BLACKFORD WOODS

85-22946

A subdivision of part of the Southeast quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven, (27), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

NORTH OF BLACKFORD AVE.

Beginning at the intersection of the North line of Blackford Avenue with the West line of Boeke Road as set out in the plat of the opening of Blackford Avenue as recorded in Plat Book "I" page 58 in the office of the Recorder of said county; from said place of beginning thence North along the West line of Boeke Road, which lies 30.0 feet West of the East line of said quarter quarter section; for 135.0 feet to the extended centerline of a 12 foot alley (vacated) as platted in Block 7 of Legler Heights, as per plat thereof, recorded in Plat Book "F" pages 224 and 225, in the Office of said Recorder; thence West along the extended centerline of said alley for 264.04 feet to the West line of vacated Taft Avenue; thence South along the West line of vacated Taft Avenue for 135.0 feet to the North line of Blackford Avenue; thence East along the North line of Blackford Avenue for 264.15 feet to the place of beginning.

Also: Lot 15, Lot 16, the East 25.0 feet of Lot 17 and the South 6.0 feet of a vacated alley lying North of and adjoining the North line of said Lots 15, 16 and the East 25.0 feet of Lot 17 in Block 7, Legler Heights.

SOUTH OF BLACKFORD AVE.

Beginning 70.0 feet West of the intersection of the South line of Blackford Avenue with the West line of Boeke Road, as set out in said Plat Book "I" page 58; from said place of beginning; thence South, parallel with the West line of Boeke Road for 135.0 feet to the extended centerline of a 12 foot alley (vacated), as platted in Block 8 of said Legler Heights; thence West along the extended centerline of said alley for 194.33 feet to the West line of vacated Taft Avenue; thence North along the West line of vacated Taft Avenue for 135.0 feet to a point on the South line of Blackford Avenue; thence East along the South line of Blackford Avenue for 194.20 feet to the place of beginning.

ALSO: Lot 14, Lot 13, the East 25.0 feet of the South 104.0 feet of Lot 12 and the North 6.0 feet of a vacated alley lying South of and adjoining the South line of Lot 14 and Lot 13 and the East 25.0 feet of Lot 12 in said Legler Heights. Also, the North 25.0 feet of Lot 12 and Lot 11 and the North 25.0 feet of the East 15.0 feet of Lot 14, all being in Block 8, Legler Heights.

STATE OF INDIANA, COUNTY OF VANDERBURGH, SS:

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, came PHAR-CREST LAND CORPORATION, an Indiana corporation, by T. R. LEGLER, its President, who, as such president, acknowledge execution of the above plat, for and on behalf of said corporation.

WITNESS my hand and Notarial Seal, this 4 day of November, 1985.

Notary Public

DORIS JEAN JACKSON
Printed

My County of residence is: Vanderburgh

My commission expires: July 9, 1986

STATE OF INDIANA, COUNTY OF VANDERBURGH, SS:

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, came the above named THEODORE R. LEGLER MARY LEGLER WILSON, who acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS my hand and Notarial Seal, this 4 day of November, 1985.

Notary Public

DORIS JEAN JACKSON
Printed

My County of residence is: Vanderburgh

My commission expires: July 9, 1986

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown hereon, do hereby plat the same and designate said real estate as BLACKFORD WOODS

Thoroughfare setback lines are established as shown on the plat and between these lines there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked U.E. Easement are reserved for the installation, maintenance and repair of the various utility services, subject at all times to the proper authorities and to the easements reserved hereon. No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public utilities in these strips of land.

Owner of property lying North of Blackford Avenue

Phar-Crest Land Corporation by T. R. Legler, President
T. R. Legler

Attest: Mary Legler Wilson, Secretary
Mary Legler Wilson

Owners of property lying South of Blackford Avenue

Theodore R. Legler

Mary Legler Wilson

NOV 21 1985

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 given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, at a meeting held on JUNE 5, 1985.

President

Barbara L. Cavanaugh
Executive Director

PLAT RELEASE

NOVEMBER 20, 1985
Date

Barbara L. Cavanaugh
Executive Director

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed by me.

