VACATION PLAT OF LOTS 4 THRU 10, MONA VISTA DRIVE AND PINEHURST AVENUE IN WESTRIDGE SECTION-A

SCALE : 1" = 50'

ONLY ENTERED FOR DATA PURPOSES
TO FINAL ACCEPTANCE FOR TRANSFER

OCT 0 1 2002

AUDITOR
#6771

RECEIVED FOR RE
DATE 10-01-02 11:32A
PLAT BOOK R-19
INSTR # 2002R00037424
VANDERBURGH COUNTY

Boundary Description of Area to be Vacated

Lots 4, 5, 6, 7, 8, 9, and 10, Mona Vista Drive and Pinehurst Avenue in a plat of Westridge Section-A, a subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana, as per plat thereof in Plat Record J, page 81 in the office of the Recorder of said County, also described as follows:

Commencing at the southeast corner of said Quarter-Quarter section;

thence along the south line thereof South 89 degrees 12 minutes 03 seconds West 40.00 feet (South 89 degrees 09 minutes West 40 feet by Plat Record J, page 81) to the southeast corner of Lot 1 in Westridge Section-A;

thence along the east lines of Lots 1, 2, and 3 in said Westridge Section-A North 00 degrees 01 minute 00 seconds West 340.30 feet (North 0 degrees 01 minute West 340.58 feet by Plat Record J, page 81) to the northeast corner of Lot 3 and also being the southeast corner of Lot 4 and the POINT OF BEGINNING of this description:

thence along the north line of said Lot 3 North 89 degrees 36 minutes 26 seconds West 112.00 feet (112.0 feet taken from Plat Record J, page 81) to the northwest corner of Lot 3;

thence along the eastern line of Lot 6 South 17 degrees 48 minutes 12 seconds West 170.21 feet (South 17 degrees 49 minutes West 170.07 feet by Plat Record J, page 81) to the south corner of Lot 6;

thence along the southwestern lines of Lot 6 and Pinehurst Avenue North 53 degrees 56 minutes West 211.67 feet (bearing and distance taken from Plat Record J, page 81) to the western corner of Pinehurst Avenue;

thence along the western boundary of Pinehurst Avenue Northeasterly 61.60 (61.58 record) feet along an arc to the left and having a radius of 282.66 feet and subtended by a long chord having a bearing of North 30 degrees 00 minutes 29 seconds East and a length of 61.48 feet to point on the westerly boundary of said Pinehurst Avenue;

thence continuing along the western boundary of Pinehurst Avenue North 23 degrees 54 minutes East 30 feet (bearing and distance taken from Plat Record J, page 81) to the south corner of Lot 7;

thence along the southwestern line of Lot 7 North 50 degrees 40 minutes West 118.05 feet (bearing and distance taken from Plat Record J, page 81);

thence continuing along the southwestern line of Lot 7 North 44 degrees 41 minutes West 20 feet (bearing and distance taken from Plat Record J, page 81) to the west corner of said Lot 7;

thence along the northwestern line of Lot 7 North 42 degrees 37 minutes East 140.0 feet (bearing and distance taken from Plat Record J, page 81) to the north corner of said Lot 7, said point also being on the southwestern boundary of Mona Vista Drive;

thence along said boundary of Mona Vista Drive North 47 degrees 23 minutes West 77.98 feet (bearing and distance taken from Plat Record J, page 81) to the west corner of the boundary of said Mona Vista Drive;

thence along the northwestern boundaries of Mona Vista Drive and Lot 8 North 42 degrees 37 minutes East 194 feet (bearing and distance taken from Plat Record J, page 81) to the north corner of Lot 8;

