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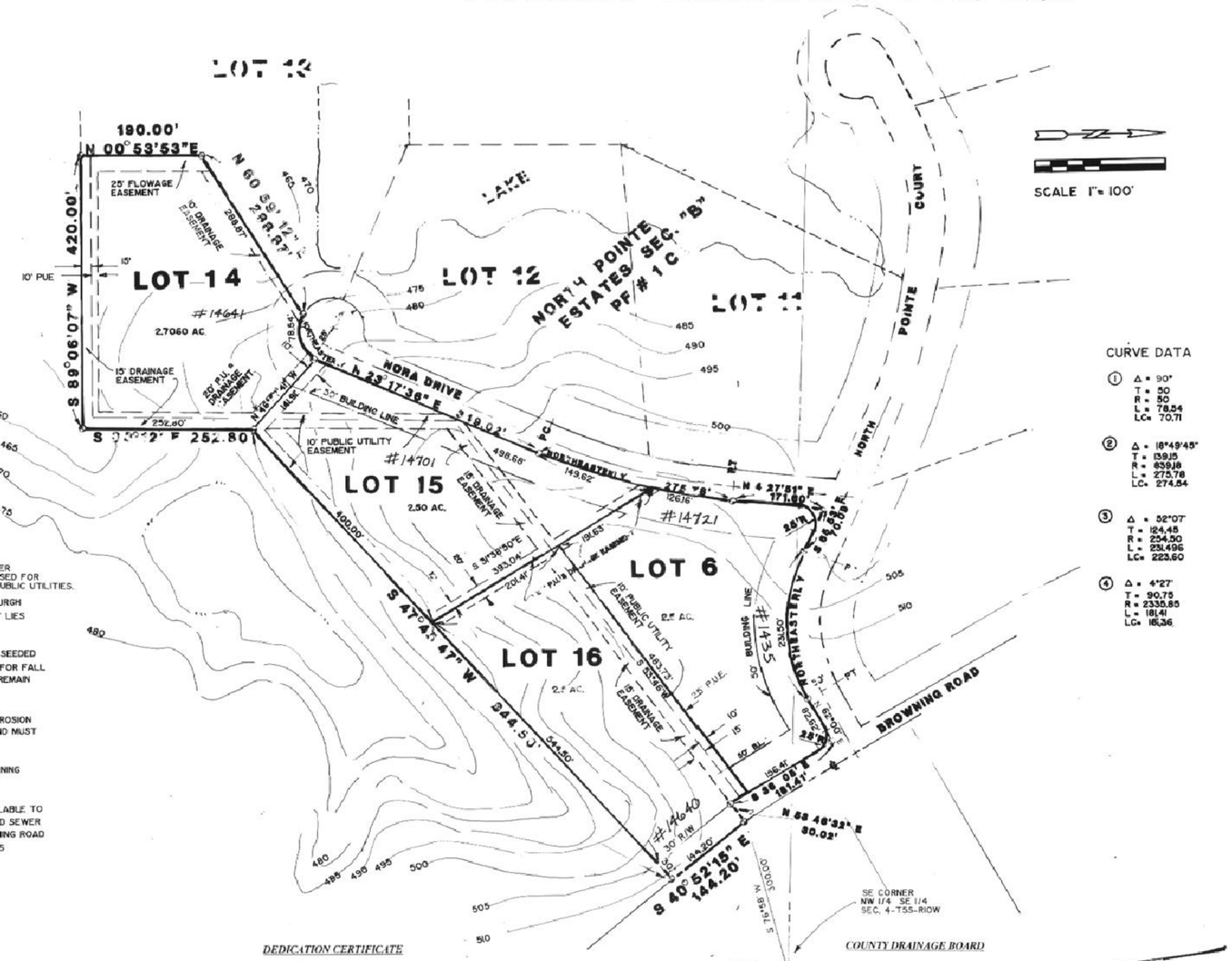
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 08 1992 #2533

