

Minor Replat of Lot 1, Eastland Place as Recorded in Plat Book "L", Page 155

P-46

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 JAN 24 1996
 Suzanne M. Connel
 AUDITOR
 #378

Boundary Description

A part of Lot 1 of Eastland Place, an addition to the City of Evansville, Indiana, as per plat thereof, recorded in Plat Book L, page 155 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a brass plug in a monument box at the Southwest Corner of the Southwest Quarter of Section 24, Township 6 South, Range 10 West; thence along the west line thereof, also being the centerline of Green River Road, North 01 degrees 11 minutes 55 seconds West 1628.36 feet to the point of intersection with the extended centerline of East Virginia Street; thence along said extension of and the centerline of East Virginia Street North 89 degrees 41 minutes 34 seconds East 59.53 feet to the beginning of a curve to the left, concave to the north, having a central angle of 19 degrees 10 minutes 53 seconds and a radius of 443.86 feet, from which the chord bears North 80 degrees 06 minutes 08 seconds East 147.90 feet; thence northwesterly along the centerline of East Virginia Street and the arc of said curve 148.59 feet to the end of said curve and the beginning of a curve to the right, concave to the south, having a central angle of 19 degrees 10 minutes 53 seconds and a radius of 177.54 feet, from which the chord bears North 90 degrees 06 minutes 08 seconds East 59.16 feet; thence in an easterly direction along the centerline of East Virginia Street and the arc of said curve 59.44 feet to the end of said curve; thence northwesterly along the centerline of East Virginia Street North 89 degrees 41 minutes 34 seconds East 496.78 feet to the true point of beginning; thence North 01 degrees 11 minutes 35 seconds East 434.08 feet; thence North 88 degrees 53 minutes 57 seconds East 113.78 feet; thence South 01 degrees 42 minutes 05 seconds East 435.74 feet to the centerline of East Virginia Street; thence along said centerline South 89 degrees 41 minutes 34 seconds West 117.68 feet to the point of beginning, containing 1.16 acres gross (50,323.5 sq.ft.).

Subject to and rights to a nonexclusive, perpetual easement as recorded in "Declaration of Easements" Deed Drawer 1, Card 13,785. Subject to a 30 foot right-of-way for East Virginia Street along the south side.

Subject to a 10 foot public utility along the east side, per plat of said Eastland Place.

Subject to a 15 foot pipeline easement to SKECO per Deed Drawer 1, Card 9586.

Subject to a 15 foot right-of-way to the Evansville Water & Sewer Utility per Deed Drawer 1, Card 6457.

Subject to a 12 foot wide electric line easement to SKECO as per Deed Drawer 1, Card 7954.

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law 4309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on 12-09-1975.

PLAT RELEASE DATE: 01-21-1976
 Executive Director

STORM DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

Surveyor's Certificate

I, Danny K. Leek, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents the survey completed by me on 01-21-1976 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17th day of October, 1975.



Notary Certificate

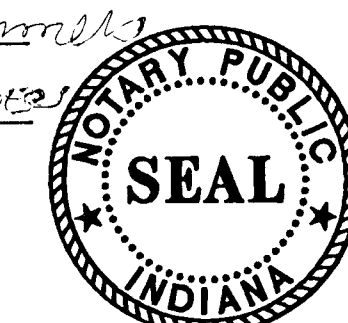
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(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 17th day of October, 1975.

