For easement Applying to this deed see Deed Drawer ___ card 1315

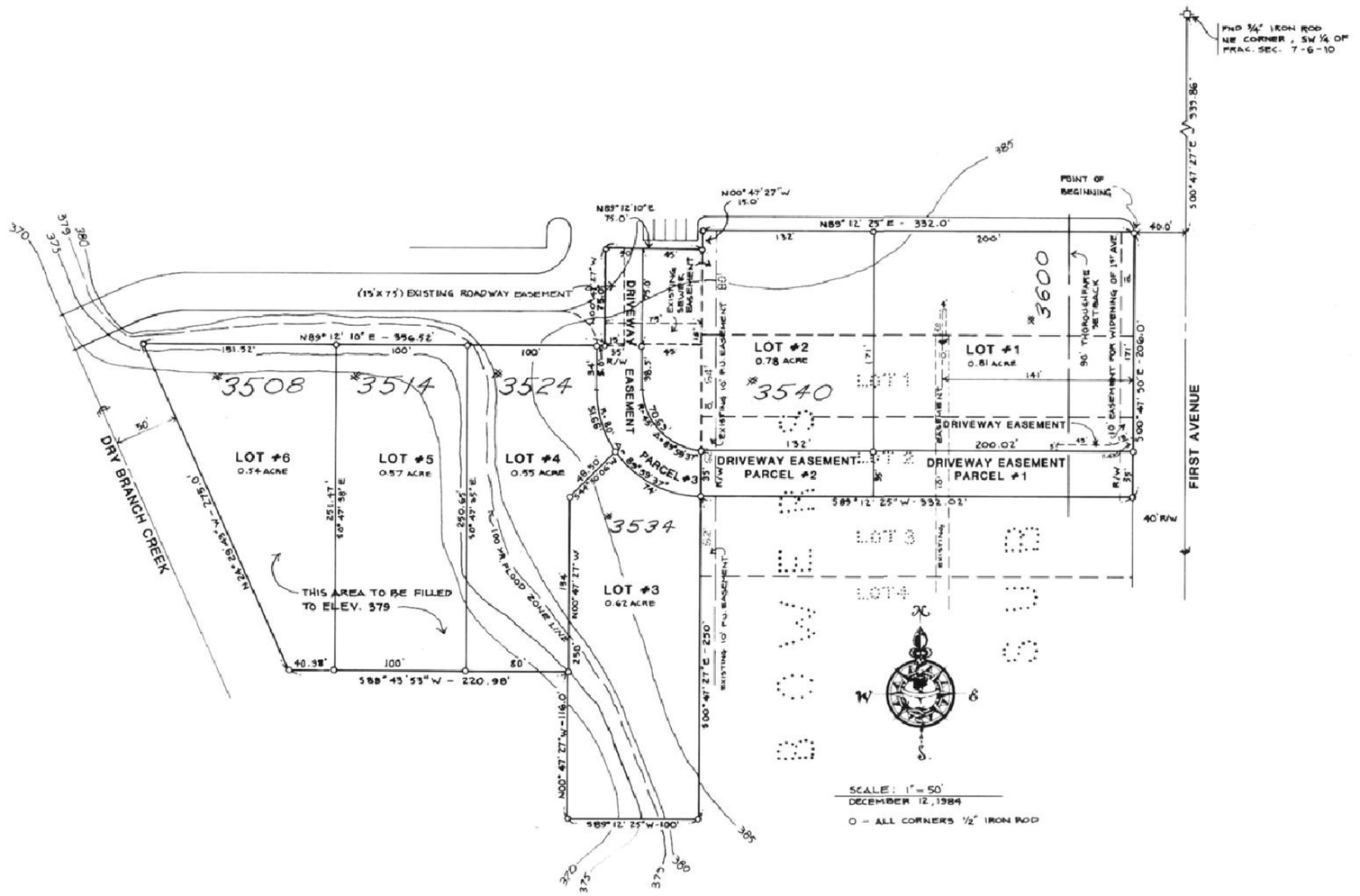
For easement Applying to this deed see Deed Drawer ___ card 1315