Tom Humphrey
AUDITOR

NORTH POINTE ESTATES SEC. "C"

REPLAT OF LOT 14, LOT 6 OF NORTHPOINTE ESTATES SEC "B" AND PART OF WEST HALF SOUTHEAST QUARTER SEC. 4-T5S-R10W



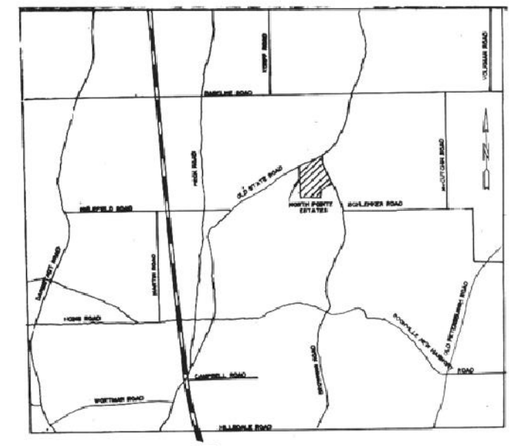
CURVE DATA

① Δ = 90°
T = 50
R = 50
L = 78.54
LC= 70.71

② Δ = 16°49'45"
T = 139.15
R = 939.18
L = 275.78
LC= 274.84

③ Δ = 52°07'
T = 124.45
R = 254.50
L = 231.496
LC= 223.60

④ Δ = 4°27'
T = 90.75
R = 2335.85
L = 181.41
LC= 181.36



REPLAT LOT 6, LOT 14, AND PART OF SE 1/4 SEC. 4-T5S-R10W

LEGAL DESCRIPTION

A REPLAT OF LOT #6 AND LOT #14 OF NORTH POINTE ESTATES SECTION "B" AS RECORDED IN PLAT BOOK _____, CARD #_____ IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA AND A PART OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN SCOTT CIVIL TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 76 DEGREES 58 MINUTES WEST A DISTANCE OF 300.0 FEET TO A POINT IN THE CENTER OF BROWNING ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 40 DEGREES 52 MINUTES 15 SECONDS EAST ALONG THE CENTER OF BROWNING ROAD A DISTANCE OF 144.20 FEET; THENCE SOUTH 47 DEGREES 45 MINUTES 47 SECONDS WEST A DISTANCE OF 944.50 FEET TO THE EAST LINE OF LOT #14 OF NORTH POINTE ESTATES SECTION "B"; THENCE SOUTH 00 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 252.80 FEET TO THE SOUTHEAST CORNER OF LOT #14 OF NORTH POINTE ESTATES SECTION "B"; THENCE SOUTH 89 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 420.0 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 190.0 FEET; THENCE NORTH 60 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 288.67 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF NORA DRIVE; THENCE NORTHEASTERLY ALONG THE SOUTHEAST RIGHT-OF-WAY OF NORA DRIVE AN ARC LENGTH OF 78.54 FEET; THENCE NORTH 23 DEGREES 17 MINUTES 36 SECONDS EAST ALONG THE SOUTHEAST RIGHT-OF-WAY OF NORA DRIVE A DISTANCE OF 349.02 FEET; THENCE NORTHEASTERLY ALONG SOUTHEAST RIGHT-OF-WAY LINE OF NORA DRIVE AN ARC LENGTH OF 275.78 FEET TO A POINT OF TANGENT; THENCE NORTH 04 DEGREES 27 MINUTES 24 SECONDS EAST A DISTANCE OF 171.60 FEET TO THE INTERSECTION OF SOUTH RIGHT-OF-WAY OF NORTH POINTE ESTATES COURT; THENCE SOUTH 85 DEGREES 33 MINUTES EAST A DISTANCE OF 70.09 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SOUTH RIGHT-OF-WAY OF NORTH POINTE ESTATES COURT AN ARC LENGTH OF 23.50 FEET TO A POINT OF TANGENT; THENCE NORTH 62 DEGREES 00 MINUTES EAST ALONG SOUTH RIGHT-OF-WAY LINE OF NORTH POINTE ESTATES COURT A DISTANCE OF 82.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF BROWNING ROAD; THENCE SOUTH 53 DEGREES 51 MINUTES 42 SECONDS EAST ALONG WEST RIGHT-OF-WAY LINE OF BROWNING ROAD TO THE SOUTHEAST CORNER OF LOT #6 OF NORTH POINTE ESTATES SECTION "B"; THENCE NORTH 53 DEGREES 46 MINUTES EAST A DISTANCE OF 30.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.021 ACRES MORE OR LESS.

