83-14693

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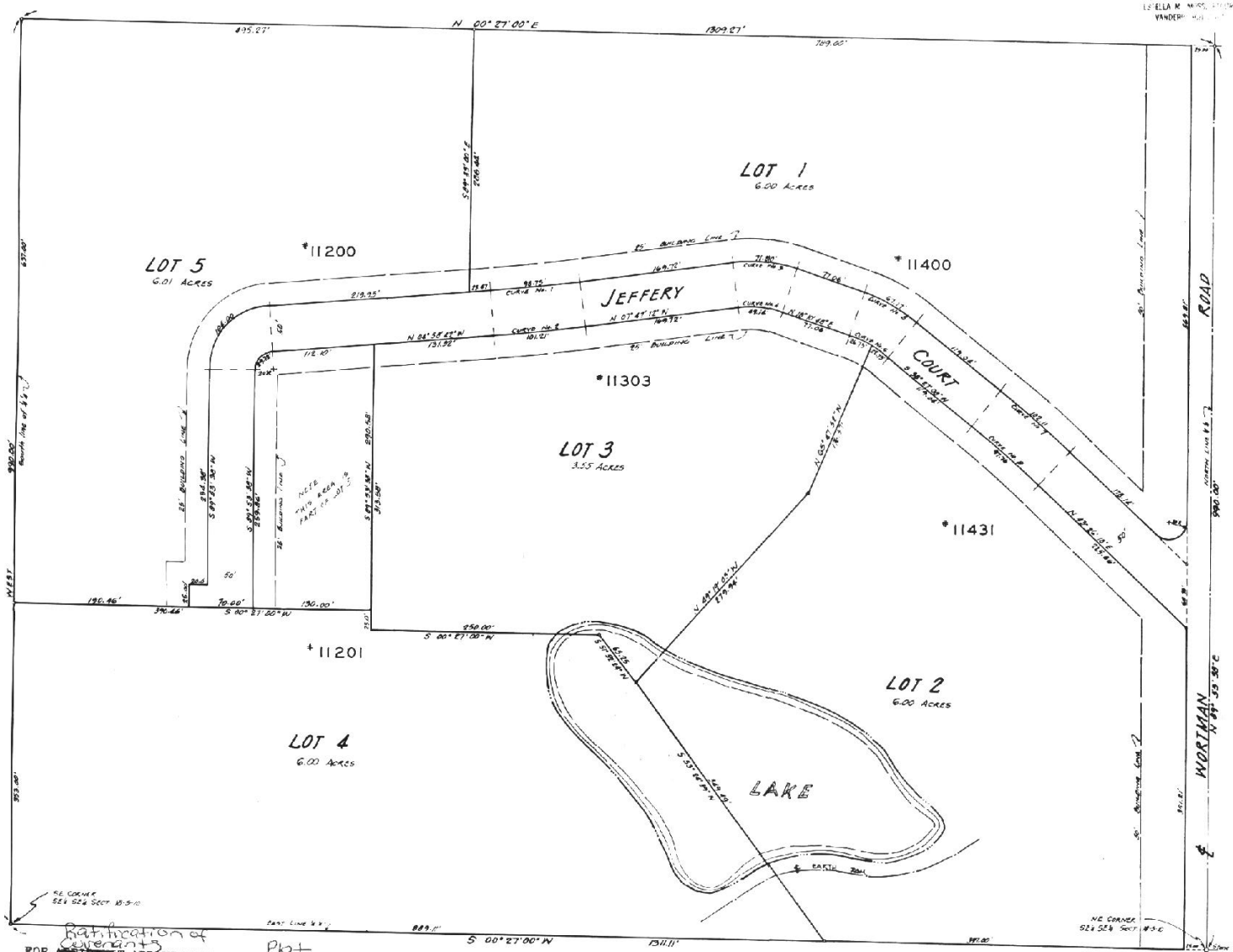
Page 14
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

THE AMENDED PLAT OF JEFFERY COURT

NOTE
THIS PLAT HAS BEEN AMENDED TO CHANGE THE LOCATION OF THE JEFFERY COURT RIGHT-OF-WAY WITHIN LOT 3.



LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 WEST, LYING IN VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00°27'00" WEST ALONG THE EAST LINE OF SAID QUARTER QUARTER 495.27 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER 990.00 FEET; THENCE NORTH 00°27'00" EAST 1309.27 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER AND BEING ALSO THE CENTERLINE OF WORTMAN ROAD; THENCE NORTH 89°33'30" EAST ALONG THE SAID NORTH LINE 709.00 FEET TO THE PLACE OF BEGINNING.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat the same and designate it as JEFFERY COURT. All street rights-of-way shown on this plat are hereby dedicated are hereby declared as easements for the common use of the owners of the various lots adjoining the Street hereinafter known as JEFFERY COURT, or their assigns their tenants and guests thereof, and also for use by all Governmental Agencies or their agents or assigns for rendering of any Governmental services (including but not limited to, fire and police protection), and also, as easements for drainage, and for the use of Public Utilities for the installation, maintenance, repair, or replacement of Public Utility services (including, but not limited to, water, sewer, electric, gas and telephone service - and means, ducts, lines and wires thereof), subject at all times to the proper authorities, however where any utilities are installed or maintained in the streets as aforementioned and paved, any damage thereto shall be repaired by the entity causing said damage. Building lines are established as shown on this plat, and between these lines and the street easement lines there shall not be erected or maintained any building or structure. Owners shall take title subject to the rights of the public utilities in the easements as set out above.

Witness our hand and seal this 26th day of July 1983.

Walter Benton Day
WALTER BENTON DAY

STATE OF INDIANA
COUNTY OF VANDERBURGH } S.S.

Before me, the undersigned Notary Public, in and for said State and County, personally appeared the above signed owner and Subdivider of the real estate shown and described hereon, and acknowledge the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 26th day of July 1983.

Doris Jean Jackson
Notary Public

My commission expires July 11, 1986
Resident of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Land Surveyor licenced in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist as locations noted, and that the above described real estate is outside the 100 year flood zone as shown on the Flood Map of Vanderburgh County, Indiana (Flood Map 180186 0010 D REV 3-19-80)

July 20th 1983
Date

Sam Biggerstaff, R.L.S. No. 9838

SAM RICE BIGGERSTAFF
REGISTERED
NO. 9838
STATE OF
INDIANA
LAND SURVEYOR

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, and vested in the General Assembly of the State of Indiana, and by an Ordinance adopted by the City of Evansville and the County of Vanderburgh, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY at a meeting held on 6-7-83

Paul E. Haydell
PRESIDENT

Barbara B. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE

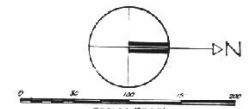
7-27-83
DATE

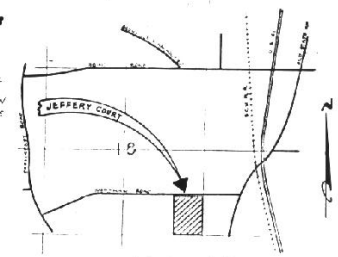
Barbara B. Cunningham
EXECUTIVE DIRECTOR

DULY ENTERED FOR TAXATION
JUL 27 1983 5153
Alice Trueblood Brooks
AUDITOR

Ratification of Covenants
FOR ~~GRANTOR~~ APPLYING TO THIS ~~PLAT~~ Plat
SEE MISC. DRAWER 1 CARD 5735
#83-17680 DATE 9-1-83
ATTEST: ESTELLA M. MOSS RVC
BY Sharon K. Watts DRVC

NOTE
AS A REQUIREMENT FOR SECONDARY APPROVAL OF THIS SUBDIVISION, THE AREA PLAN COMM. HAS REQUIRED THE DEVELOPER TO SET OUT ON THIS PLAT THAT LOT 1 AND LOT 2 SHALL HAVE NO ACCESS TO WORTMAN ROAD.





LOCATION MAP

M-14