

83-16156

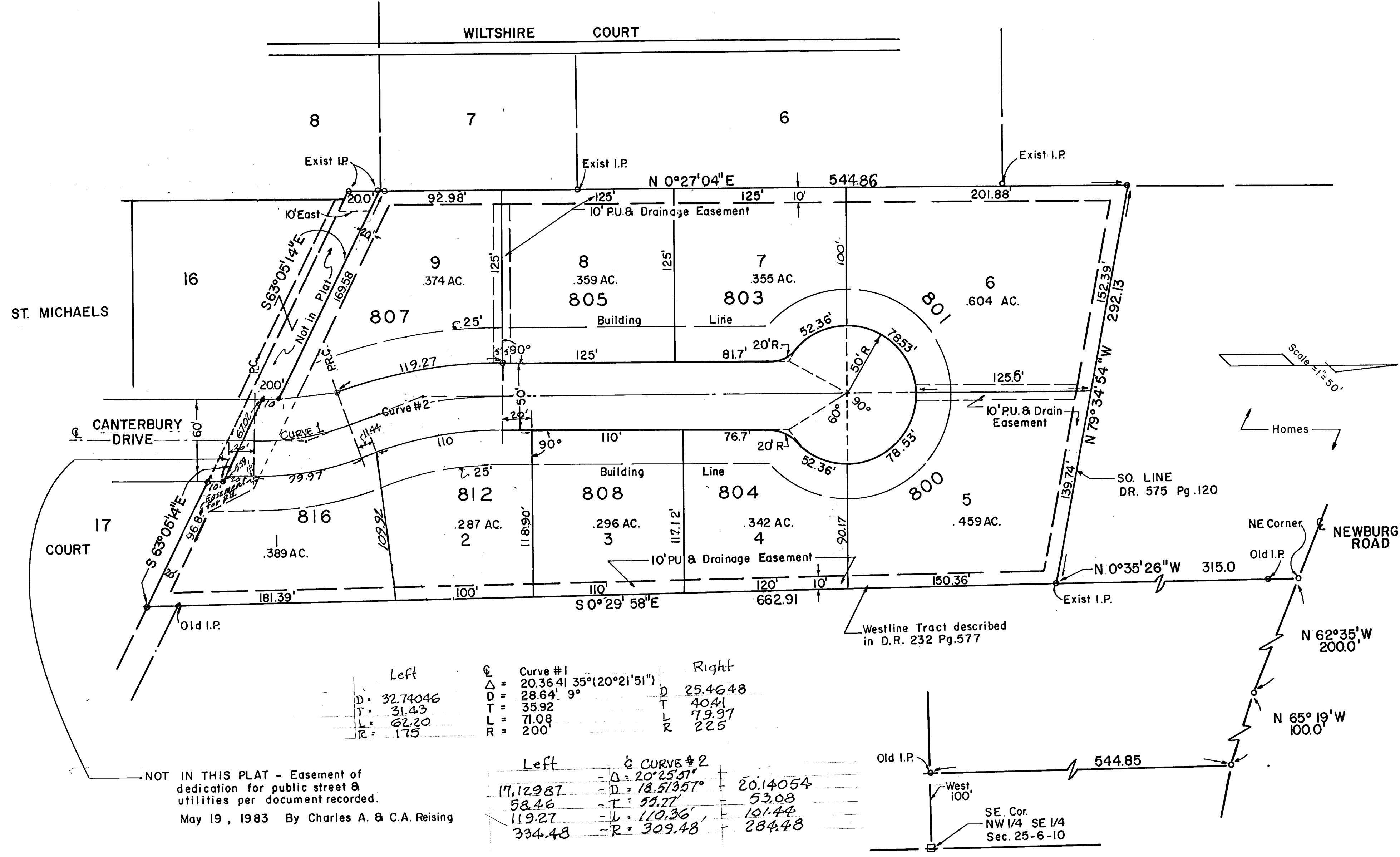
RECEIVED FOR RECORD
at 1:12 P.M.
Aug. 12, 1983
Recorded in R.M. M. Recorded No.
Page 20
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

