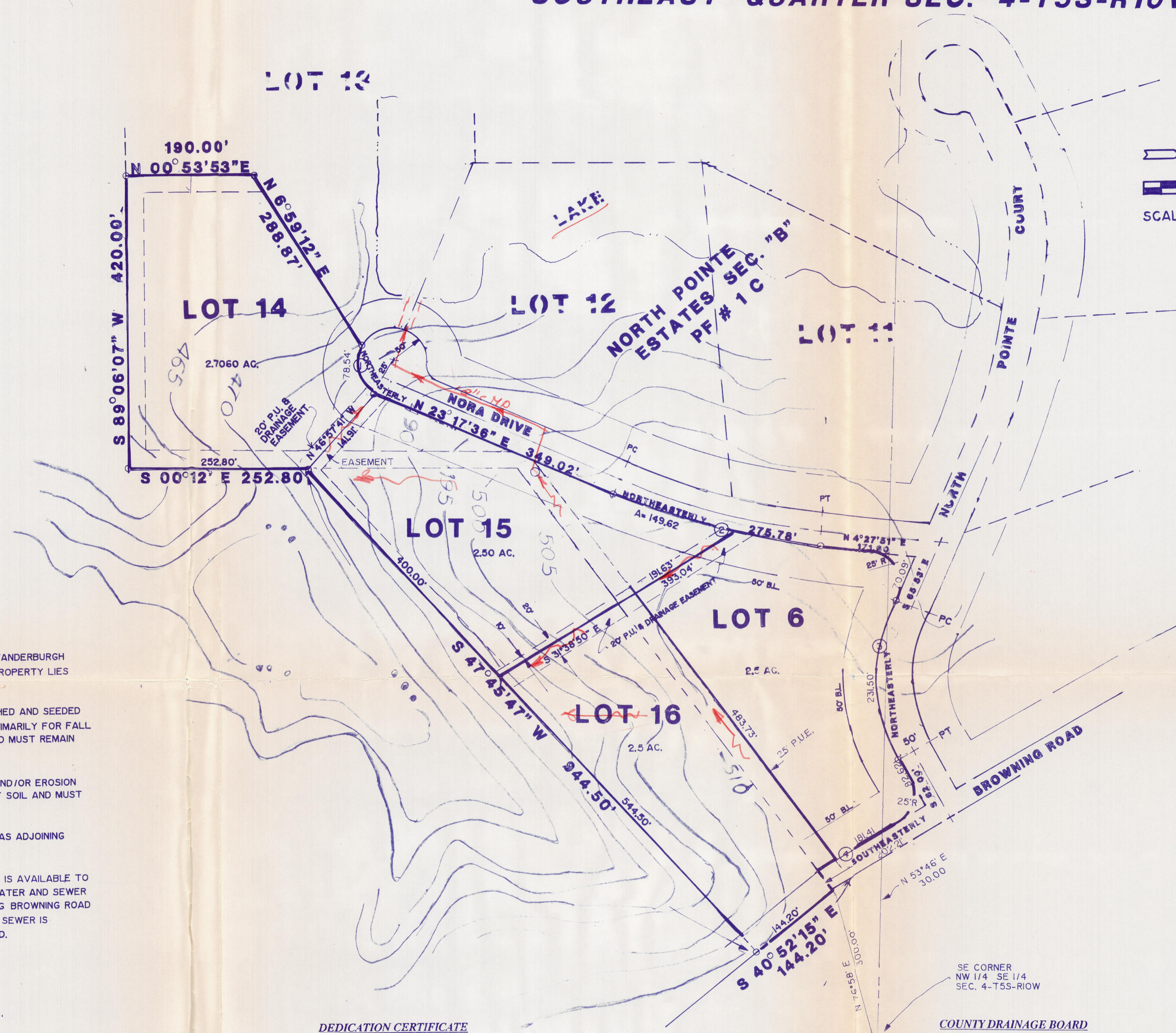


