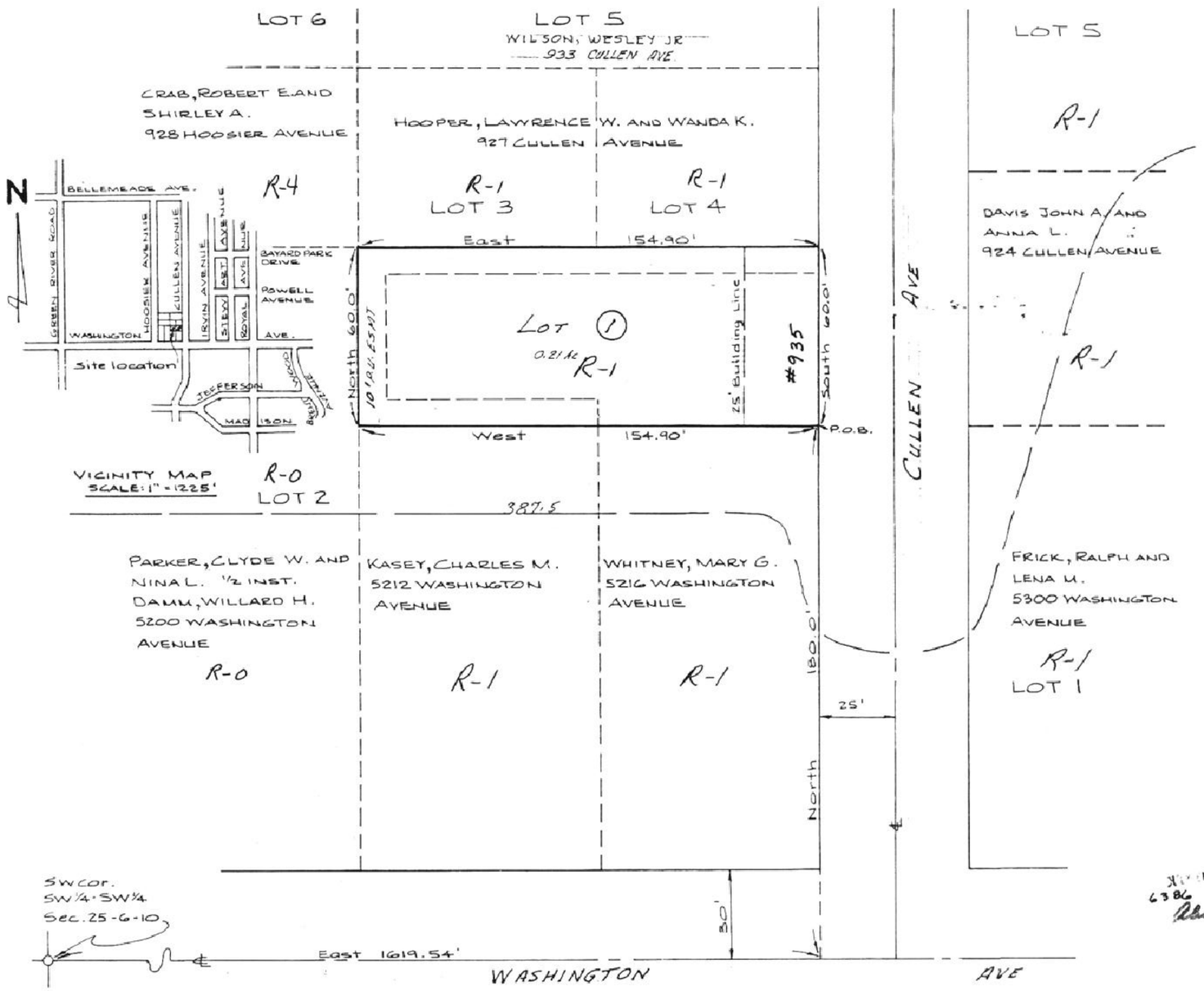
June's Place

a subdivision of part of the Southwest Quarter of Section Twenty-five (25), Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Southwest corner of said quarter section; thence East along the South line of said quarter section a distance of 1619.54 feet to a point on the Southerly extension of the West right-of-way line of Cullen Avenue; thence North along said West right-of-way line and the Southerly extension thereof a distance of 180.0 feet to the point of beginning; thence from said point of beginning West and parallel with the South line of said quarter section a distance of 154.9 feet; thence North a distance of 60.0 feet; thence East and parallel to the South line of said quarter section a distance of 154.90 feet to the West right-of-way line of Cullen Avenue; thence South along said West right-of-way line a distance of 60.0 feet to the place of beginning, and part of Lots Three (3) and Four (4) in Block Two (2), in the unrecorded plat of Baumgart.

N

SCALE: 1" = 30'



85 - 22000

OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

JUNE'S PLACE

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.

Margaret J. Taylor

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 5 day of November, 1985.

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
Printed

My commission expires:
July 11, 1986

Resident of Warrick

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with 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 the locations noted.

Oct 25 1985
Date

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 LAND SURVEYOR

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on NOVEMBER 7, 1985.

President

Barbara L. Cunningham
Executive Director

Plat Release NOVEMBER 7, 1985

Barbara L. Cunningham
Executive Director

ENTERED FOR TAXATION
NOV 7 1985
6386
AUDITOR

RECEIVED FOR RECORD
at 3:38 P.M.
NOVEMBER 7 1985
Plat Book M
Page 164
BOB STEELE, RECORDER
VANDERBURGH COUNTY

NOTES:

1. ZONING: Subject property and adjacent property zoned AS SHOWN
2. SOIL TYPE: The Vanderburgh County Soil Survey shows the soils on this site to be Wheeling loam with 0% to 2% slopes with slow runoff.
3. FLOOD: This site lies outside the 100 year flood zone according to FIRM Panel 8 of 8 for the City of Evansville dated October 15, 1981.
4. UTILITIES: City water and sewer is available at this site. Electric Power and Gas is available at this site.
5. EROSION CONTROL: The Soil Conservation Department requires that all disturbed areas be mulch seeded within 45 days after being disturbed.

M-164

1/4 SEC. SHT. NO. 151