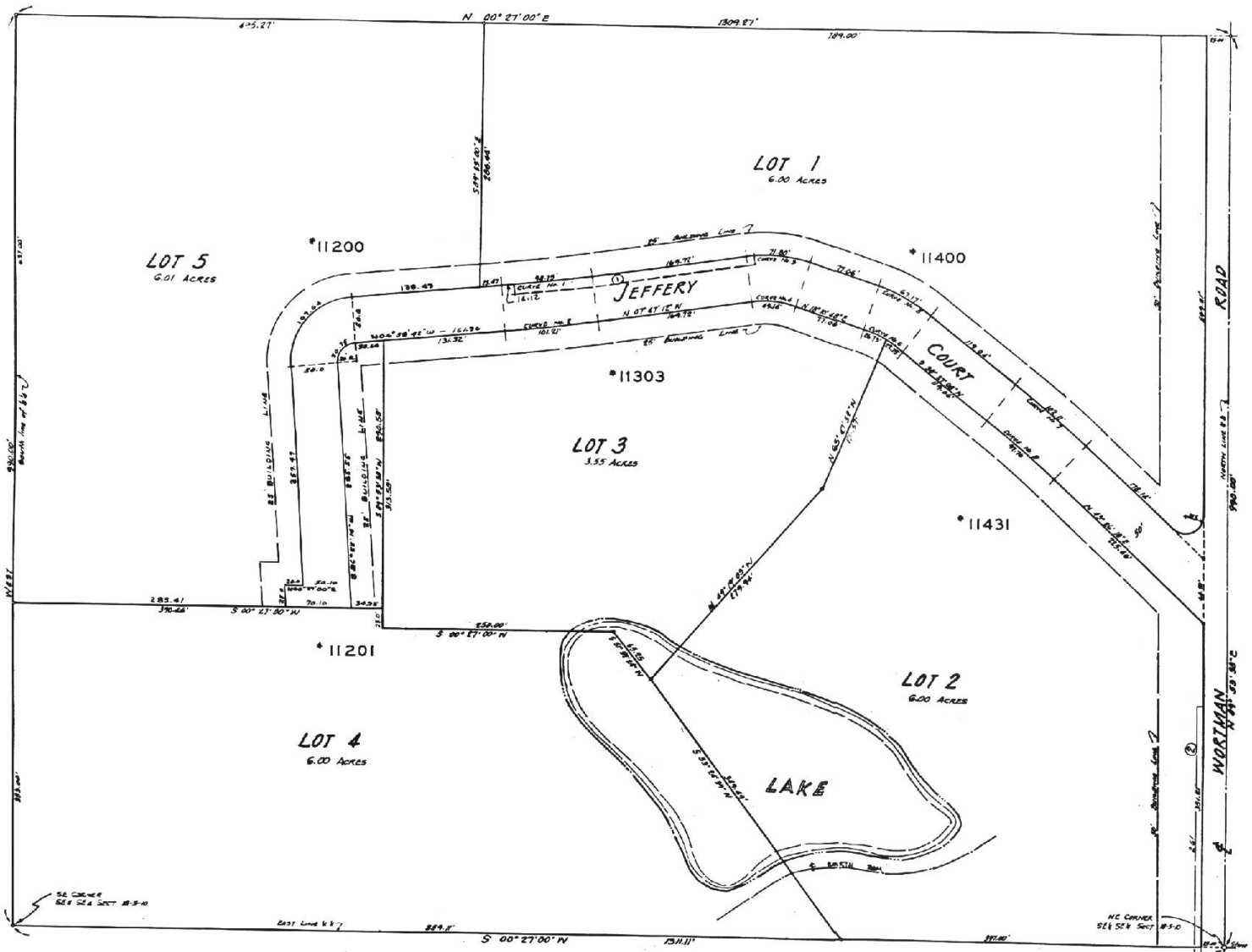
84-09860

A CORRECT AMENDED PLAT OF

JEFFERY COURT

NOTE
THIS PLAT HAS BEEN AMENDED & CORRECTED 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 1309.87 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER FOR 990.00 FEET; THENCE NORTH 00° 27' 00" EAST 1309.87 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER QUARTER AND BEING ALSO THE CENTERLINE OF WORTMAN ROAD; THENCE NORTH 89° 59' 30" EAST ALONG THE SAID NORTH LINE FOR 990.00 FEET TO THE PLACE OF BEGINNING.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby plat the same and designate as JEFFERY COURT. All street rights-of-way shown on this plat are hereby dedicated as hereby declared as Easements for the common use of the owners of the parcels 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 mains, ducts, lines, and wires thereof), subject at all times to the proper authorities; however where any utilities are provided or maintained after the streets are constructed and paved, any damages 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.

