EDEN PLACE

RECEIVED FOR RECORD
at 3:40 P.M.
DECEMBER 11 1985
Plat Book M
Page 171
BOB STEELE, RECORDER
VANDERBURGH COUNTY

LILLIAN HASSLER & JOHN HIRSCH
1811 N. GREEN RIVER ROAD
E'VILLE, IN. 47715
ZONED AG.

85-24176

N.W. COR. SEC. 24-6-10 (MON. BOX)

N.E. COR. N.W. 1/4 24-6-10 I.P. FOUND

S00°03'00"W 1054.34'

N89°55'09"E 1355.31' DEED 1355.48' MEAS.

N.89° 55'09"E 1355.31' DEED (1355.48' MEAS.)

P.O.B.

℄ R/W

14/14 LINE

54'

46'

4'

7.27'

WILLIAM E. HARP JR
1309 N. GREEN RIVER ROAD
E'VILLE, IN. 47715
ZONED C-4

S00°41'47"W 326.03'

273.82'

187.80'

272.15'

215.00'

215.00'

215.00'

215.00'

223.33'

30'

30'

N 01°25'11"E 1057.64'

2" IRON PIPE FND.

1 1.18 AC. #5236

2 0.93 AC. #5300

3 0.93 AC. #5330

4 0.93 AC. #5420

5 0.93 AC. #5440

6 0.95 AC. #5520

N.00°03'50"W 187.87'

N.00°03'50"W 187.33'

N.00°03'50"W 188.00'

N.00°03'50"W 188.06'

N.00°03'50"W 188.12'

183.25'

30' BUILDING SETBACK LINE

60' THOROUGHFARE SETBACK

46.58'

3.42'

274.64'

215.00'

215.00'

215.00'

215.00'

218.50'

EXISTING VOGEL ROAD

60' R/W

N89°56'10"E 1352.76'

℄ VOGEL ROAD

60.00'

651.78'

S 01° 24' 33" W.

℄ 100' S.I.G.&E. CO. R/W ESM'T

179°53'00"

46.76'

3.24'

234.00'

240.57'

425.00'

452.82'

60' THOROUGHFARE SETBACK

30' BUILDING SETBACK LINE

#5401

#5501

VOGEL ROAD

S.W. COR. N.W. 1/4, N.W. 1/4 24-6-10 MON. BOX

1347.25' TO SECTION LINE

76.24'

3'

9A 2.183 AC. #5235

9B 2.247 AC. #5301

S00°41'47"W 403.21'

N89°55'09"E 4.45'

WILLIAM E. HARP
1201 N. GREEN RIVER ROAD
E'VILLE, IN. 47715
ZONED C-4

GREEN RIVER ROAD

S00°04'00"E 376.49'

S00°04'00"W 324.91'

℄ S.I.G.&E. CO. POLE LINE

N00°04'00"W 326.03'

50'

50'

2.88'

N 89°56'41"E 1347.25' DEED

47.12'

234.12'

15' UTILITY EASEMENT

245.91'

℄ TO SIGECO EASEMENT

3'

℄ SIGECO R/W

¼ ¼ SECTION LINE

S.W. COR. N.W. 1/4 SEC. 24-6-10 MON. BOX

S 89° 56'41" W. 1347.48'

425.00'

442.45'

8 3.98 AC.

7 4.14 AC.

403.22' N 00°03'50"W

403.28' N 00°03'50"W

403.48'

The bearings and distances are based upon actual field measurements to corner markers called for in record deeds and found per this survey. Record bearings and distances have been revised and an overlap was found to exist along the south side of the above described tract due to the following:

1. Senior deeds (Evansville Federal Savings & Loan and the Mauer-Huber Trust) south of this tract being described from the south line of the quarter section measuring north and junior deeds (Earl Harp and Eden Investments) being described from the north line of the quarter section measuring south.
2. Corner monuments which defined the west line of the quarter section and called for in the record deeds having been replaced by brass pins set in monument boxes during the reconstruction and widening of Green River Road.
3. An "old iron pin" as described in Deed Record 432, page 221 (Marcellus and Agnes Hirsch to Joseph and Olivia Hirsch) was found at the northeast corner of the above described tract which said pin was described as "being on the east line of the quarter section".

