

DOGWOOD HILLS

86-20708

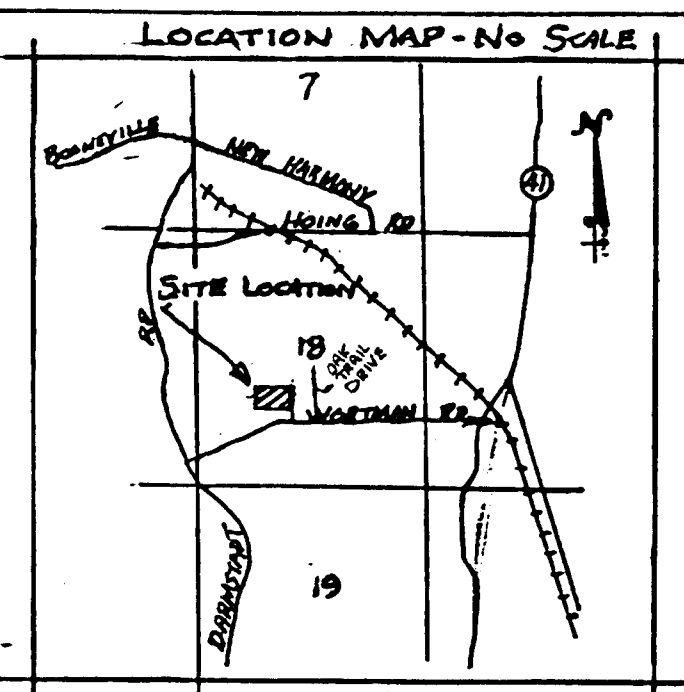
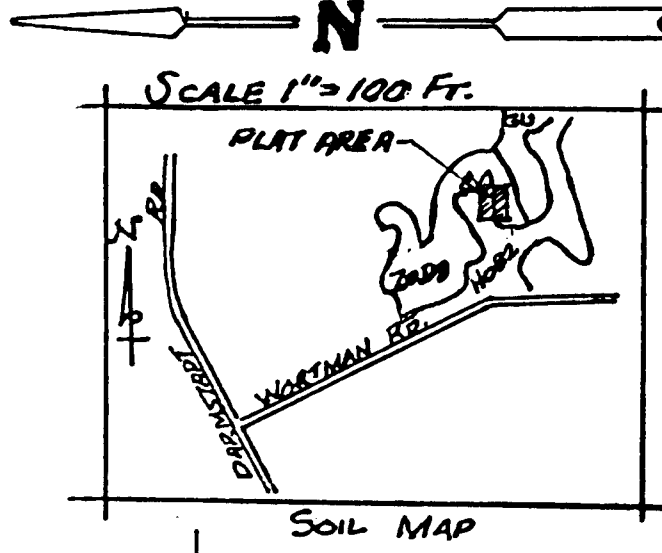
N-32

DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID HALF QUARTER SECTION, WHICH POINT IS SOUTH 0 DEGREES 15 MINUTES 45 SECONDS EAST A DISTANCE OF 426.06 FEET FROM THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR 400.48 FEET; THENCE SOUTH 08 DEGREES 29 MINUTES 41 SECONDS EAST FOR 93.36 FEET; THENCE SOUTH 41 DEGREES 42 MINUTES 01 SECOND WEST FOR 122.34 FEET; THENCE SOUTH 08 DEGREES 30 MINUTES 46 SECONDS EAST FOR 183.79 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 58 SECONDS WEST FOR 358.42 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 0 DEGREES 15 MINUTES 45 SECONDS WEST ALONG SAID WEST LINE FOR 364.60 FEET TO THE PLACE OF BEGINNING. AN EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1 AND 2 IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 2; THENCE SOUTH 88 DEGREES 50 MINUTES 58 SECONDS WEST FOR 20.17 FEET; THENCE NORTH 8 DEGREES 30 MINUTES 46 SECONDS WEST FOR 146.57 FEET; THENCE IN A NORTHWESTERLY DIRECTION AND CONTINUING ALONG A CIRCULAR LINE HAVING A RADIUS OF 40.0 FEET FOR 209.44 FEET; THENCE SOUTH 8 DEGREES 30 MINUTES 46 SECONDS EAST FOR 111.40 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 58 SECONDS EAST FOR 96.31 FEET; THENCE SOUTH 32 DEGREES 52 MINUTES 27 SECONDS EAST FOR 47.03 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 58 SECONDS WEST FOR 136.04 FEET TO THE PLACE OF BEGINNING. THE CENTER LINE OF A 25.0 FOOT EASEMENT FOR INGRESS AND EGRESS FOR LOTS 1 AND 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 IN THE CENTER OF WORTMAN ROAD, WHICH POINT IS WEST 432.0 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0 DEGREES 30 MINUTES 46 SECONDS WEST FOR 295.50 FEET; THENCE NORTH 32 DEGREES 52 MINUTES 27 SECONDS WEST FOR 205.50 FEET.



