

NORTH POINTE ESTATES SEC. A"

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4) TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION, THENCE SOUTH 76 DEGREES 58 MINUTES WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 33 DEGREES 30 MINUTES 40 SECONDS WEST A DISTANCE OF 227.22 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2305.85 FEET; A DELTA ANGLE OF 07 DEGREES 10 MINUTES 51 SECONDS; A CHORD BEARING OF NORTH 29 DEGREES 05 MINUTES 48 SECONDS WEST A CHORD LENGTH OF 298.79 FEET; ARC DISTANCE OF 288.99 FEET TO THE POINT OF TANGENT; THENCE NORTH 25 DEGREES 30 MINUTES WEST A DISTANCE OF 132.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 64 DEGREES 29 MINUTES 37 SECONDS WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 67 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 274.60 FEET; THENCE NORTH 12 DEGREES 48 MINUTES 37 SECONDS WEST A DISTANCE OF 399.76 FEET; THENCE SOUTH 64 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 809.00 FEET TO THE WEST LINE OF HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 05 MINUTES 35 SECONDS EAST A DISTANCE OF 386.98 FEET TO THE CENTER OF OLD STATE ROAD; THENCE NORTH 64 DEGREES 50 MINUTES 51 SECONDS EAST ALONG CENTERLINE A DISTANCE OF 642.96 FEET; THENCE NORTH 61 DEGREES 02 MINUTES 36 SECONDS EAST A DISTANCE OF 393.11 FEET TO THE CENTERLINE INTERSECTION OF OLD STATE ROAD AND BROWNING ROAD; THENCE SOUTH 21 DEGREES 43 MINUTES EAST A DISTANCE OF 92.27 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1516.61 FEET; A DELTA ANGLE OF 20 DEGREES 55 MINUTES 14 SECONDS; A CHORD BEARING OF SOUTH 11 DEGREES 15 MINUTES 23 SECONDS EAST AND A CHORD LENGTH OF 550.59 FEET; AN ARC DISTANCE OF 233.76 FEET TO A POINT OF TANGENT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 365.30 FEET; A DELTA ANGLE OF 24 DEGREES 42 MINUTES 41 SECONDS; A CHORD BEARING OF SOUTH 12 DEGREES 21 MINUTES 22 SECONDS EAST; A CHORD LENGTH OF 156.33 FEET; AN ARC DISTANCE OF 157.55 FEET TO A POINT OF TANGENT; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2305.85 FEET; A DELTA ANGLE OF 07 DEGREES 10 MINUTES 51 SECONDS; A CHORD BEARING OF SOUTH 29 DEGREES 05 MINUTES 48 SECONDS EAST AND A CHORD LENGTH OF 288.80 FEET; AN ARC DISTANCE OF 288.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.84532 ACRES MORE OR LESS.

FLOOD DATA: According to FIRM panel No. Q025B for Vanderburgh County, Indiana, dated MARCH 19 19 82 the subject property lies outside of the 100-year flood plain.

EROSION CONTROL: Slopes of 0% - 6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

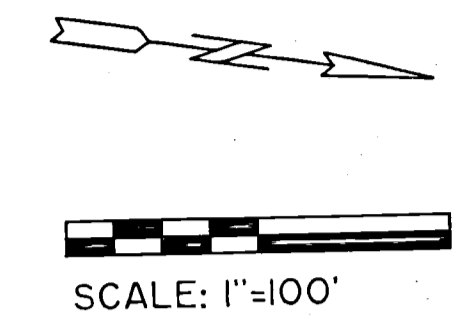
SLOPES OF MORE THAN 6%: shall be bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

ZONING: the zoning for the proposed site, as well as adjoining properties is agricultural.