CANTERBURY COURT

A Subdivision of

Part of the East half of the West half of the Southeast quarter of Section Twenty-five (25), Township six (6) South, Range Ten (10) West, in Vanderburgh County, Indiana and more particularly described as follows:

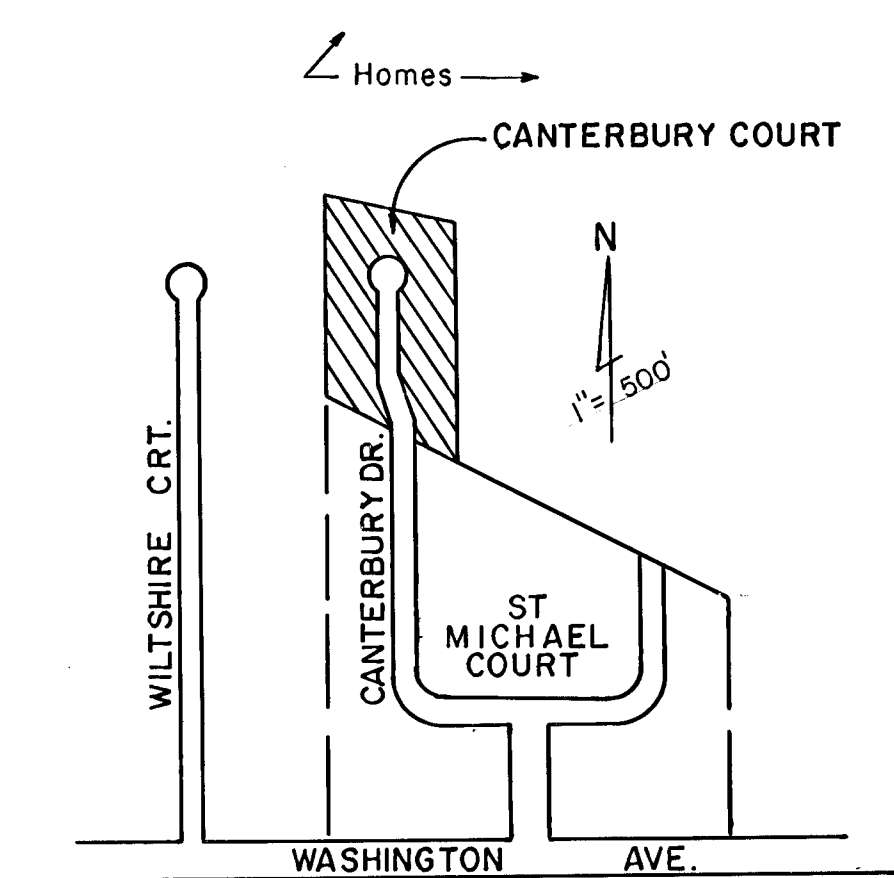
Beginning at an iron pin which is 100.00 feet West of the Southeast corner of the Northwest quarter of the Southeast quarter of Section Twenty-five (25), Township Six (6) South, Range Ten (10) West, of the said quarter quarter Section a distance of 544.85 feet to the Center line of the Evansville and Newburgh Road; thence North 0 degrees 17 minutes 07 seconds West and parallel with the East line of the said quarter quarter Section a distance of 544.85 feet to the Center line of the Evansville and Newburgh Road; thence North 65 degrees 19 minutes West along the said Center line a distance of 100.00 feet, thence North 62 degrees 35 minutes West along the said Center line a distance of 200.00 feet to the Northeast corner of the tract of land deeded to Marguerite O. Nicholson by Doris May Clouse by deed recorded in Deed Record 575, Page 120 in the office of the Recorder of Vanderburgh County, thence South 0 degrees 35 minutes 26 seconds East a distance of 315.0 feet to the place of beginning of this description, thence North 79 degrees 34 minutes 54 seconds West along the South line of said tract a distance of 292.13 feet to the South-west corner thereof, thence South 0 degrees 27 minutes 04 seconds West along the Eastline extended and the Eastline of Wiltshire Court, a distance of 544.88 feet to a point in the abandoned E.S. & N. Railroad Right of Way, thence South 63 degrees 05 minutes 14 seconds East on a line 20 feet North of and parallel with the North line of Lot 16 in St. Michael Court a distance of 169.58 feet to the intersection of the West line of Canterbury Road, thence South a distance of 10 feet, thence South 63 degrees 05 minutes 14 seconds East a distance of 67.02 feet, thence South 10 degrees West to the Northwest corner of Lot 17 St. Michael Court, thence South 63 degrees 05 minutes 14 seconds East along said South line a distance of 96.8 feet more or less to the intersection of the West line extended of the tract deeded to Mrs. Lillian M. Foiz by deed dated April 19, 1940 and recorded in Deed Record 232, Page 577 in the Office of the Recorder of Vanderburgh County, thence North 0 degrees 29 minutes 58 seconds West line thereof a distance of 662.91 feet to the place of beginning.



