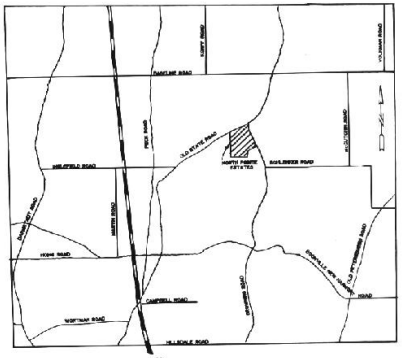
NORTH POINTE ESTATES
SECTION "B"

RECEIVED FOR RECORD
at 403 P.M.
MAY 30 1991
Plat Book 0
Page 42
BY SUE G. BROUGHTON
VANDERBURGH COUNTY
91-12043

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAY 30 1991 4217
AUDITOR

0-42

SCALE 1"=100'

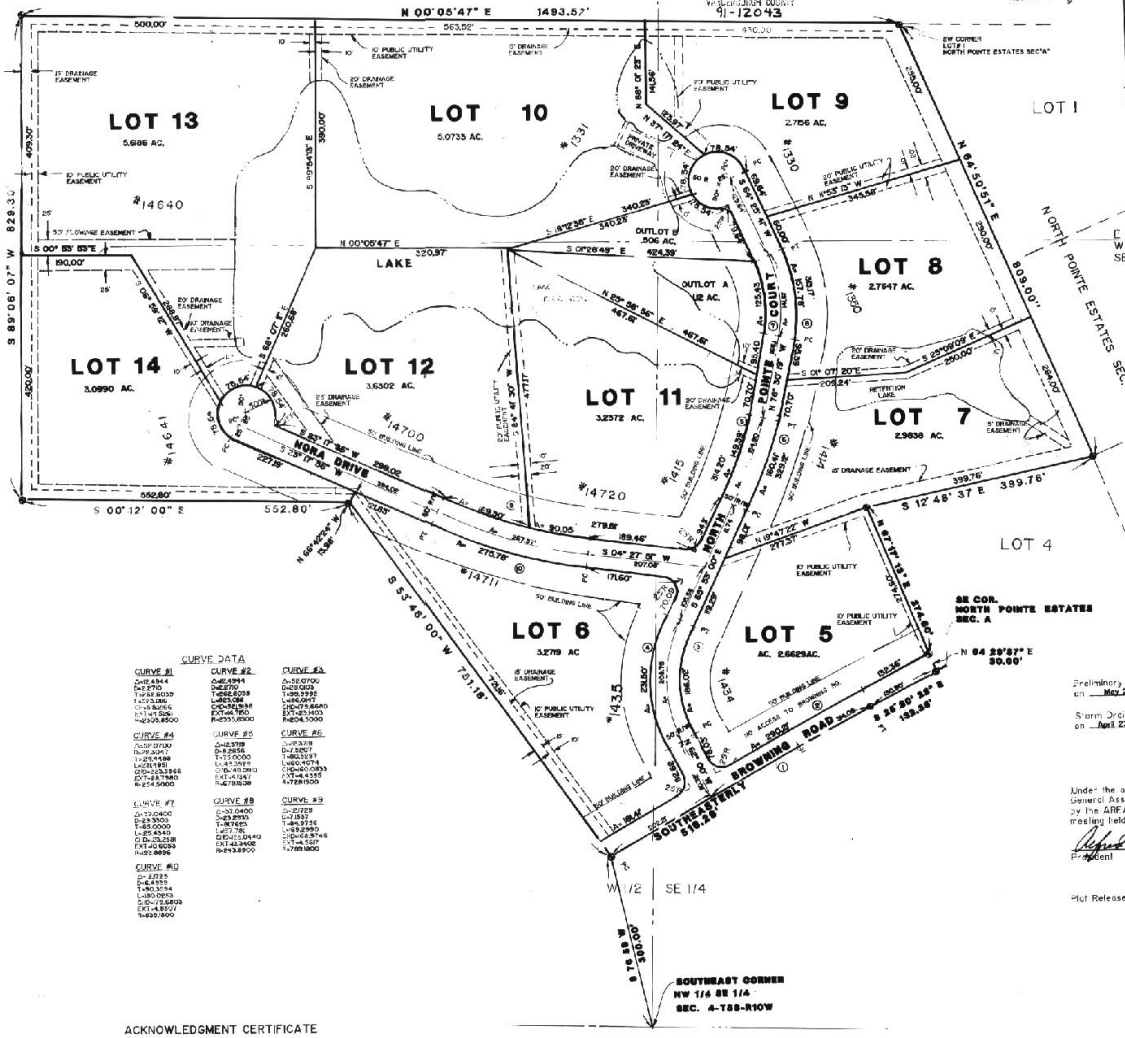


E 1/2 SW 1/4
W 1/2 SE 1/4
SEC. 4-T5S-R10W

LEGAL DESCRIPTION
NORTH POINTE ESTATES SECTION "B"

A PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND A PART OF THE WESTHALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 4; thence South 76 degrees 58 minutes West a distance of 300.00 feet to the center of Browning Road; said point being the true point of beginning of subdivision; thence South 89 degrees 46 minutes 00 seconds West a distance of 759.18 feet; thence South 00 degrees 12 minutes 00 seconds East a distance of 552.80 feet; thence South 89 degrees 06 minutes 07 seconds West a distance of 829.30 feet; thence North 00 degrees 09 minutes 47 seconds East a distance of 1493.57 feet to the Southwest corner of lot #1 of North Pointe Estates Section "A"; thence North 64 degrees 50 minutes 51 seconds East a distance of 809.00 feet to the Southwest corner of lot #3 of North Pointe Estates section "A"; thence South 12 degrees 48 minutes 37 seconds East a distance of 399.76 feet; thence North 67 degrees 17 minutes 15 seconds East a distance of 274.80 feet; thence North 64 degrees 29 minutes 37 seconds East a distance of 30 feet to the center of Browning Road said point being the Southeast corner of North Pointe Estates Section "A"; thence South 25 degrees 30 minutes 23 seconds East along Browning Road a distance of 132.36 feet to a point on a curve; thence Southeasterly along a curve to the left, having a radius of 2503.88, a chord bearing of South 31 degrees 56 minutes 15 seconds East a distance of 515.22 feet; an arc distance of 516.29 feet to the place of beginning and containing 39.7649 acres more or less.



CURVE DATA

CURVE #1	CURVE #2	CURVE #3
D=67.4944	D=67.4944	D=52.0700
De=2.970	De=2.970	De=2.970
T=198.8039	T=198.6029	T=99.2992
L=373.286	L=373.086	L=686.0917
CH=N.8265	CH=N.8298	CH=N.75.8683
EXT=41.526	EXT=41.780	EXT=3.1403
R=2505.8500	R=2551.8500	R=804.5000

CURVE #4	CURVE #5	CURVE #6
D=37.0700	D=2.3778	D=3.1778
De=2.3067	De=2.8656	De=2.5207
L=275.1988	T=175.0000	T=180.3091
L=274.1931	L=347.2921	L=360.4074
CH=S.25.2866	CH=S.40.0880	CH=S.40.0853
EXT=27.7980	EXT=41.1247	EXT=4.4355
R=274.5900	R=347.2921	R=729.1500

CURVE #7	CURVE #8	CURVE #9
D=70.0600	D=37.0400	D=.8729
De=3.3003	De=2.4965	T=.1853
T=83.0000	T=89.2595	T=89.2756
L=25.4540	L=177.785	L=89.2980
CH=N.25.258	CH=N.5.0540	CH=N.68.5748
EXT=0.0039	EXT=3.9408	EXT=4.5617
R=81.8896	R=143.8900	R=769.1800

CURVE #10
D=.2725
De=2.4955
T=90.3754
L=180.0853
CH=N.75.8803
EXT=4.8507
R=630.8600

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DEL AND DOROTHY SHANKS
6666 JUNIPER DRIVE
NEWBURGH, INDIANA 47630

TIMOTHY AND TAMMY DROSTE
4631 LONGFIELD DRIVE
EVANSVILLE, INDIANA 47710

DEDICATION CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivided said real estate in accordance with the herein plat.

This subdivision shall be known and designated as NORTH POINTE ESTATES SECTION "B" an addition to the SCOTT TOWNSHIP County, State of Indiana.

All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building set back lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall erected or maintained no building or structure.

Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 10 feet of each lot. Within the easement, no structure planting of other material shall be placed or permitted to remain which may damage or interfere with the installation and maintence of utilities or which may change the direction of flow of drainage channels in the easement, or which may obstruct or retard the flow of water through drainage channels in the easement. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the serveral owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF April 1991.

DEL SHANKS
TIMOTHY DROSTE

DOROTHY SHANKS
TAMMY DROSTE

For easement Applying to Lot 13
See Doc. # 17 1989 802

ACKNOWLEDGMENT CERTIFICATE

State of Indiana
County of Warrick

Before me, the undersigned a Notary Public, in and for the County and State, personally appeared the said owners and subdividers and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

WITNESS my hand and Notarial Seal this 2nd day of April 1991.

SEAL

My Commission Expires 7-27 1994

County of Residence Warrick

Rebecca Pepper
Notary Public

Rebecca Pepper
Printed Name

LAND SURVEYORS CERTIFICATE

I Elmo D. Dockery hereby certify that I am a Registered Professional Land Surveyor, of the State of Indiana, that this plat correctly represents a survey completed by me on MARCH 27 1991, that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown and comply with the provisions of the Subdivision Control Ordinance.

Elmo D. Dockery
Signature ELMO D. DOCKERY L.S.
IND. REG. NO. 9920

STREET & DRAINAGE CERTIFICATE

Preliminary road construction plans have been approved by the County Commission on May 29 1990.

Storm Drainage Plans have been approved by the VANDERBURGH County Drainage Board on April 23 and Sept 24 1990.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309 and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JUNE 6, 1990.

President

Executive Director

Plat Release: MAY 30, 1991

Executive Director

For restrictions see misc dr 3 cd 665A Inst 91-14232 Date 4/24/91
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Bullitt D.R.C.
Modification of restrictions see misc dr 3 cd 802 Date 4/24/91 Inst # 92-1960
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Bullitt D.R.C.