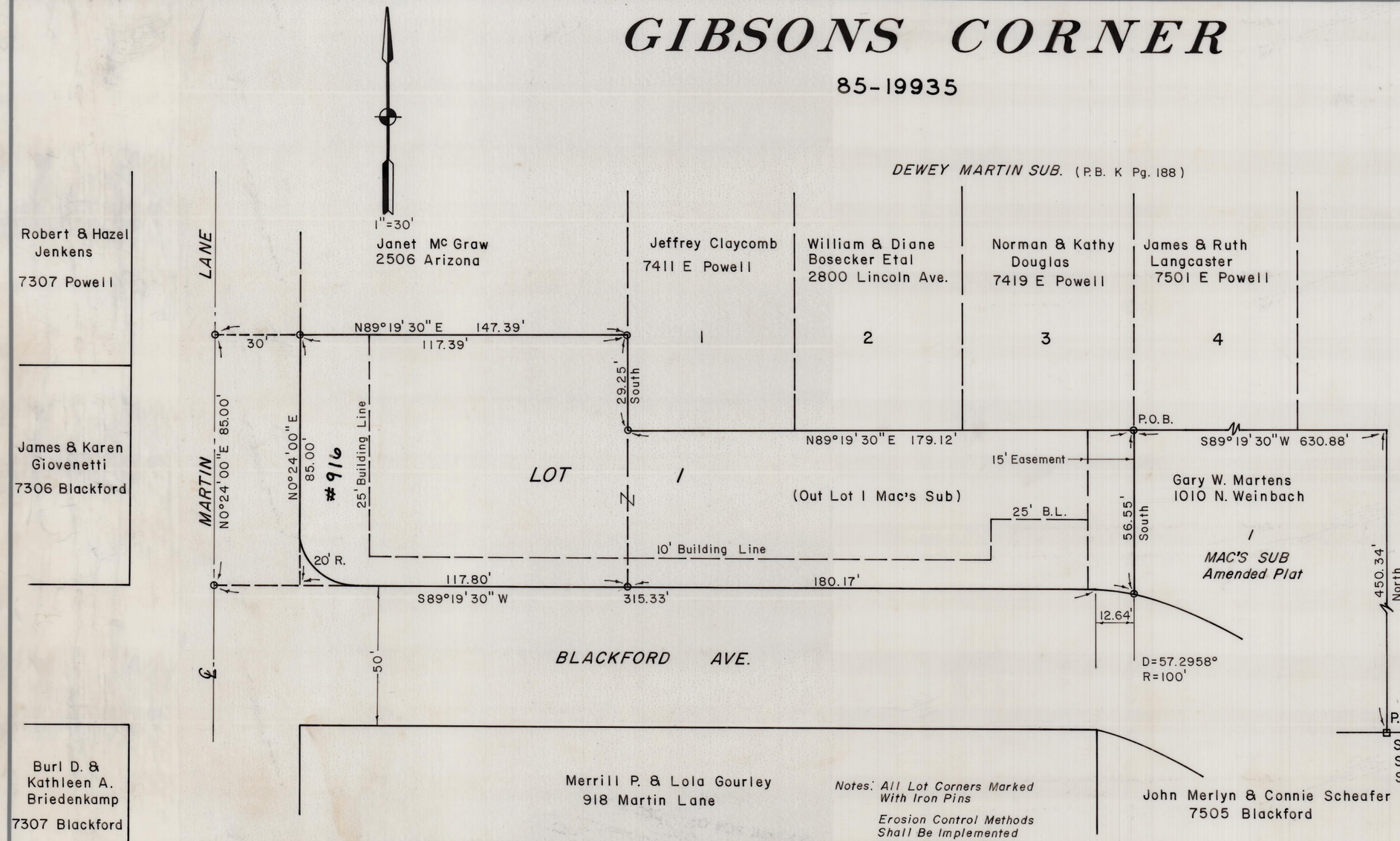
GIBSONS CORNER

85-19935



Notes: *All Lot Corners Marked With Iron Pins*

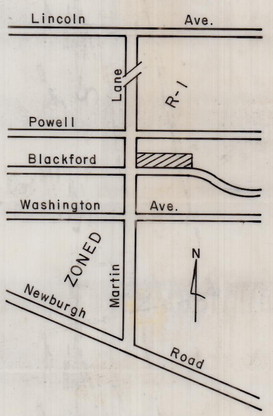
Erosion Control Methods Shall Be Implemented Within 45 Days After Grading Begins.