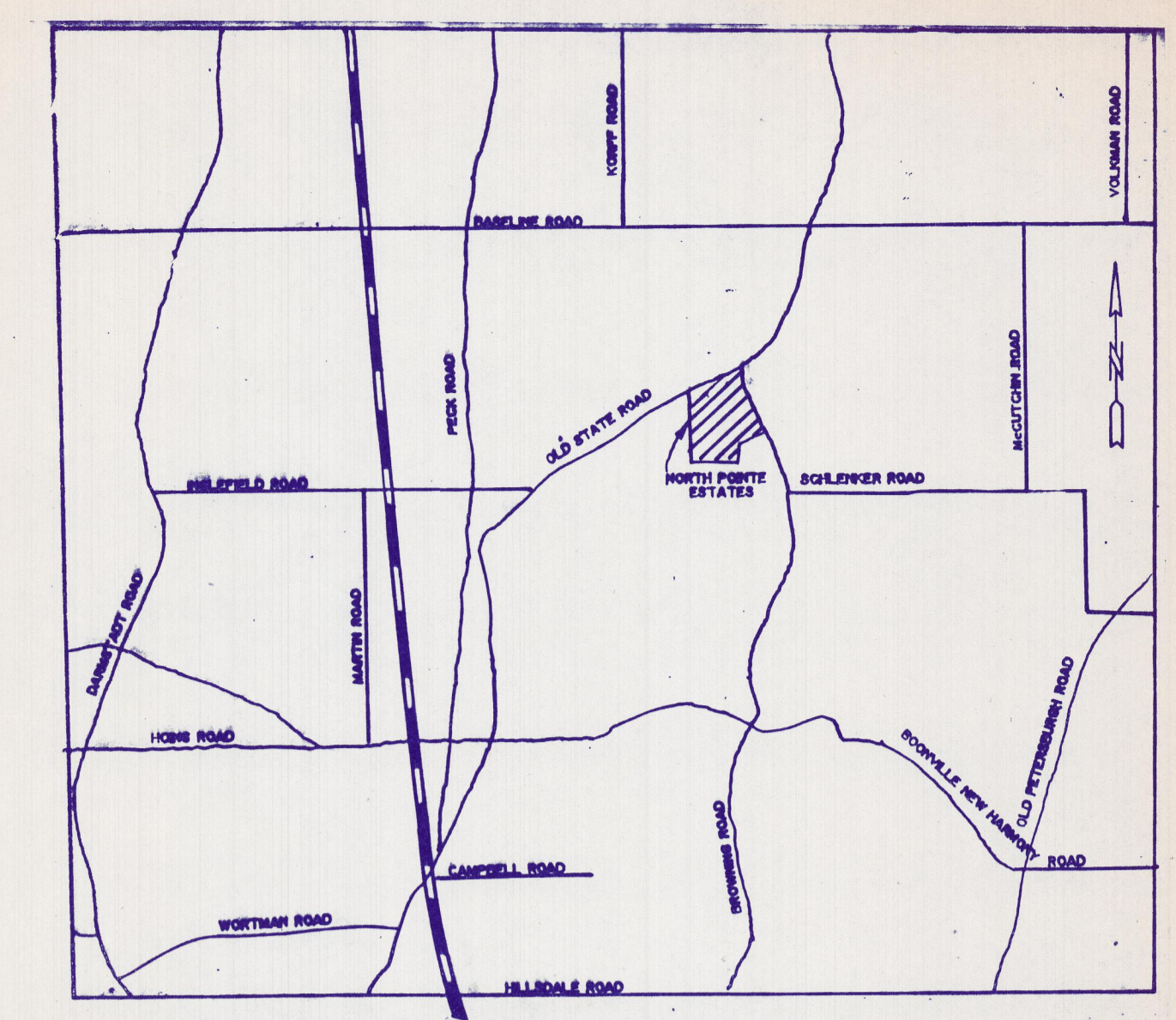
# NORTH POINTE ESTATES SEC. "C"