My Commission Expires: 7/21/97
 Notary Public

Notary Resides in: Evansville, Indiana
 County, Indiana



Owner's Certificate

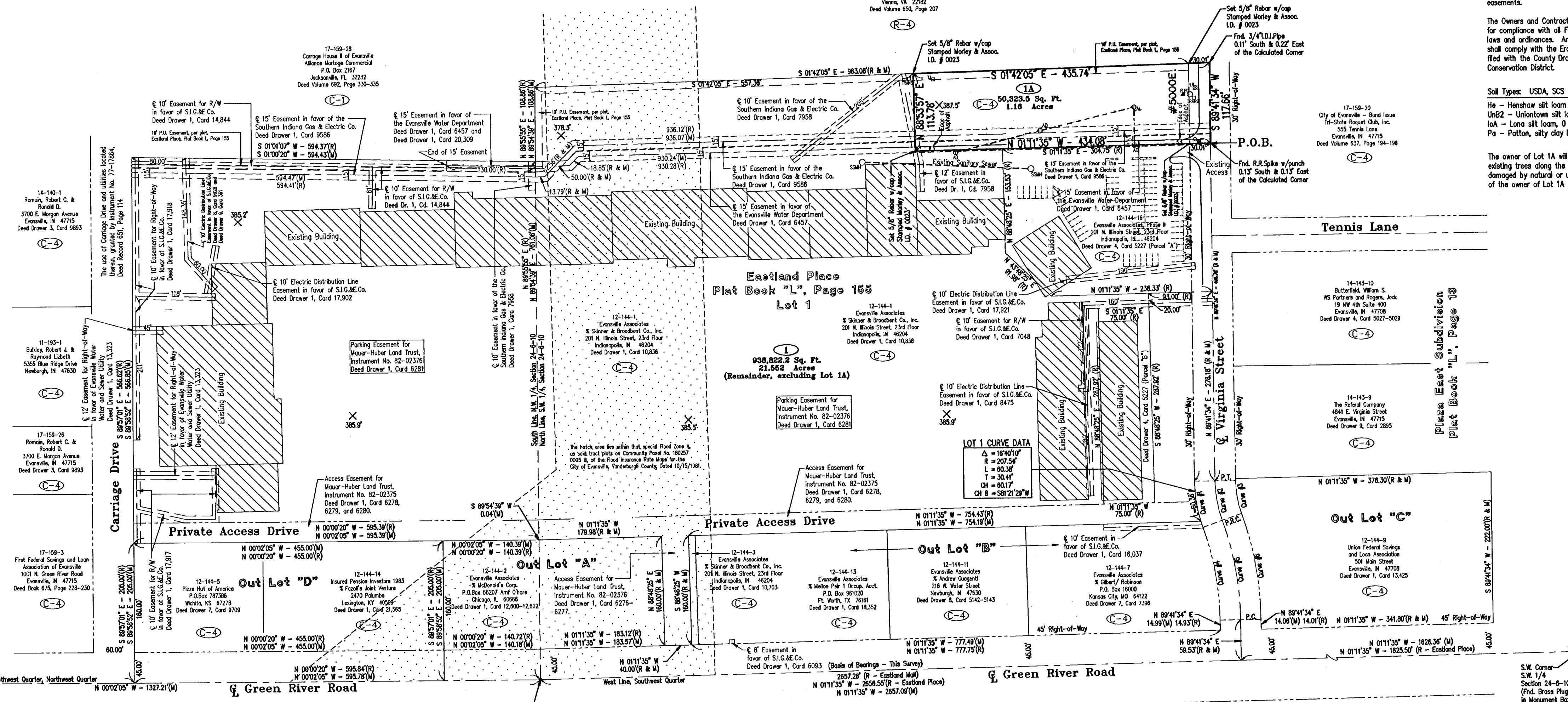
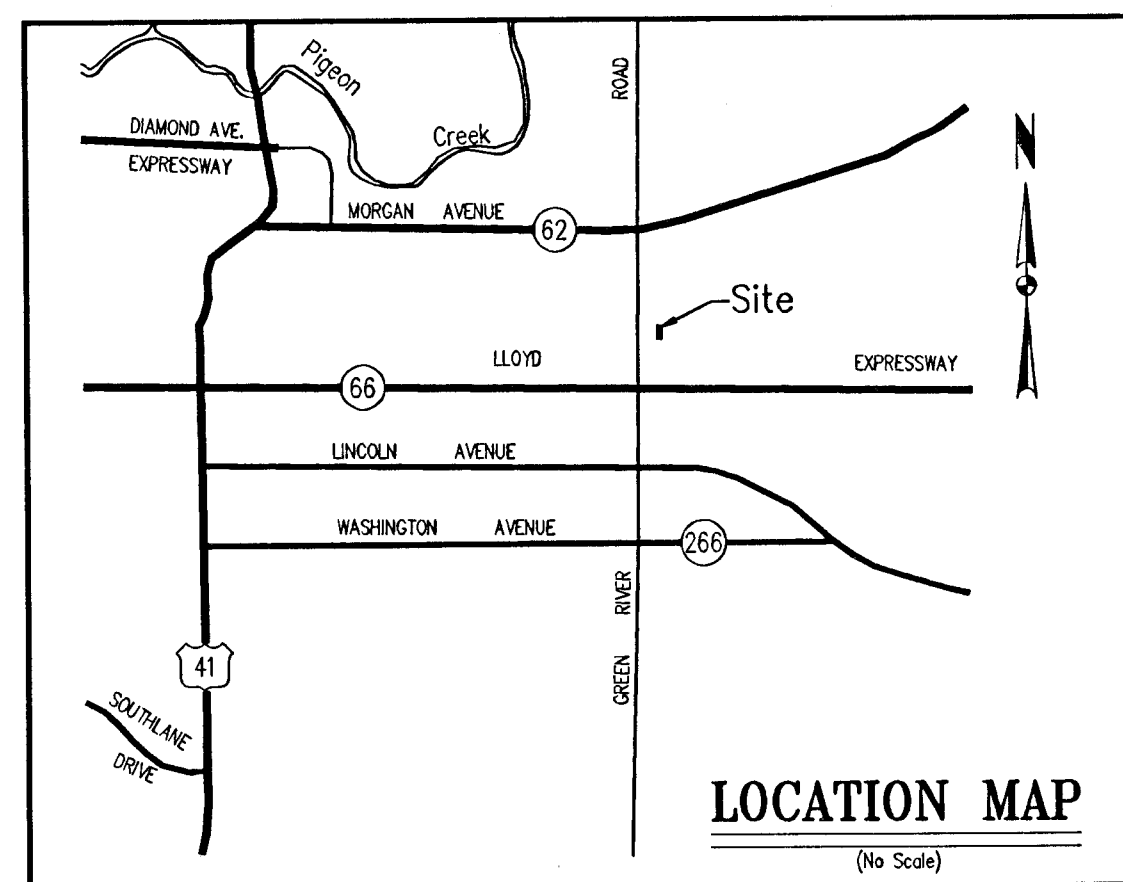
The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as MINOR REPLAT OF LOT 1 EASTLAND PLACE. All roads shown and not previously dedicated are hereby dedicated to public use.