City Water & Sewers Available

LEGAL DESCRIPTION

A Subdivision of Outlot 1 in the Amended Plat of Mac's Sub as recorded in Plat L, Page 76 in the Office of the Recorder of Vanderburgh County and part of the Southwest Quarter of Section 30, Township 6 South, Range 9 West, Vanderburgh County, Indiana described as follows:

Beginning at a point on the South line of the Dewey Martin Subdivision as recorded in Plat Book K, Page 188, Office of the Recorder of Vanderburgh County, said point being located by commencing at the Southwest corner of the Southwest Quarter of of said Section 30, thence North along the East line thereof a distance of 450.34 feet to the Southeast corner of said Subdivision, thence South 89 degrees 19 minutes 30 seconds West along the South line thereof a distance of 630.88 feet (being also the Northeast corner of Outlot 1, Mac's Sub.), thence South a distance of 56.55 feet to the North line of Blackford Avenue, thence Westerly a distance of 12.64 feet along curve to the left having a radius of 100 feet to the end of said curve, thence South 89 degrees 19 minutes 30 seconds West along said North line a distance of 315.33 feet to the Center of Martin Lane, thence North 0 degrees 24 minutes East along center of Martin Lane a distance of 85.00 feet, thence North 89 degrees 19 minutes 30 seconds East a distance of 147.39 feet to the West line of said Dewey Martin Sub., thence South a distance of 29.25 feet, thence North 89 degrees 19 minutes 30 seconds East along the South line said Subdivision a distance of 179.12 feet to the place of beginning.



LOCATION MAP

OWNERS CERTIFICATE

I the undersigned owner of the real estate shown hereon, do hereby plat the same and designate said real estate as GIBSONS CORNER SUBDIVISION. The right-of-way for Roads as shown hereon is hereby dedicated to the public. Building lines are established as shown on the plat, and between these lines and the street right-of-way, there shall not be erected or maintained any building or structure. P.U. EASEMENT marked on this plat is reserved for the installation, maintenance and repair of various utility services and subject at all times to the proper authorities and to the easement hereon reserved. No building or structures shall be erected or maintained in said P.U. EASEMENT and owner shall take title subject to the right of public utilities.

Richard D. McGraw — Janet Kathryn McGraw

Richard G. McGraw — Janet Kathryn McGraw

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana personally appeared the above signed owner of the real estate shown and described hereon and acknowlage the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 26th day of Sept, 1985

Barbara A. Runyon
Notary Public

My Commission expires: Feb. 24, 1988

BARBARA A. RUNYON
Printed

RECEIVED FOR RECORD
at 3:11 P.M.
OCTOBER 10 1985
Plat Book M
Page 156
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
OCT 10 1985 5822
AUDITOR

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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 at locations as noted, and the above described real estate is located outside the 100 year flood zone, as shown on Flood Map Panel 8 of 8 dated Oct. 15, 1981

Sept 26, 1985
Date

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Billy T. Nicholson P.L.S. No. 7964

A.P.C. CERTIFICATE

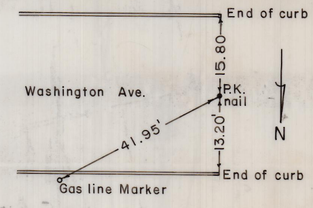
Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the county of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY.

Virgil D. Miller
President

Barbara L. Cunningham
Executive Director

PLAT RELEASE: 10-10-85

Barbara L. Cunningham
Executive Director



SE Cor.
SW 1/4
30-6-9

M-156

9-85-22