NOTE:

1. 1/4-1/4 Section line 0.12' east at S.W. corner Lot 9
2. Centerline SIGECO R/W easement 3' west of 1/4-1/4 line at S.W. corner Lot 9
3. Centerline SIGECO pole line does not run along centerline R/W easement

PRELIMINARY ROAD DESIGN PLANS APPROVED BY COUNTY HIGHWAY ENGINEER.

COUNTY ENGINEER
DECEMBER 10, 1985

DRAINAGE PLANS APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD ON APRIL 29, 1985.

VACATED 6/5/2007 G-2007-8

30' R/W EASEMENT FOR ROYAL AVE.

30' 30'

GEORGE RYAN
4011 FAIRFAX
E'VILLE, IN. 47710
ZONED R-4

EDEN INVESTMENTS
5308 EDEN DRIVE
EVANSVILLE, IN. 47715
ZONED C-4

S 02°24'33"W 952.45'

SE. COR. N.W. 1/4 24-6-10 STONE FOUND

MICHAEL S. MAURER & CURTIS E. LIEBER
P.O. BOX 3118
E'VILLE, IN. 47730
ZONED R-3

LEGAL DESCRIPTION

EDEN PLACE

Part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northwest corner of Section 24-6-10, said point being marked by a brass pin inside a monument box; thence south 00 degrees 03 minutes 00 seconds west along the west line of said quarter section 1054.34 feet; thence north 89 degrees 55 minutes 09 seconds east 1355.48 feet measured (1355.31 deed) to the point of beginning; thence continue north 89 degrees 55 minutes 09 seconds east 1355.48 feet measured (1355.31 deed) to a point on the east line of said quarter section, said point being marked by a 2 inch iron pipe (found); thence south 01 degrees 24 minutes 33 seconds west along the east line of the Northwest Quarter of said section 651.73 feet to a point which is north 01 degrees 24 minutes 33 seconds east 952.45 feet from the southeast corner of the Northwest Quarter of said section, said point being marked by a stone (found); thence south 89 degrees 56 minutes 41 seconds west 1347.48 feet; thence north 00 degrees 04 minutes 00 seconds west 324.91 feet; thence north 89 degrees 55 minutes 09 seconds east 4.45 feet; thence north 00 degrees 41 minutes 47 seconds east 326.03 feet to the point of beginning, containing 20.22 acres.

Subject to a 100 foot wide easement for pole and wire line to Southern Indiana Gas and Electric Company along the west side as per condemnation proceedings in Superior Court of Vanderburgh County, Indiana as Cause C-473. The centerline of said easement being 4.0 feet west of the northwest corner and 2.88 feet west of the southwest corner.

Subject to a 30 foot easement for right-of-way for Royal Avenue along the East Side.

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 Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of DECEMBER, 1985.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public
Terry A. Campbell
(Typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Notary resides in Vanderburgh County, Indiana.

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and that the above description and attached plat correctly represent a true and accurate survey completed under my supervision.

Witness my hand and seal this 3rd day of December, 1985.

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 1, 1985.

President

Plat Release Date DECEMBER 11, 1985

Director Director

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as EDEN PLACE SUB.

GENERAL NOTES

Flood Plain: No ground within the parcel is within the 100 year flood plain.

First Floor Elevation: Minimum first floor elevation is 388.00

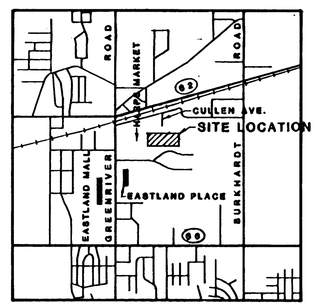
Erosion Control: All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.

Easements: All easements shown are intended for public utility use only.

Soils: Soil type for area; Pa, Ev (Patton silty clay loam, Evansville silt loam)

M-171

JULY ENTERED FOR TAXATION
DEC 11 1985 6956
Alice VanBibber AUDITOR



85-995-1