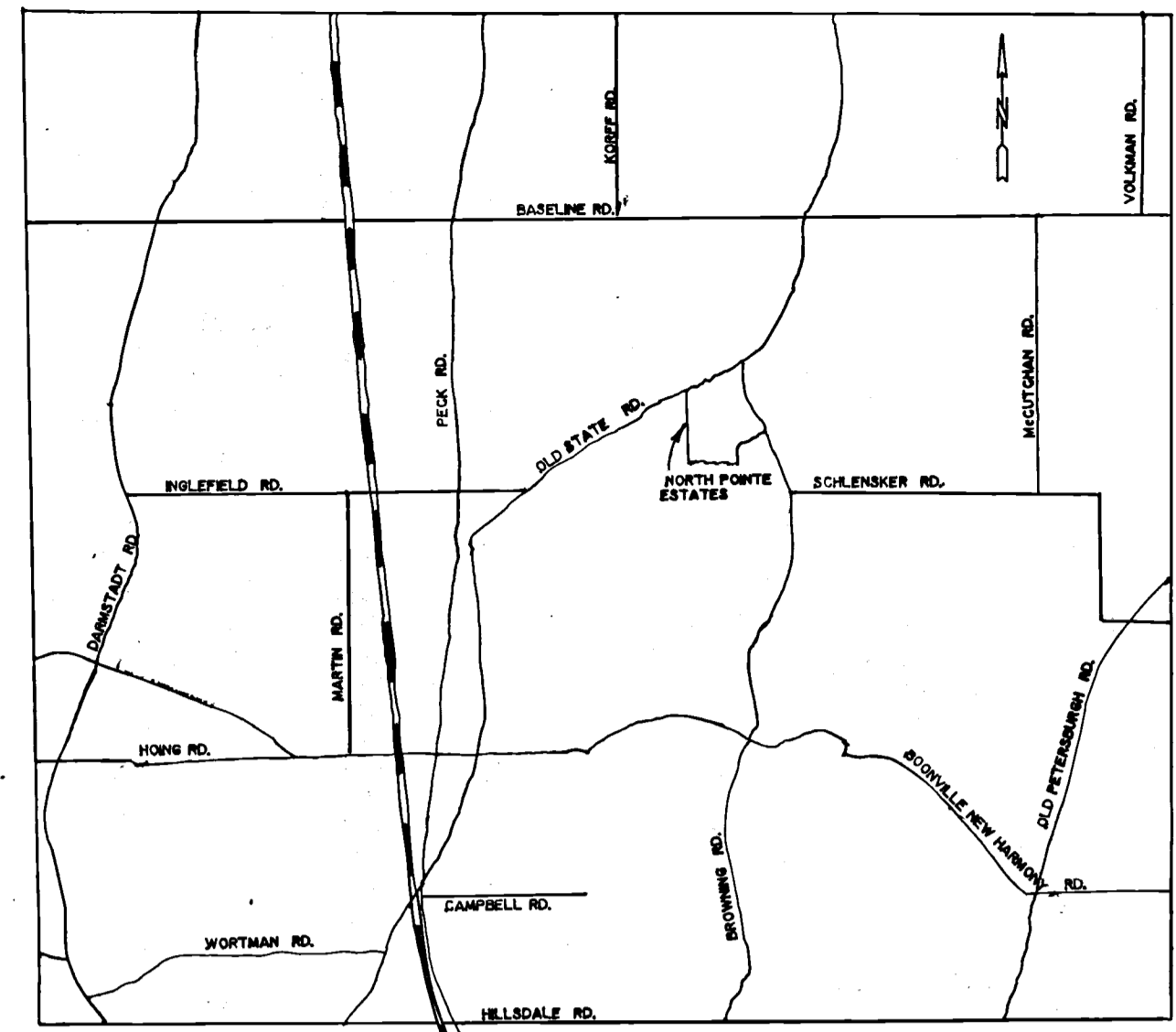
UTILITIES: According to S.I.G. & E. Co., electric power is available to the proposed site, according to the Evansville Water and Sewer Utility Department there is a 12" water line along Old State Road and Browning Road accessible to the proposed site. Since no sanitary sewer is available, a certified septic system will be utilized.