Left	Curve #1	Right
D = 32.74046	Δ = 20.3641 35°(20°21'51")	D = 25.4648
T = 31.43	D = 28.64 9°	T = 4.041
L = 62.20	L = 35.92	L = 73.97
R = 175	R = 200'	R = 225'

Left	Curve #2	Right
17.12987	Δ = 20°25'51"	20.14054
58.46	D = 18.57357'	53.08
119.27	L = 22.77'	101.44
334.48	R = 110.36'	284.48
	R = 309.48'	

NOT IN THIS PLAT - Easement of dedication for public street & utilities per document recorded. May 19, 1983 By Charles A. & C.A. Reising



We the undersigned, owners of the real estate shown and described here on do hereby as shown plat and subdivide said real estate and designate same as Canterbury Court Subdivision. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "PU" Easement are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

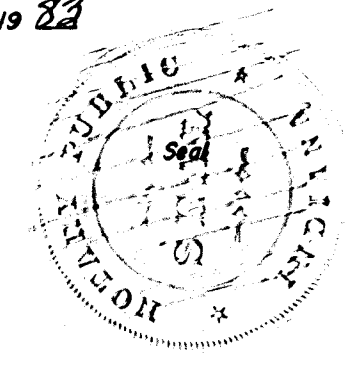
STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS
Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Doris M. Coleman and Eugene G. Coleman who acknowledged the execution of the foregoing plat of Canterbury Court Subdivision the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 7th day of July, 1983

Barbara A. Runyon
Notary Public

My commission expires Feb. 24, 1984

DULY ENTERED FOR TAXATION
AUG 12 1983 5501
Doris M. Coleman



Under authority provided by Chapter 174—Act of 1947 enacted by the General Assembly of the State of Indiana and by Ordinance adopted by the City Council of the City of Evansville, Indiana this plat was given Secondary approval by the City of Evansville as follows:
Approved by the AREA PLAN COMMISSION at a meeting held.

July 6th, 1983
Date

Paul E. Hayfield
President

Barbara L. Cunningham
Secretary

Plot Release:

August 12th, 1983
Date

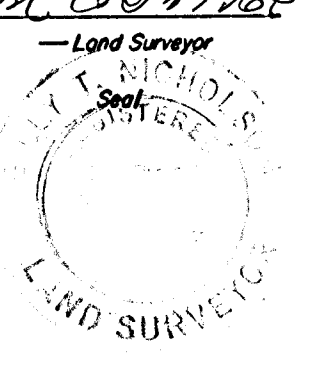
Barbara L. Cunningham
Executive Secretary

I, hereby certify I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by us on July 6, 1983, that all monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

Engineer Associates, Inc.

425 South Third Avenue
Evansville, Indiana

By: Doris M. Coleman & Eugene G. Coleman
Land Surveyors



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