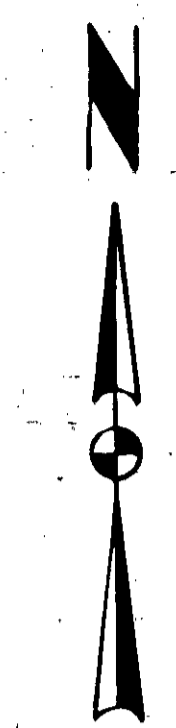


HARMONY MANOR

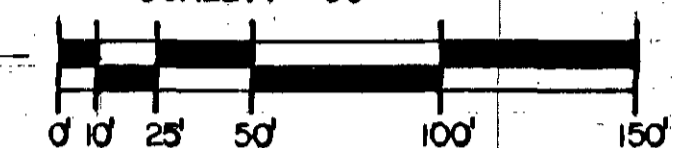
PHASE - 1 FINAL PLAT

79-20973

RECEIVED FOR RECORD
at 2:27 P.M.
October 1979
Recorded in...
Page 95
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY



SCALE: 1" = 50'



LEGAL DESCRIPTION FOR HARMONY MANOR - PHASE 1

Blocks 4, 5, 6 and part of Block 7 of Oakdale, an addition to the City of Evansville, as per plat thereof recorded in Plat Book D, pages 434 and 435, also being a part of the South half of the Southwest Quarter of Section 32, Township 6 South, Range 10 West, lying in Vanderburgh County, Indiana and described as follows:

Commencing at an iron rod found at the northeast corner of the Southeast Quarter of the Southwest Quarter of said Section, said point being the northeast corner of Lot 21 of Dunham's Tract and the intersection of Sweetser Avenue and Garvin Street; thence south 89 degrees 13 minutes 18 seconds west (assumed bearing) along the north line of the south half of the Southwest Quarter of Section 32 a distance of 927.50 feet to the true point of beginning; thence continue south 89 degrees 13 minutes 18 seconds west along said line a distance of 504.20 feet; thence south 0 degrees 00 minutes 00 seconds east along the west line of Block 6 of Oakdale a distance of 177.00 feet; thence north 89 degrees 13 minutes 18 seconds east a distance of 78.00 feet; thence south 34 degrees 06 minutes 13.3 seconds east a distance of 220.60 feet; thence south 0 degrees 00 minutes 00 seconds east along the west line of the alley along the west side of Block 5 of Oakdale a distance of 75.00 feet; thence north 89 degrees 13 minutes 18 seconds east along the south line of Block 5 of Oakdale a distance of 119.00 feet; thence south 0 degrees 00 minutes 00 seconds east a distance of 208.00 feet; thence north 89 degrees 13 minutes 18 seconds east along the south line of Block 4 of Oakdale a distance of 170.00 feet; thence south 0 degrees 00 minutes 00 seconds east along the west line of the alley along the west side of Block 3 of Oakdale a distance of 195.00 feet; thence north 89 degrees 13 minutes 18 seconds east a distance of 7.50 feet; thence north 0 degrees 00 minutes 00 seconds east a distance of 835.00 feet to the point of beginning, containing 4.93 acres.

OWNER'S CERTIFICATE

The undersigned City of Evansville, Department of Redevelopment, by Nay Broerman, its President, and John Wells, its Secretary, acknowledges that it has laid off, platted, and subdivided, and does hereby lay off, plat, and subdivide the said real estate in accordance with the within plat.

All streets and alleys 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 street there shall be erected or maintained no buildings or structures. Strips of ground of the width 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, sidewalks, 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 strip of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

CITY OF EVANSVILLE
DEPARTMENT OF REDEVELOPMENT



Attest:
John Wells, Secretary
Nay Broerman, President

AREA PLAN COMMISSION APPROVAL

Under authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville, and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana, at a meeting held on AUGUST 1, 1979

Hosce A. Bickel, President
Plat Release Date: OCT. 10, 1979

Charles B. Osterholt, Secretary

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me July 16, 1979.