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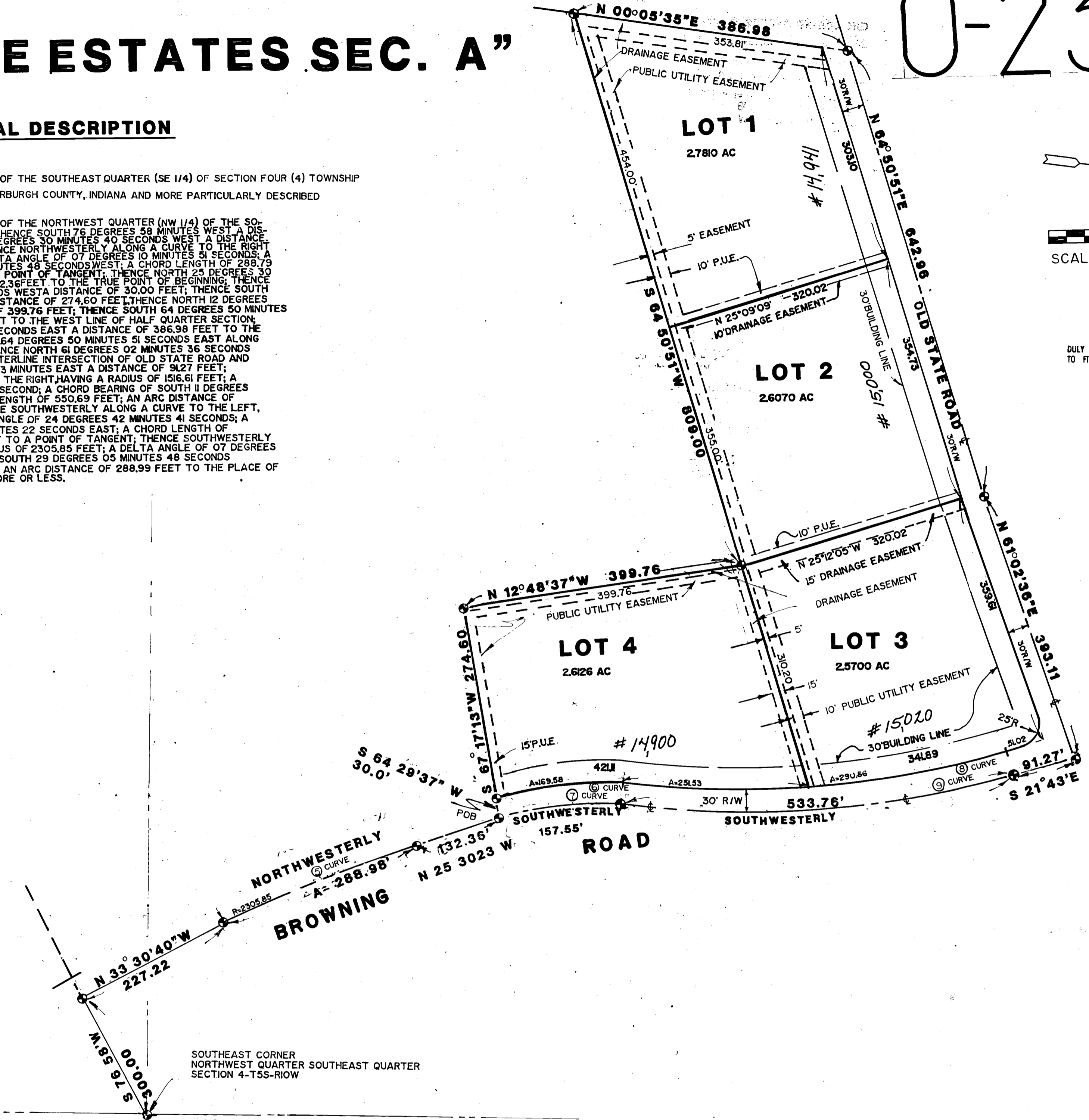
90-20544
RECEIVED FOR RECORD
at 1:09 P.M.
Oct. 17 1990
Plat Book 0
Page 23
BOB STEELE, RECORDER
VANDERBURGH COUNTY



