

HARMONY MANOR

84-07221

PHASE III - SECONDARY PLAT (A REPLAT OF OAKDALE BLOCK 1 AND KRONENBERGER'S ADDITION BLOCKS 1 AND 2)

LEGAL DESCRIPTION
HARMONY MANOR-PHASE III

A replat of Block 1 of Oakdale, an addition to the City of Evansville, as per plat thereof recorded in Plat Book "D", pages 434 and 435, and Blocks 1 and 2 of Kronenbergers Addition, an addition to the City of Evansville as per plat thereof recorded in Plat Book "F", page 75. Both additions being a part of Lot 21 of Dunham's Tract recorded in Book 1, page 131, lying in the South Half of the Southwest Quarter of Section 32, Township 6 South, Range 10 West, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at an iron rod found at the southeast corner of the Northeast 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 100.00 feet to the true point of beginning; thence south 00 degrees 00 minutes 00 seconds west along the east 50 foot right-of-way line for Garvin Street 832.00 feet; thence south 89 degrees 13 minutes 18 seconds west 25.0 feet; thence south 00 degrees 00 minutes 00 seconds west along the centerline of Garvin Street extended 143.00 feet; thence south 89 degrees 13 minutes 18 seconds west 487.5 feet; thence north 00 degrees 00 minutes 00 seconds east 975.00 feet; thence north 89 degrees 13 minutes 18 seconds east along the north line of the South Half of the Southwest Quarter of Section 32 512.5 feet to the point of beginning, containing 11.39 acres.

OWNER'S CERTIFICATE

The undersigned City of Evansville, Department of Redevelopment, by Charles Ashby, its President and Remig Fehn, 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.

ATTEST: CITY OF EVANSVILLE DEPARTMENT OF REDEVELOPMENT
Remig Fehn, Secretary
Charles Ashby, President
42 Lots

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 on Dec 6, 1983.



James Q. Morley
Indiana Registration No. 12629

AREA PLAN COMMISSION CERTIFICATE

Under the 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 January 4th 1984.

