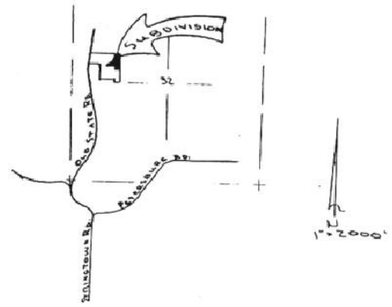
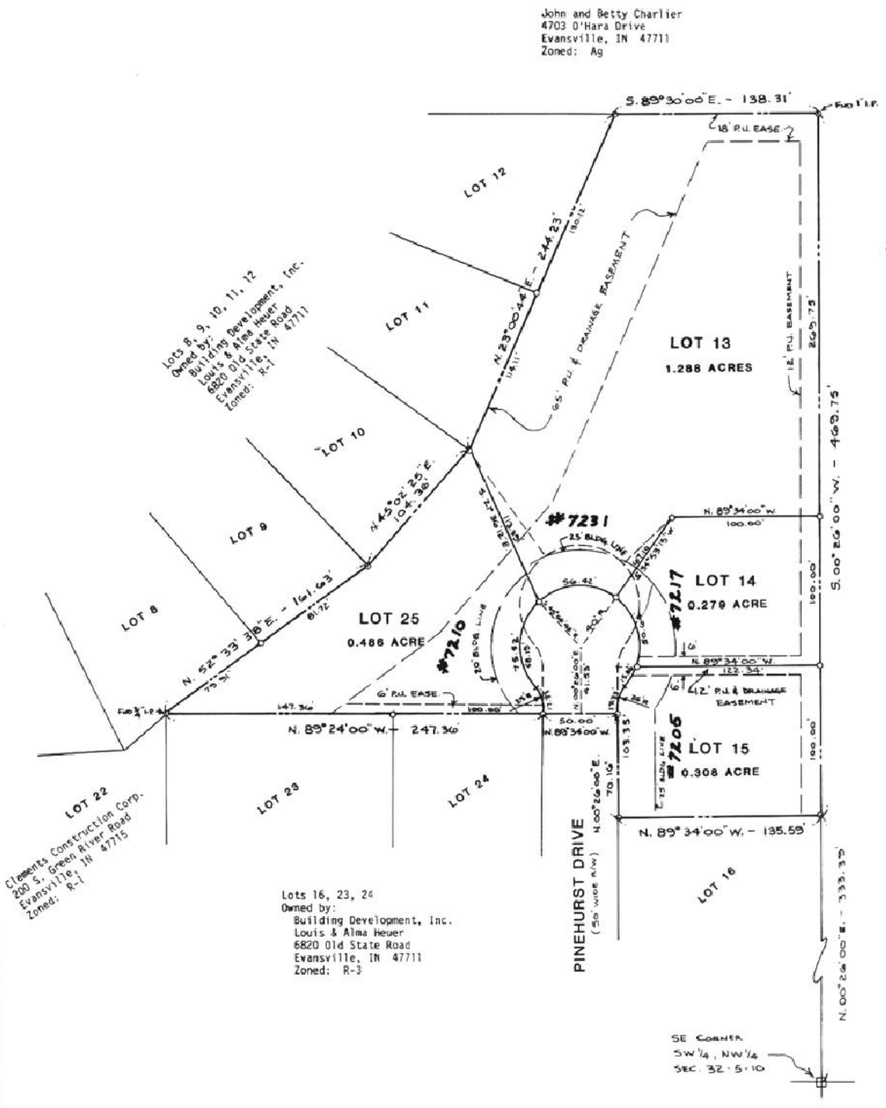
REPLAT OF LOTS 13, 14, 15 & 25

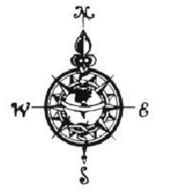
OF AMENDED PLAT OF SHADY HILLS NO.5

8601268



LOCATION MAP





SCALE: 1" = 50'

IN. 0 1 2

FT 0 25 50 100

DATE: NOVEMBER 15, 1985

O - ½" IRON ROD UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

Lots 13, 14, 15 and 25 and part of the right-of-way of Pinehurst Drive in the AMENDED PLAT of SHADY HILLS NO. 5, as per plat recorded in Plat Book L, page 122 in the office of the Recorder of Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Lot 13; thence along the East line of said Lots 13, 14 and 15

1st: South 00° 26' 00" West 469.75 feet to the Southeast corner of said Lot 15; thence along the South line of said Lot 15

2nd: North 89° 34' 00" West 135.59 feet to the Southwest corner of said Lot 15; thence along the West line of said Lot 15

3rd: North 00° 26' 00" East 70.16 feet; thence

4th: North 89° 34' 00" West 50.00 feet to the Southeast corner of said Lot 25; thence along the South line of said Lot 25

5th: North 89° 24' 00" West 247.36 feet to the Southwest corner of said Lot 25; thence along the Northwestern most lines of said Lot 25 for the following two courses:

6th: North 52° 33' 38" East 161.63 feet; thence

7th: North 45° 02' 25" East 104.36 feet to the Northern most corner of said Lot 25; thence along the Northwestern line of said Lot 13

8th: North 23° 00' 44" East 244.23 feet to the Northwest corner of said Lot 13; thence along the North line of said Lot 13

9th: South 89° 30' 00" East 138.31 feet to the point of beginning, containing 2.48 acres, more or less.

General Notes

1. Owner/Developer: Building Development, Inc., Richard Maurer
2. Utilities: Water, gas, electric and sanitary sewer are available at site.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: Lots 13, 14, 15 and 25 are zoned R-3; surrounding lots are zoned as noted.
5. Flood Plan Data: Property is located inside the 100 year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
   St - Stendal Silt Loam
   He - Henshaw Silt Loam
7. All lot corners monumented with 1/2" iron rods.

RECEIVED FOR RECORD
1:22 P.
JANUARY 21 86
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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 right of the public utilities.

BUILDING DEVELOPMENT, INC.

Louis Heuer
LOUIS HEUER - PRESIDENT

Alma Heuer
ALMA HEUER - SECRETARY
(OWNER OF LOTS 14,15 & 25)

Richard E. Maurer
RICHARD E. MAURER

Corbia Maurer
CORBIA MAURER
(OWNER OF LOT 13)

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

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 8th day of January, 19 86

My Commission expires 5-13-88 Judith Goodman Notary Public
Judith Goodman Printed Name
A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

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 JANUARY 8, 1986.

President [signature]
Secretary Barbara D. Cummings

Plat Release-County Auditors Certificate Received. Date JANUARY 21, 1986

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. 12, 1985; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

JAN 21 1986 335
DULY ENTERED FOR TAXATION

M-174

AE

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

#2860