STRIPS OF GROUND OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT & REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH & OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE, PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER & FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS & EGRESS & TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.

FLOOD DATA: ACCORDING TO FIRM PANEL NO. 0025 FOR VANDERBURGH COUNTY, INDIANA, DATED MARCH 19, 1982 THE SUBJECT PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOOD PLAIN.

EROSION CONTROL: SLOPES OF 0%- 6% SHALL BE MULCHED AND SEEDED I.E., RYE, RED TOP, AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

ZONING: THE ZONING FOR THE PROPOSED SITE, AS WELL AS ADJOINING PROPERTIES IS AGRICULTURAL.

UTILITIES: ACCORDING TO S.I.G. & E. CO., ELECTRIC POWER IS AVAILABLE TO THE PROPOSED SITE; ACCORDING TO THE EVANSVILLE WATER AND SEWER UTILITY DEPARTMENT THERE IS A 12" WATER LINE ALONG BROWNING ROAD ACCESSIBLE TO THE PROPOSED SITE. SINCE NO SANITARY SEWER IS AVAILABLE, A CERTIFIED SEPTIC SYSTEM WILL BE UTILIZED.

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE COUNTY COMMISSION ON

MAY 29, 1992

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON

MARCH 23, 1992

NOTARY

ACKNOWLEDGMENT CERTIFICATE

State of Indiana)
) SS:
County of VANDERBURGH)

Before me, the undersigned Notary Public for Vanderburgh, Indiana, personally appeared the above signed owners of the real estate shown & described hereon and acknowledged the execution of the plat to be their voluntary act and deed.

WITNESS my hand and Notarial Seal this 22 day of March, 19 92.

SEAL

Rebecca S. Pepper
Signature - Notary Public

Rebecca S. Pepper
Printed Name - Notary Public

My Commission Expires: 7-27-94
I reside in Warrick County, Indiana.

DEDICATION CERTIFICATE

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

This subdivision shall be known and designated as NORTHPOINTE ESTATES SECTION C an addition to the SCOTT Township, Anderson 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 setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear AS SHOWN feet of each lot. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. 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 reserve to the several owners of the several lots in this subdivision and to their heirs and assigns."

WITNESS OUR HANDS AND SEALS THIS 22 DAY OF March, 19 92.

Dorothy Shanks
Signature
DOROTHY SHANKS
6666 JUNIPER DR.
NEWBURGH, IN 47630

Del Shanks
Signature
DEL SHANKS
6666 JUNIPER DR.
NEWBURGH, IN 47630

COUNTY DRAINAGE BOARD

I, _____, hereby certify that I am Secretary of the VANDERBURGH County Drainage Board; that on _____, 19__ the drainage plan for _____ subdivision was presented before this Board and on _____, 19__ the drainage plan was approved by said Board.

SEAL

N/A
Signature

Date: _____

LAND SURVEYORS CERTIFICATE

I, ELMO D. DOCKERY L.S. 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 2, 1992 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
109 STATE STREET
NEWBURGH, IN. 47630

ELMO DOUGLAS DOCKERY REGISTERED No. 9920 STATE OF INDIANA 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 given secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on MAY 6, 1992.

President _____
Executive Director Barbara B. Cummings
Plat Release MAY 8, 1992
Executive Director Barbara B. Cummings