WALLER DENTON DAY — ANNE H. AINSWORTH

JEFFERY ALLEN DAY — BARBARA LO DAY

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

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 herein and acknowledge the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this ____ day of ____, 1984.

My commission expires _____
Resident of _____ County, Indiana.

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Land Surveyor licensed 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 actually located, and that the above described real estate is entirely the 100 year flood zone as shown on the Flood Map of Vanderburgh County, Indiana (Flood Map #180174 0005 C Rev 9-3-82)

April 17 1984
Date

Sam Biggerstaff, R.L.S. #9838

SAM BIGGERSTAFF NORTHERN REG. NO. 9838 STATE OF INDIANA LAND SURVEYOR

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 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 5-21-84

PRESIDENT

Barbara R. Cunningham
EXECUTIVE DIRECTOR

Barbara R. Cunningham
EXECUTIVE DIRECTOR

RECEIVED FOR RECORD
ON 10:40 A.M.
May 21 1984
Recorded in Book M Recorded No.
Page 61
ESTELLA M. HUSS, RECORDER
VANDERBURGH COUNTY

LEGEND

① S.I.G.&E.Co. 10' EASEMENT FOR R/W RECORDED JUNE 5, 1939 IN D.R. 681 Pg. 282 & 283
BEGIN ON WEST LINE OF JEFFERY COURT 27.53' NORTH OF S.E. COR. LOT-1
THENCE NORTH ALONG SAID WEST LINE 260.0 FEET.

② S.I.G.&E.Co. 6' EASEMENT FOR R/W
RECORDED MARCH 25 1978 IN D.R. 570 Pg. 81 & 82

N

SCALE: 1" = 60'

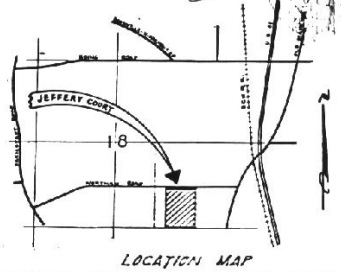
NOTE
AS A REQUIREMENT FOR SECONDARY APPROVAL OF THIS SUBDIVISION, THE AREA PLAN COMM. HAS REQUIRED THE DEVELOPER TO SET OUT ON THIS PLAT, THAT LOT 1 AND LOT 2 SHALL HAVE NO ACCESS TO WORTMAN ROAD.

NOTE
1. REVISED LOCATION JEFFERY COURT ACROSS LOT 5

DULY ENTERED FOR TAXATION
MAY 21 1984 2418
Alice Fae Burden AUDITOR

M-61

Curve No. 1	Curve No. 2	Curve No. 3	Curve No. 4	Curve No. 5	Curve No. 6	Curve No. 7	Curve No. 8
Δ- 8°48'30"	Δ- 5°48'39"	Δ- 15°58'00"	Δ- 15°58'00"	Δ- 38°16'28"	Δ- 53°16'52"	Δ- 47°59'10"	Δ- 6°59'07"
D- 2.863749°	D- 2.773886°	D- 36.1645.48'	D- 53.840877'	D- 30.181309°	D- 40.972775°	D- 6.828599°	D- 5.100696°
T- 49.88'	T- 58.51'	T- 34.51'	T- 23.00'	T- 33.94'	T- 15.00'	T- 91.99'	T- 48.91'
R- 1914.80'	R- 1964.86'	R- 158.45'	R- 103.49'	R- 154.84'	R- 175.84'	R- 1173.80'	R- 1173.80'
L- 98.75'	L- 191.81'	L- 71.30'	L- 69.14'	L- 67.17'	L- 65.48'	L- 102.11'	L- 87.76'



LOCATION MAP