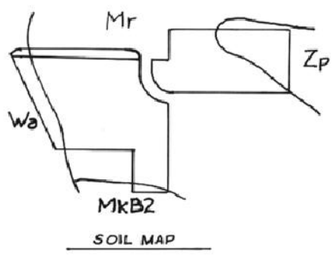
84-4911

SECONDARY PLAT OF

NORTHBROOK SOUTH SUBDIVISION



SCALE: 1" = 50'
DECEMBER 12, 1984
O – ALL CORNERS ½" IRON ROD



SOIL MAP

GENERAL NOTES:

UTILITIES: ALL UTILITIES ARE AVAILABLE AT THE SITE.
EROSION CONTROL: ALL DISTURBED AREAS TO BE MULCHED SEEDED; SLOPES EXCEEDING 10% SHALL BE SODDED STRAW BALES, EROSION BLANKETS TO BE INSTALLED TO PREVENT EROSION. ALL WORK TO BE COMPLETED WITHIN 45 DAYS.

LEGAL DESCRIPTION
FOR NORTHBROOK SOUTH SUBDIVISION

Part of the Southwest Quarter of Fractional Section 7, Township 6 South, Range 10 West, described as follows:

Beginning at the Northeast corner of said Quarter Section; thence along the East line of said Quarter Section, South 0° 47' 50" East 999.86 feet; thence South 89° 12' 25" West 40.0 feet to the true point of beginning; thence along the West right of way line of First Avenue (80.0 feet wide)

1st: South 0° 47' 50" East 206.00 feet; thence

2nd: South 89° 12' 25" West 332.02 feet to the West line of Bowers Subdivision as per plat recorded in Plat Record book "I" at page 172 in the office of the Recorder of said Vanderburgh County; thence along said West line

3rd: South 0° 47' 27" East 250.0 feet; thence

4th: South 89° 12' 25" West 100.0 feet; thence

5th: North 0° 47' 27" West 116.0 feet; thence

6th: South 88° 45' 53" West 220.98 feet to the easterly line of the DRY BRANCH CREEK relocation easement (100.0 feet wide); thence along said easterly line

7th: North 24° 29' 43" West 275.0 feet; thence

8th: North 89° 12' 10" East 356.52 feet; thence

9th: North 0° 47' 27" West 75.0 feet; thence

10th: North 89° 12' 10" East 75.0 feet to a point, said point being in the Northerly prolongation of the West line of said Bowers Subdivision and North 0° 47' 27" West 65.0 feet from the Northwest corner of said Bowers Subdivision; thence along said Northerly prolongation

11th: North 0° 47' 27" West 15.0 feet; thence parallel with the North line of said Bowers Subdivision.

12th: North 89° 12' 25" East 332.0 feet to the true point of beginning, containing 4.13 acres more or less.

OWNER'S 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 rights of the public utilities.

Gregory G. Kempf — GREGORY G. KEMPF

Brian K. Carroll — BRIAN K. CARROLL, TRUSTEE

Edwina L. Kempf — EDWINA L. KEMPF

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 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 14 day of DECEMBER, 1984.

My Commission expires 2-6-86 — Roberta W. Hale, Notary Public
A Resident of VANDERBURGH County

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 December 7, 1984.

President

Secretary Barbara L. Cunningham

Plat Release-County Auditors Certificate Received.

Date December 14, 1984

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 NOV. 14, 1984; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL — Ralph A. Easley

Ralph A. Easley, Jr.
Indiana Reg. No. S 0004

7013

1" = 100'

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710

123

For easement Applying to Lot Pt 4-12
See Deed Drawer 11 card 4852

For easement Applying to Lot 3-6
See Deed Drawer 11 card 49360

For easement Applying to Lot Pt 4
See Deed Drawer 10 card 15