## 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 = 18°49'45" |
|   | T = 139.15    |
|   | R = 339.18    |
|   | L = 275.78    |
|   | LC = 274.54   |
| ③ | Δ = 52°07'    |
|   | T = 124.45    |
|   | R = 234.50    |
|   | L = 231.496   |
|   | LC = 223.60   |
| ④ | Δ = 4°27'     |
|   | T = 90.75     |
|   | R = 2335.85   |
|   | L = 181.41    |
|   | LC = 161.36   |



**SITE LOCATION MAP**  
1"=2000'  
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 FILE \_\_\_\_\_ 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 56 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 06 MINUTES 07 SECONDS WEST A DISTANCE OF 420.0 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 53 SECONDS WEST A DISTANCE OF 190.0 FEET; THENCE NORTH 06 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 51 SECONDS EAST A DISTANCE OF 176.0 FEET TO THE INTERSECTION OF SOUTH RIGHT-OF-WAY OF NORTH POINTE ESTATES COURT; THENCE SOUTH 65 DEGREES 53 MINUTES WEST 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 231.50 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 SOUTHEASTERLY 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.

**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 45 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.

**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, Vanderburgh 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. 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, 1992.

*Rebecca S. Peaper*  
Signature - Notary Public  
*Rebecca S. Peaper*  
Printed Name - Notary Public  
*Dorothy Shanks*  
Signature  
DOROTHY SHANKS  
*Del Shanks*  
Signature  
DEL SHANKS

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.

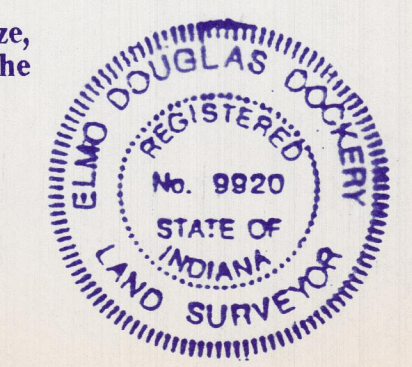
SEAL \_\_\_\_\_  
Signature \_\_\_\_\_  
Date: \_\_\_\_\_

**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.

SEAL \_\_\_\_\_  
Signature Elmo D. Dockery  
ELMO D. DOCKERY L.S.  
IND. REG. NO. 9920  
109 STATE STREET  
NEWBURGH, IN. 47630



PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE COUNTY COMMISSION ON \_\_\_\_\_, 19\_\_\_\_.

DATE: MARCH 17, 1992

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON \_\_\_\_\_, 19\_\_\_\_.

**CERTIFICATE OF APPROVAL**

UNDER THE AUTHORITY PROVIDED TITLE 36, ARTICLE 7, CHAPTER 4, SECTION 700, ET SEQ., OF THE INDIANA CODE AND ALL ACTS AMENDATORY THERETO, A MAJORITY OF THE MEMBERS OF THIS VANDERBURGH COUNTY AREA PLAN COMMISSION HAVE GIVEN SECONDARY APPROVAL TO THIS PLAT IN THE MANNER PRESCRIBED IN THE WARRICK COUNTY-SUBDIVISION CONTROL ORDINANCE.

VANDERBURGH COUNTY AREA PLAN COMMISSION

\_\_\_\_\_, President  
\_\_\_\_\_, Secretary

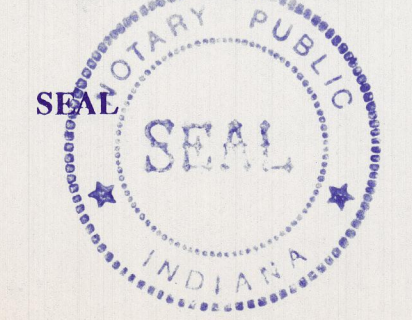
SEAL \_\_\_\_\_  
Plat Release: \_\_\_\_\_  
Date \_\_\_\_\_  
Secretary \_\_\_\_\_

**ACKNOWLEDGMENT CERTIFICATE**

State of Indiana }  
County of Vanderburgh }  
SS:

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Dorothy Shanks & Del Shanks 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 22 day of March, 1992.



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

North Pointe Sec C  
Recorded