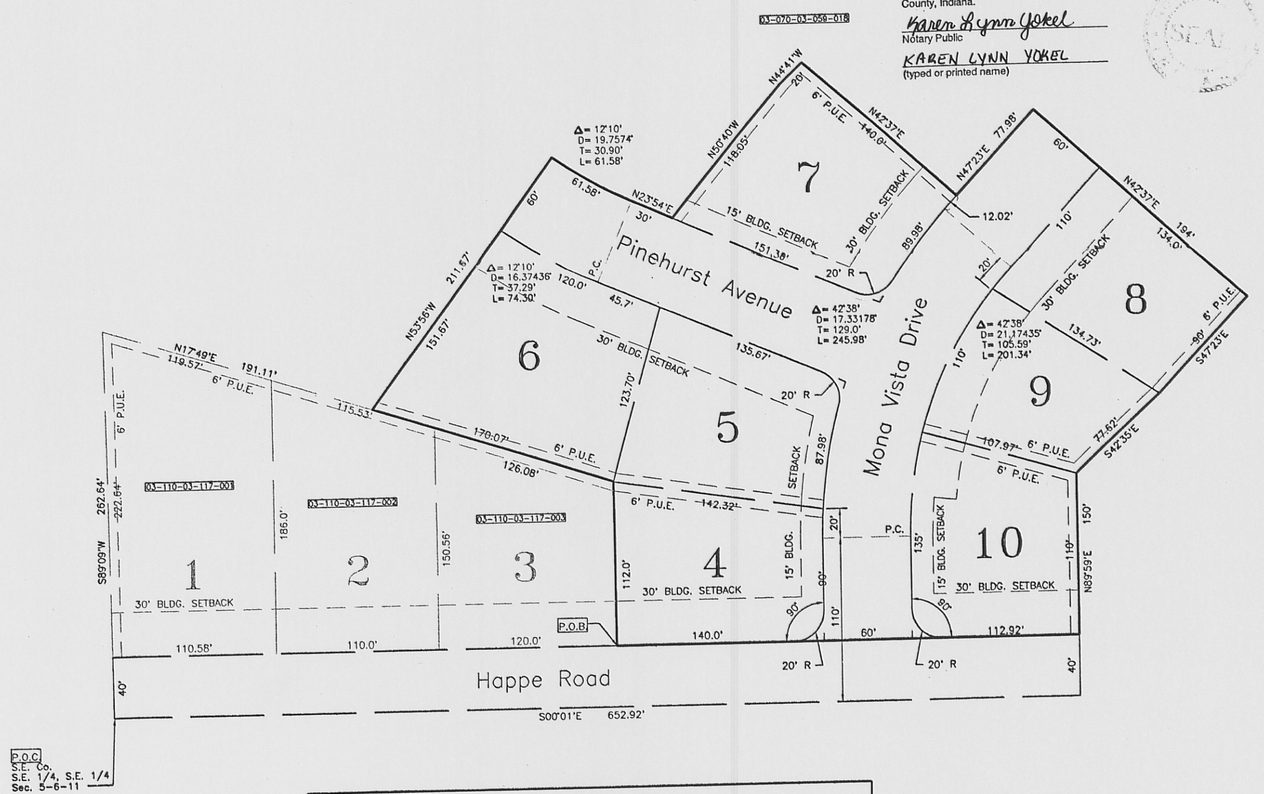
thence along the northeastern and northern boundaries of Lots 8, 9, and 10 the following three courses:

South 47 degrees 23 minutes East 90 feet (bearing and distance taken from Plat Record J, page 81);

thence South 42 degrees 35 minutes East 77.62 feet (bearing and distance taken from Plat Record J, page 81);

thence North 89 degrees 59 minutes East 110 feet (bearing and distance taken from Plat Record J, page 81) to the northeast corner of Lot 10 also being on the west boundary of Hoppe Road;

thence along said west boundary South 0 degrees 01 minute East 312.92 feet (bearing and distance taken from Plat Record J, page 81) to the point of beginning and containing 3.228 acres, more or less.



Note:
All dimensions shown are RECORD dimensions as they appear in Plat Book J, page 81 of Westridge Section-A, a subdivision in Vanderburgh County, Indiana.

Notary Certificate:

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 1ST day of OCTOBER, 2002

My Commission Expires: 4-25-08

Notary resides in VANDERBURGH County, Indiana.

Karen Lynn Yokel
Notary Public

KAREN LYNN YOKEL
(typed or printed name)

Owners Certificate:

The undersigned owners of the real estate shown and described hereon do hereby vacate said real estate as shown and designate the same as VACATION PLAT OF LOTS 4 THRU 10, MONA VISTA DRIVE, & PINEHURST AVENUE IN WESTRIDGE SECTION-A.

John T. McDurmon

Joyce A. McDurmon
Joyce A. McDurmon

both at the address of:
5001 Happe Rd.
Evansville, Indiana. 47720

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and seal the 13th day of September 2002.

My Commission Expires: ~~Final~~ January 9, 2009
Notary Resides in: Vanderburgh County, Indiana

Krista L Harbin
Notary Public
KRISTA L. HARBIN
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 Area Plan Commission of Evansville and Vanderburgh County at a meeting held on Sep. 4, 2002.

President

Bradley Shirtt
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Bradley Shirtt
Executive Director

OCT. 1, 2002
Plat Release Date

AREA PLAN

R-19

Surveyor's Certificate:

I, Kristopher C. Mayberry, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on September 16, 2002.

Witness my hand and seal this 16 day of September, 2002.

Kristopher C. Mayberry
Indiana Registration No. LS20200023

Bernardin, Lochmueller & Associates, Inc.
6200 Vogel Road
Evansville, Indiana 47715

KRISTOPHER C. MAYBERRY REGISTERED NO. LS20200023 STATE OF INDIANA LAND SURVEYOR

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