James Q. Morley
James Q. Morley
Indiana Registration No. 12629



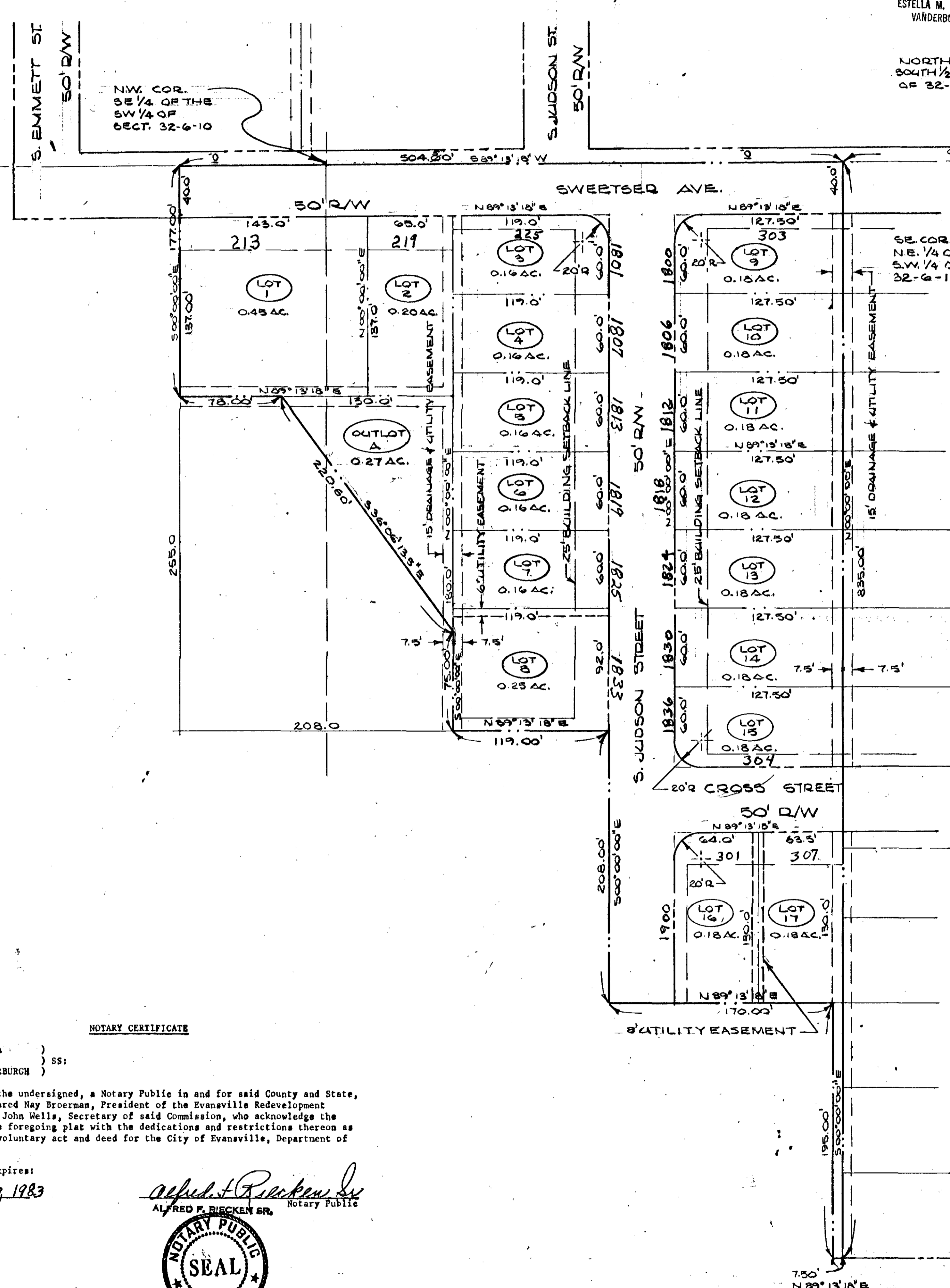
NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nay Broerman, President of the Evansville Redevelopment Commission, and John Wells, Secretary of said Commission, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon as their free and voluntary act and deed for the City of Evansville, Department of Redevelopment.