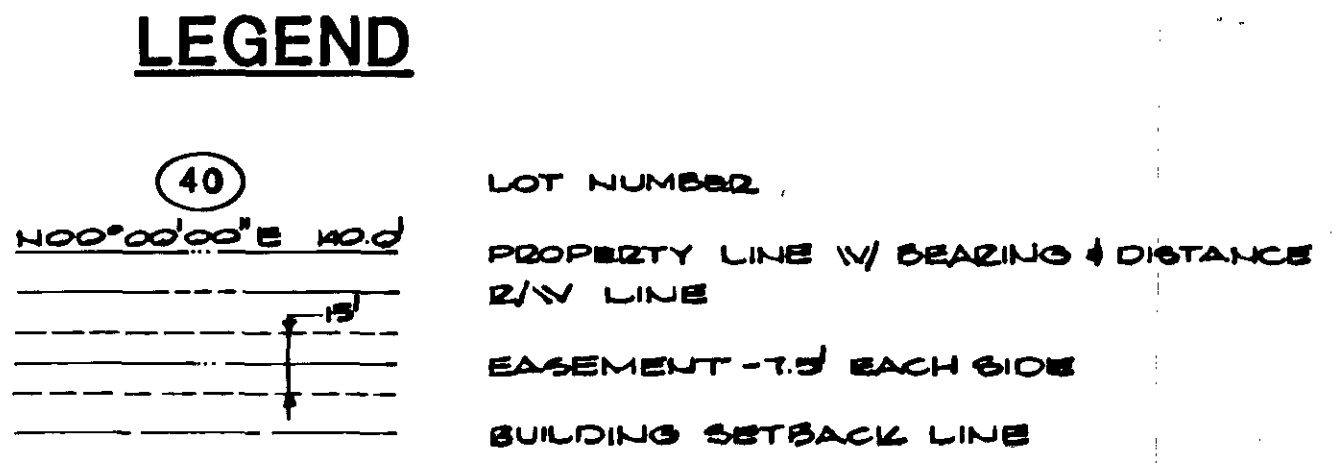
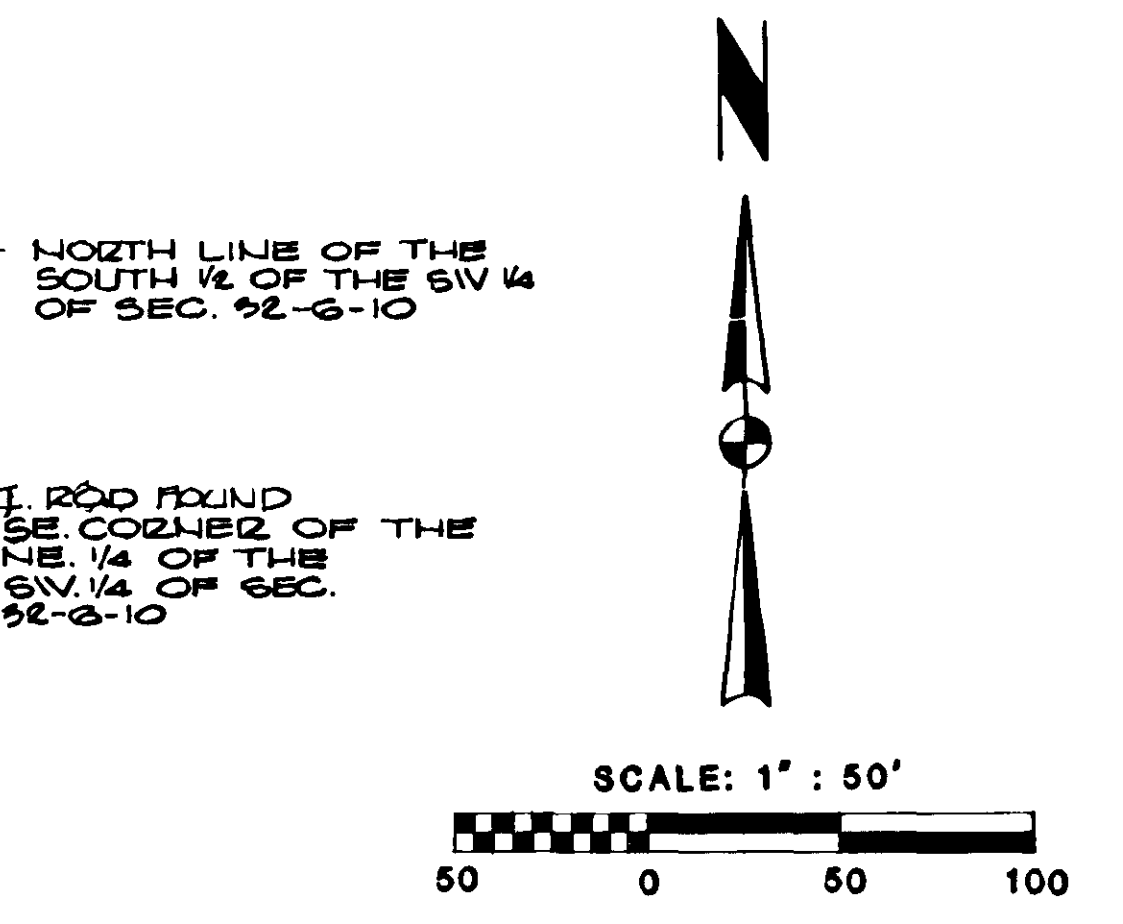
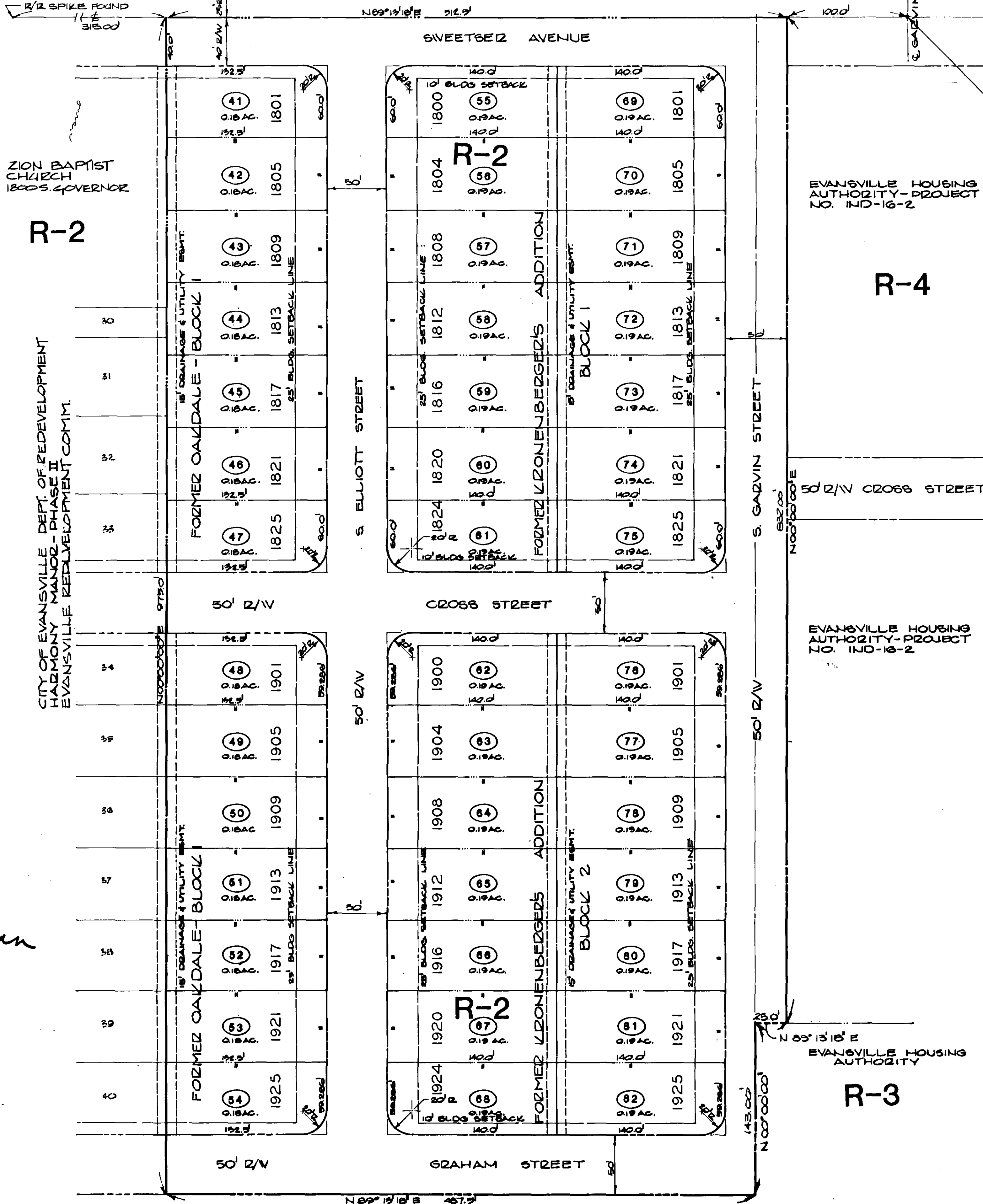
President: *Barbara Cunningham*
Director: *Barbara Cunningham*
Plat Release Date: April 18, 1984