35-86-3 JAMES E. (MD) & VIRGINIA N. GAMBLE RR. 5, BOX 3A, WORTMAN RD. EVANSVILLE IN. 47711

35-86-5 JAMES E. (MD) & VIRGINIA N. GAMBLE RR. 5, BOX 3-A, WORTMAN RD. EVANSVILLE, IN. 47711

35-144-10 W.M. THEO & DOROTHY M. RIGGS RR. 5 BOX 5, WORTMAN RD. EVANSVILLE, IN. 47711

35-144-40 DAVID A & KATHLEEN E. KLUEG RR. 5 BOX 6-A EVANSVILLE IN 47711

35-144-11 JAMES D. & GAYLE L. O'RISKY RR. 5, BOX 20, WORTMAN RD. EVANSVILLE IN. 47711

35-144-27 JAMES D. & GAYLE L. O'RISKY RR. 5-BOX 177, WORTMAN RD. EVANSVILLE IN 47711

35-144-12 JOHN A. HUGGINS III RR. 5, WORTMAN RD. EVANSVILLE IN. 47711

35-144-42 DAVID W. & JEANNE GANSMAN RR. 5, BOX 9, WORTMAN RD. EVANSVILLE IN. 47711

35-144-35 FREDERICK A & CATHERINE A. TITZER RR. 5 WORTMAN RD. EVANSVILLE IN 47711

35-144-36 ALBERT G. & BETTY M. WIMPLEBERG RR. 5 WORTMAN RD. EVANSVILLE IN 47711

35-144-32 HORACE A & HENRIETTA RALLEY RR. 5 - WORTMAN RD. EVANSVILLE IN 47711

35-144-29 JAMES E. & VIRGINIA N. GAMBLE RR. 5 BOX 11, WORTMAN RD. EVANSVILLE, IN. 47711

35-144-30 KENNETH & MARTHA FADDIS RR. 5 - WORTMAN RD. EVANSVILLE IN. 47711

35-144-9 KENNETH & MARTHA FADDIS RR. 5 - WORTMAN RD. EVANSVILLE IN. 47711

35-140-1 KAREN C. WILLIAMS 1024 DRESS LANE. EVANSVILLE IN. 47711

35-140-2 ELIZABETH B. HOFFMAN 1206 LAKE OAK DR. EVANSVILLE IN. 47711

35-144-6 GEORGE & GLENOLA, SOLLMAN RR. 5, WORTMAN RD. EVANSVILLE, IN. 47711

FILED FOR TAXATION AUG 14 1986 4897

RECEIVED FOR RECORD at 10:05 A.M. AUGUST 14 1986

Plat Book N Page 32 BOB STEELE, RECORDER VANDERBURGH COUNTY

DRESS SUB
NOTES - CONTINUED
WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6 PERCENT 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. G. OWNER & DEVELOPER: DR. JAMES E. AND VIRGINIA N. GAMBLE. T. ENGINEER: SAM BIGGERSTAFF.

NOTES: THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION
1) UTILITIES: CITY WATER, GAS & ELECTRIC ARE AVAILABLE AT SITE
2) FLOOD: THIS PROPERTY LIES OUTSIDE THE 100 YEAR FLOOD PLAIN (100 YEAR FLOOD IS 420.7'), PER F.I.R.M. PANEL 75 OF 100, DATED MARCH 19, 1982, VANDERBURGH CO., IN.
3) ZONING: THIS PROPERTY & ADJOINING PROPERTIES ARE ZONED AGR.
4) SOIL TYPE: THE SOIL TYPES ARE ZANESVILLE SILT LOAM (ZaD3), 12 TO 18 PER CENT SLOPES, SEVERELY ERODED, AND HOSMER SILT LOAM (HoB2), 2 TO 6 PER CENT, ERODED
5) TEMPORARY EROSION CONTROL: SLOPES OF 0 TO 6 PERCENT SHALL BE MULCHED AND SEEDED, I.E., RYE, RED TOP AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING)

OWNER'S CERTIFICATE
We, the undersigned Owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as **DOGWOOD HILLS**
All streets and alleys shown and not heretofore dedicated, are hereby designated as private. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

James E. Gamble JAMES E. GAMBLE
Virginia N. Gamble VIRGINIA N. GAMBLE

NOTARY CERTIFICATE
STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:
Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat to be their voluntary act and deed.
WITNESS my hand and seal this 24 day of July, 1986.
My commission expires: July 10 1990
Resident of Warrick County

SURVEYORS CERTIFICATE
I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at the locations noted.
August 10 1986
Date
No. 9838
STATE OF INDIANA
LAND SURVEYOR
Sam Biggerstaff-LS
Indiana Reg. No. 9838

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 at a meeting held on AUGUST 14, 1986.
Barbara R. Cunningham Executive Director
Barbara R. Cunningham Executive Director
Plat Release AUGUST 14, 1986