84-00698

TOWNES' PLACE

RECEIVED FOR RECORD
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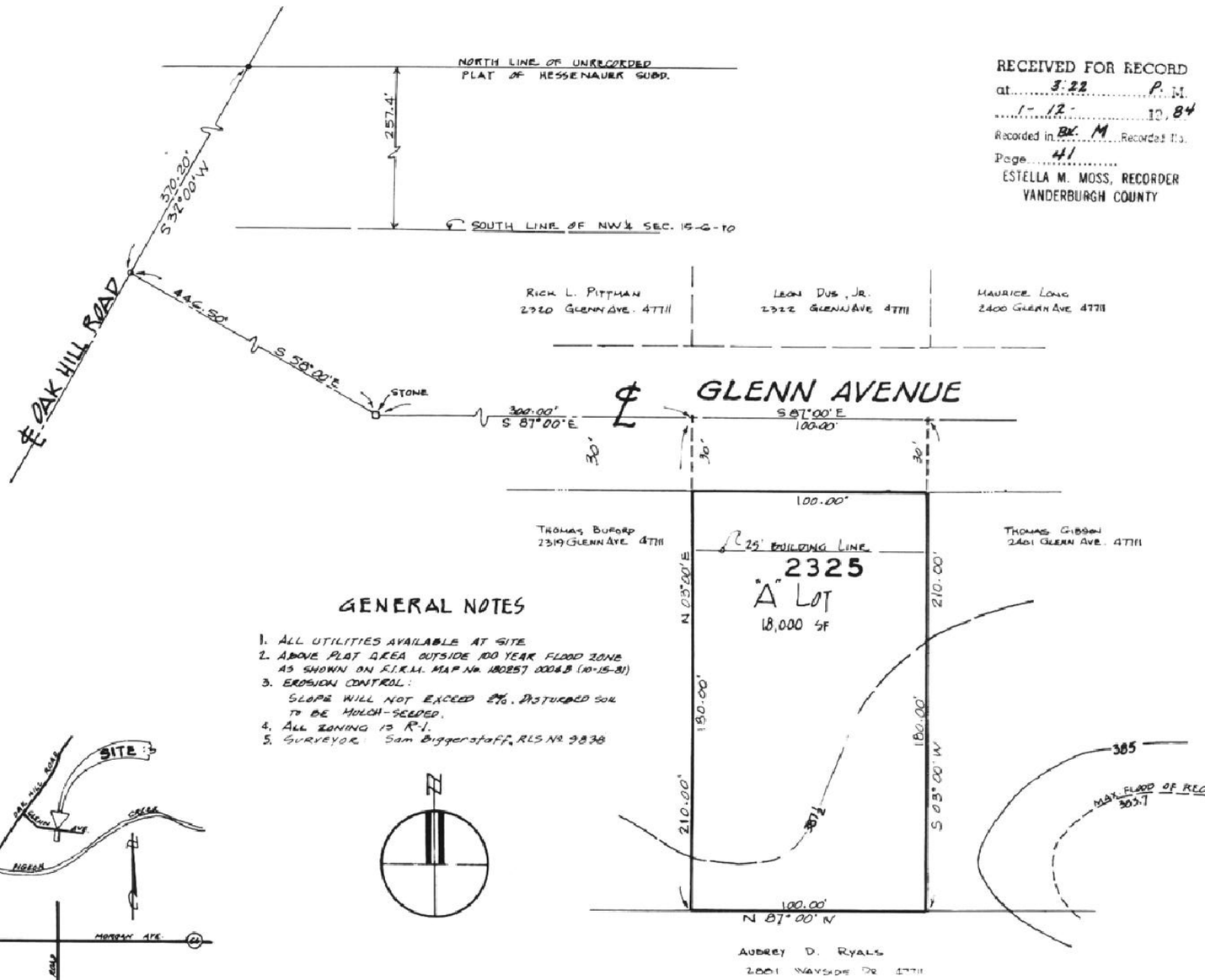
Page 41
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

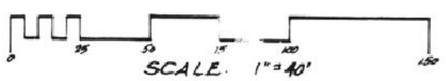
DULY ENTERED FOR TAXATION
JAN 12 1984 163
Auditor



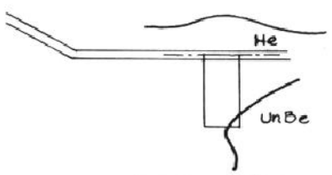
GENERAL NOTES

1. ALL UTILITIES AVAILABLE AT SITE
2. ABOVE PLAT AREA OUTSIDE 100 YEAR FLOOD ZONE AS SHOWN ON F.I.R.M. MAP No. 180257 0004B (10-15-81)
3. EROSION CONTROL:
   SLOPE WILL NOT EXCEED 2%. DISTURBED SOIL TO BE MULCH-SEEDED.
4. ALL ZONING IS R-1.
5. SURVEYOR Sam Biggerstaff, RLS No. 9838

AREA MAP



SCALE. 1"=40'



SOIL MAP

He = Henshaw Silt Loam - Moderate Slow permeability, seasonal high water table
UnBe = Uniontown Silt Loam - Moderate Slow permeability
Site suitable for development if public sanitary sewers provided.

LEGAL DESCRIPTION

Part of the South half of Section 15, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point in the center of Oak Hill Road 257.40 feet due North of the South line of the Northwest quarter of said Section 15; thence South 32 degrees,00 minutes West along the centerline of said Oak Hill Road for 370.20 feet; thence South 58 degrees, 00 minutes East along the centerline of Glenn Avenue for 446.50 feet; thence continue along the said centerline of Glenn Avenue South 87 degrees, 00 minutes East for 300.00 feet to the place of beginning of subject real estate; thence from said place of beginning continue South 87 degrees, 00 minutes East along said centerline for 100.00 feet; thence South 3 degrees, 00 minutes West for 210.00 feet; thence North 87 degrees, 00 minutes West for 100.00 feet; thence North 3 degrees, 00 minutes East for 210.00 feet to the place of beginning.
The North thirty feet of the above described real estate is reserved for the right-of-way of Glenn Avenue.

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown hereon, do hereby plat the same and designate said real estate as TOWNES' PLACE. The right-of-way for Glenn Avenue was previously dedicated to the public as shown hereon. Building lines are established as shown on the plat, and between this line and the street right-of-way line there shall not be erected or maintained any buildings or structures.

Robert A. Townes
Robert A. Townes

Ruth M. Townes
Ruth M. Townes

STATE OF INDIANA } S.S.
COUNTY OF VANDERBURGH }

Before me, the undersigned Notary Public for Warrick County, State of Indiana, personally appeared the above Owners and Subdividers of the real estate shown and described hereon and acknowledge the execution of this plat to be their voluntary act and deed.
WITNESS my hand and seal this 6th day of December, 1983.

Notary Public

My commission expires [illegible]. printed

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indaina, and further certify that this plat correctly represents a survey completed by me, and the above described real estate is located outside of the 100 year flood zone as shown on F.I.R.M. map No. 180257 0004B (10-15-81).

December 3rd, 1983
date

Sam Biggerstaff
Sam Biggerstaff, RLS No. 9838

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana, and by an Ordinance adopted by the City of Evansville, and by the County of Vanderburgh, this plat has been given Approval by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on JANUARY 4, 1984

Virgil D. Miller
President

Barbara L. Cunningham
Executive Director

PLAT RELEASE

1-12-84
Date

Barbara L. Cunningham
Executive Director

M-41