NOTARY CERTIFICATE

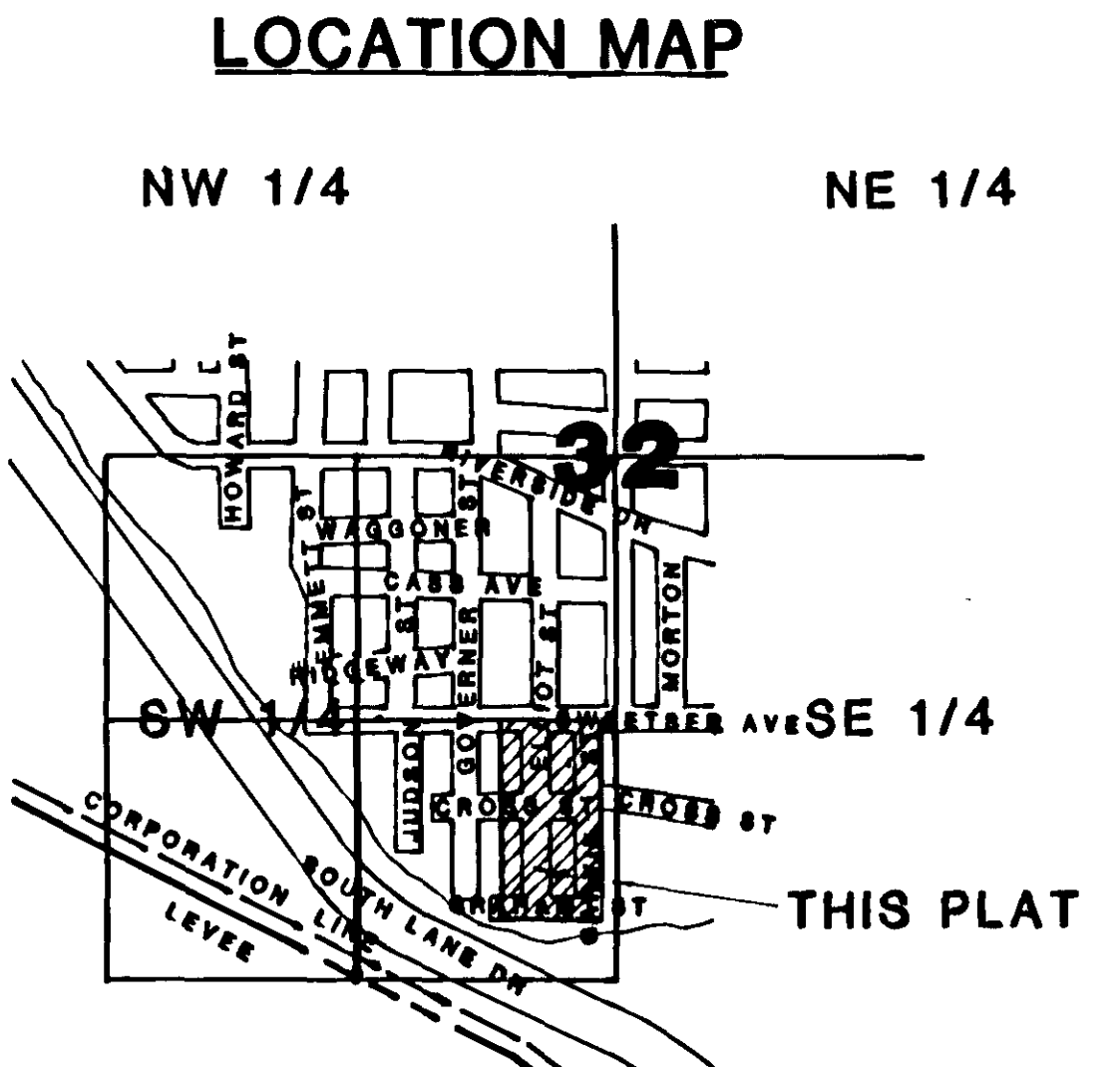
STATE OF INDIANA, COUNTY OF VANDERBURGH, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Ashby, President of the Evansville Redevelopment Commission, and Remig Fehn, 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.

Notary Expires: July 5, 1985
Notary Resides in Vanderburgh County, Indiana.



RECEIVED FOR RECORD
at 11:29 A.M.
April 18, 1984
Recorded in 86 M. Recorded No.
Page 56
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY



M-56