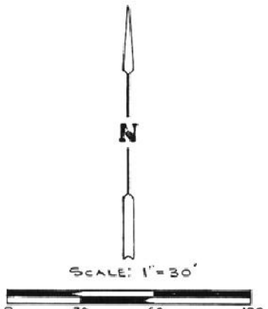
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Date

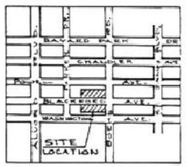
Sam Biggerstaff-LS No. 9838

SAM BIGGERSTAFF
REGISTERED
No. 9838
STATE OF
INDIANA
LAND SURVEYOR

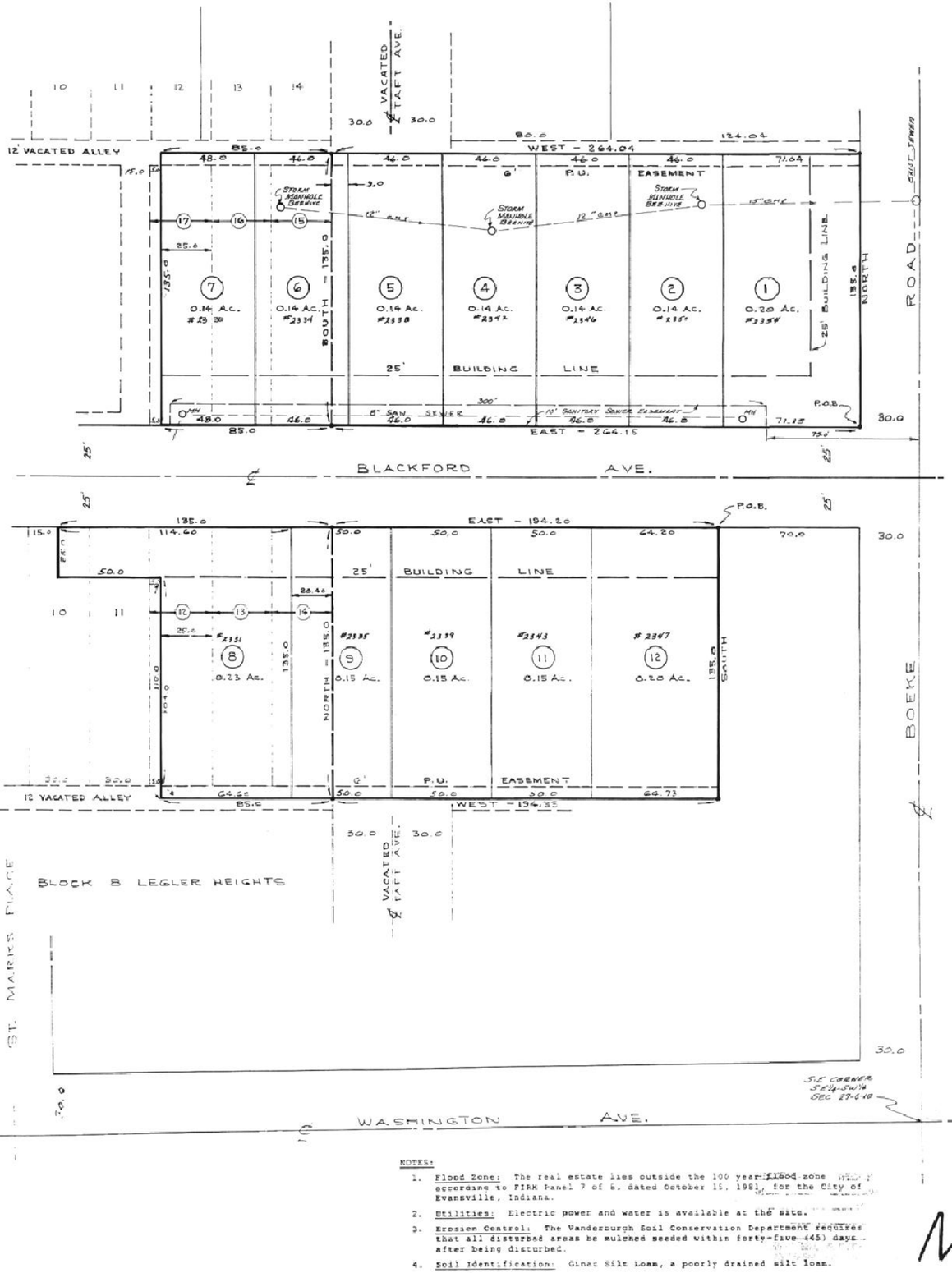
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Page 166
BOB SIPPEL, RECORDER
VANDERBURGH COUNTY

M-166





VICINITY MAP
NO SCALE



NOTES:

1. Flood Zone: The real estate lies outside the 100 year flood zone according to FIRM Panel 7 of 8, dated October 15, 1981, for the City of Evansville, Indiana.
2. Utilities: Electric power and water is available at the site.
3. Erosion Control: The Vanderburgh Soil Conservation Department requires that all disturbed areas be mulched seeded within forty-five (45) days after being disturbed.
4. Soil Identification: Ginat Silt Loam, a poorly drained silt loam.