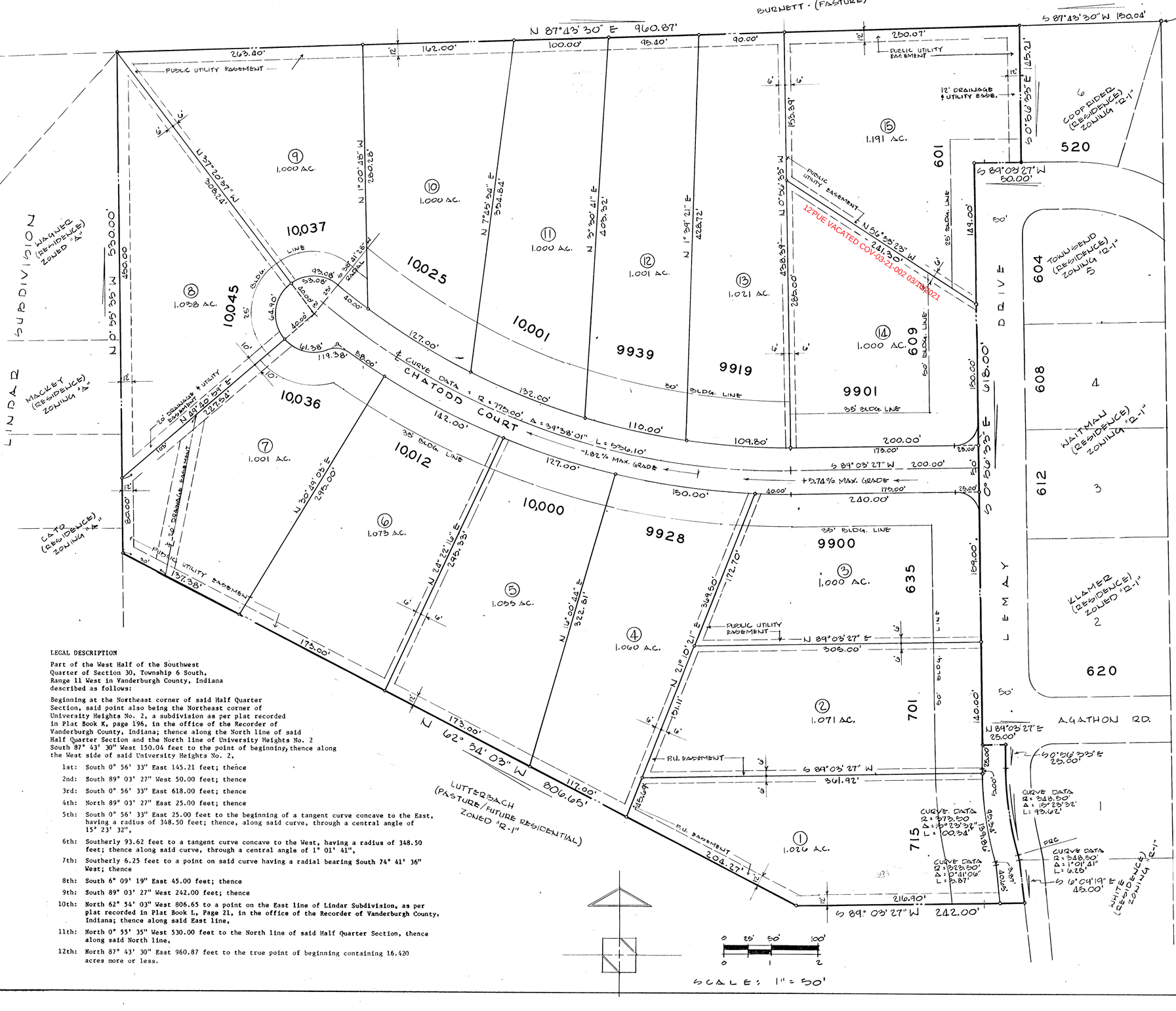
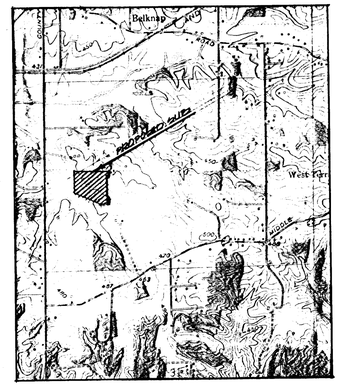
UNIVERSITY HEIGHTS NO. 3