My Commission Expires:
January 13, 1983

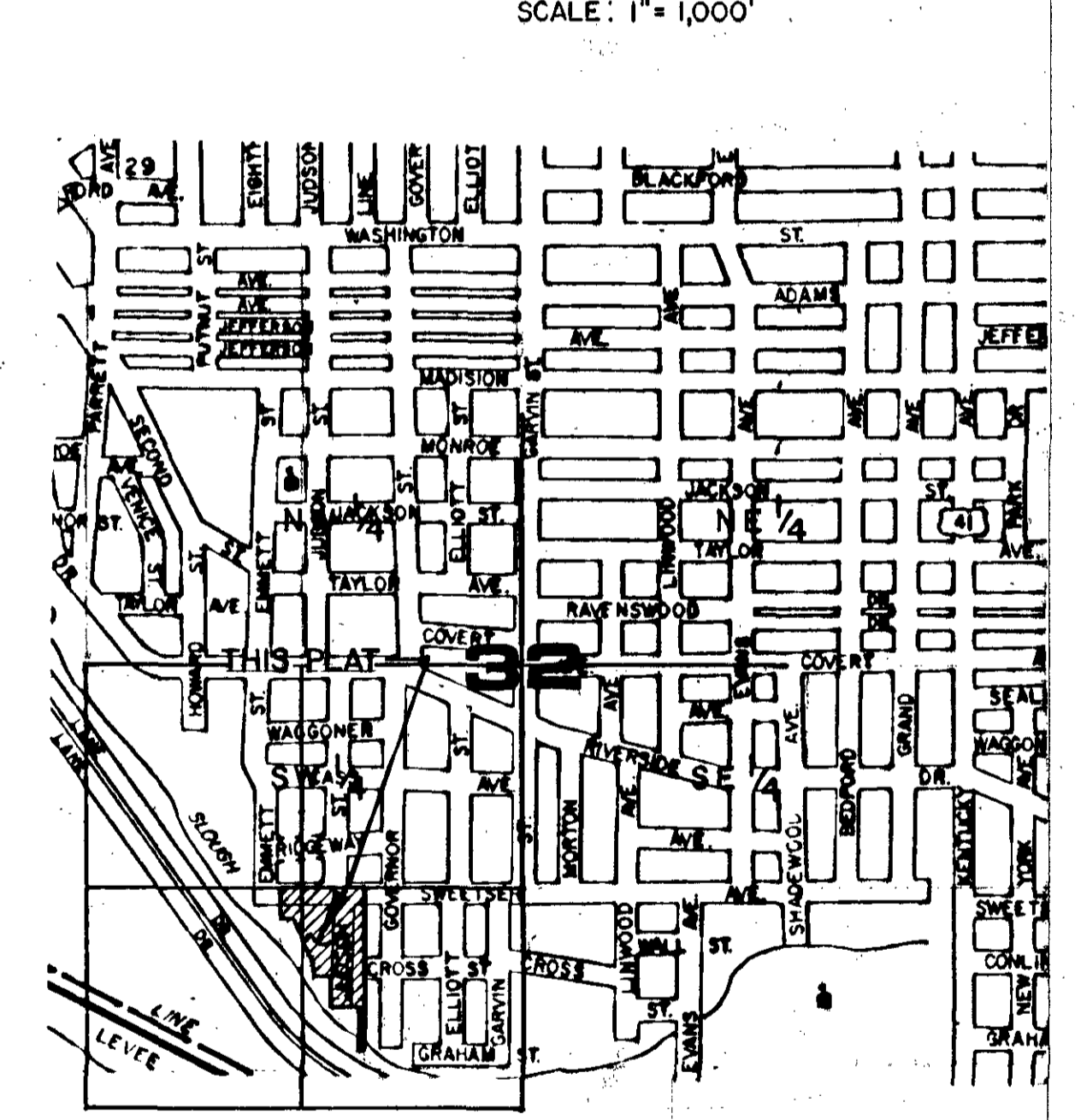
Alfred F. Bickel Sr., Notary Public



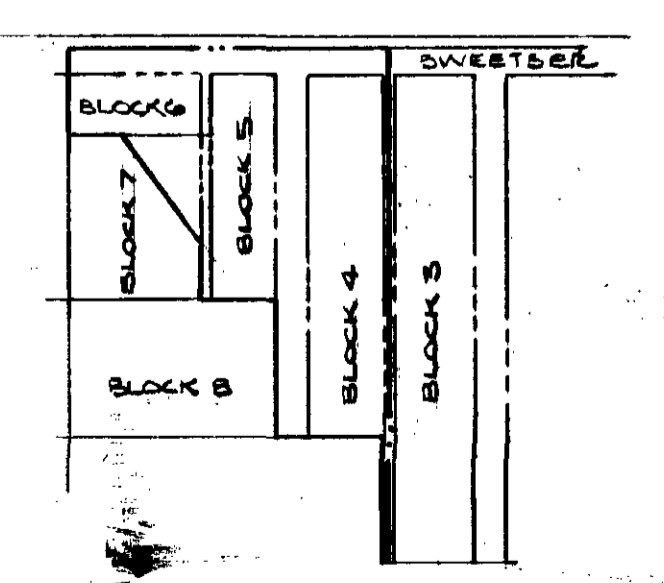
LEGEND

- PROPERTY LINE W/ BEARING & DISTANCE
- LOT NUMBER
- - - PROJECT BOUNDARY
- - - EASEMENT - 7.5' EACH SIDE
- - - 25' BUILDING SETBACK LINE
- - - R/W LINE

LOCATION MAP



EXISTING PLAT OF OAKDALE



L-95