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
OCT 17 1990
Tom Humphrey
AUDITOR
5663



SITE LOCATION MAP
SCALE 1"=2000'



CURVE DATA		
BROWNING ROAD		
DATA	N/R/W	R/W
1. Δ=71°05'	Δ=71°05'	Δ=24°42'41"
D=277.0'	D=277.0'	D=142°29'39"
T=146.57'	T=146.57'	T=86.59'
L=292.75'	L=292.75'	L=170.49'
Ch=292.56'	Ch=288.80'	Ch=60.97'
R=2333.65'	R=2505.65'	R=293.30'
DATA	N/R/W	DATA
2. Δ=24°42'41"	Δ=20°55'14"	Δ=20°55'14"
D=157.55'	D=37.515'	D=37.515'
L=80.02'	L=274.46'	T=280.00'
L=157.55'	L=542.8'	L=553.76'
Ch=156.33'	Ch=539.80'	Ch=550.09'
R=365.30'	R=1486.61'	R=156.61'

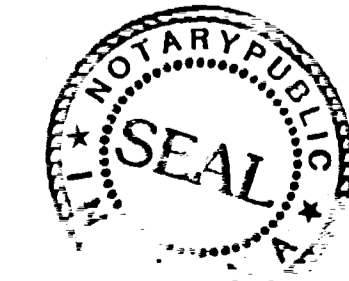
ACKNOWLEDGMENT CERTIFICATE

State of Indiana
County of Warrick

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said owners and subdividers and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose herein expressed.

WITNESS my Hand and Notarial Seal this 5th day of October, 1990.

Rebecca S. Pepper
NOTARY PUBLIC
Rebecca Pepper



My Commission Expires July 27, 1994
Notary Public resides at
Warrick County, IN.

DEDICATION CERTIFICATE

"We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as North Pointe Estates Sec. A" on addition to the SCOTT TOWNSHIP Vanderburgh County, State of Indiana. All streets and alleys and public open spaces shown and not hereinafter 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 streets, there shall erected or maintained no building or structure.

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear ___ feet of each lot. Within these easements no structure of other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or record the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 5 DAY OF OCT., 1990.

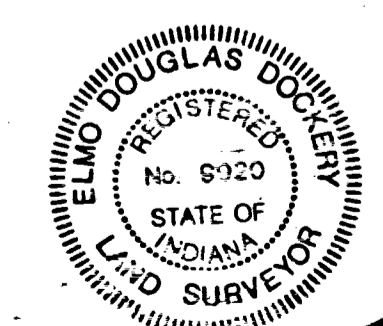
Del Shanks
6666 Juniper Road
Newburgh, Indiana 47630

Dorothy E. Shanks

LAND SURVEYORS CERTIFICATE

Elmo D. Dockery hereby certify that I am a registered Professional Land Surveyor of the State of Indiana, that this plat correctly represents a survey completed by me on July 10, 1990 that all monuments shown thereon actually exist, and that their location, size, type and material are accurately shown, and comply with all of the Subdivision Control Ordinance.

Elmo D. Dockery
Elmo D. Dockery L.S.
Ind. Reg. No. 9920



- RESTRICTIONS
- LOT 5 driveway access shall be only onto North Pointe Court
 - LOT 3 shall have driveway access only onto Browning Road and no curb cut onto Old State Road.

Preliminary road construction plans have been approved by the County Commission on 4-23, 1990.

Storm Drainage Plans have been approved by the Vanderburgh County drainage Board on 4-23, 1990.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, Public Law #309, 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 JUNE 6, 1990.

Richard H. Bauer, Jr. President
Barbara L. Cunningham Executive Director

Barbara L. Cunningham Executive Director

Plat Released: Oct 17, 1990