SECONDARY PLAT

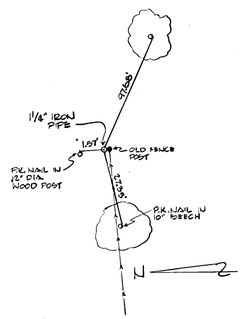
83-10731

RECEIVED FOR RECORD
at 2:11 P. M.
June 6, 1983
Recorded in BK. M Recorded No. 4
Page
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY





LOCATION MAP
SCALE: 1" = 2000'



SECTION CORNER REF.

GENERAL DATA

1. Owner and Developer: Melvin P. Lutterbach
2. Present Zoning: "R-1"
3. Area of Site: 16.42 acres
4. Water Supply: Private
5. Sewage Disposal: Septic Tanks (per County Approval)
6. Electricity: S.I.G.E.C.O.
7. Lot Sizes: Minimum One (1) Acre (43,560 sq. ft.)
8. The entire parcel lies within flood plain zone "C" above the 100 year flood contour line.
9. All areas of existing ground cover that are disturbed shall be straw mulched within one week after disturbance has taken place or before any expected rainfall, whichever occurs first. Disturbed areas shall be temporarily swaled. Straw bales or silt dams of any other suitable material shall be placed in the swales to provide temporary storage and reduce runoff velocity.

LEGAL DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Half Quarter Section, said point also being the Northeast corner of University Heights No. 2, a subdivision as per plat recorded in Plat Book K, page 196, in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Half Quarter Section and the North line of University Heights No. 2 South 87° 43' 30" West 150.04 feet to the point of beginning; thence along the West side of said University Heights No. 2,

1st: South 0° 56' 33" East 145.21 feet; thence
2nd: South 89° 03' 27" West 50.00 feet; thence
3rd: South 0° 56' 33" East 618.00 feet; thence
4th: North 89° 03' 27" East 25.00 feet; thence
5th: South 0° 56' 33" East 25.00 feet to the beginning of a tangent curve concave to the East, having a radius of 348.50 feet; thence, along said curve, through a central angle of 15° 23' 32",
6th: Southerly 93.62 feet to a tangent curve concave to the West, having a radius of 348.50 feet; thence along said curve, through a central angle of 1° 01' 41",
7th: Southerly 6.25 feet to a point on said curve having a radial bearing South 74° 41' 36" West; thence
8th: South 6° 09' 19" East 45.00 feet; thence
9th: South 89° 03' 27" West 242.00 feet; thence
10th: North 62° 54' 03" West 806.65 to a point on the East line of Lindar Subdivision, as per plat recorded in Plat Book L, Page 21, in the office of the Recorder of Vanderburgh County, Indiana; thence along said East line,
11th: North 0° 55' 35" West 530.00 feet to the North line of said Half Quarter Section, thence along said North line,
12th: North 87° 43' 30" East 960.87 feet to the true point of beginning containing 16.420 acres more or less.

OWNERS' CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Melvin P. Lutterbach Rosalind Lutterbach

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 Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my Hand and Notarial Seal this 2nd day of June, 1983
My Commission Expires 12/12/86
A Resident of Vanderburgh County
Notary Public

NOTARY PUBLIC SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under 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, the plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 1, 1983.

Plat Release County Auditors Certificate Received.

PRESIDENT Paul E. Hatfield
SECRETARY Barbara L. Cunningham
DATE JUNE 6, 1983

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on MAY 10, 1983; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
JUN 08 1983
Alice McBride AUDITOR
4247

M-4