All existing easements of record which affect Lot 1A are shown on the plat.

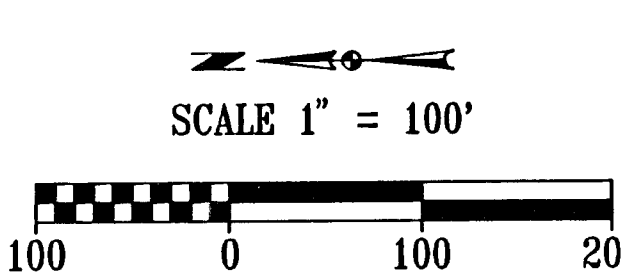
EVANSVILLE ASSOCIATES, A GENERAL PARTNERSHIP
 C/O SKINNER & BROODBENT CO., INC.
 201 N. ILLINOIS ST., 23RD FLOOR
 INDIANAPOLIS, IN 46204

By: Suzanne M. Connel
 ROBERT M. SKINNER, PARTNER

By: George P. Broadbent
 GEORGE P. BROODBENT, PARTNER



Note: The spot elevations shown hereon are from Evansville, Vanderburgh County, Topographic Map Sheet No. 233, and does not represent an on the ground survey.



CURVE #1 CURVE DATA	CURVE #4 CURVE DATA
Δ = 1970.53'	Δ = 1970.53'
R = 207.54'	R = 413.96'
L = 58.48'	L = 138.55'
T = 58.00'	T = 75.00'
CH = 68.18'	CH = 137.90'
CH B = 58070808'	CH B = 58070808'

CURVE #2 CURVE DATA	CURVE #5 CURVE DATA
Δ = 1970.53'	Δ = 1970.53'
R = 177.54'	R = 443.96'
L = 58.44'	L = 148.59'
T = 58.00'	T = 75.00'
CH = 68.18'	CH = 147.90'
CH B = 58070808'	CH B = 58070808'

CURVE #3 CURVE DATA	CURVE #6 CURVE DATA
Δ = 1970.53'	Δ = 1970.53'
R = 177.54'	R = 443.96'
L = 58.44'	L = 148.59'
T = 58.00'	T = 75.00'
CH = 68.18'	CH = 147.90'
CH B = 58070808'	CH B = 58070808'