

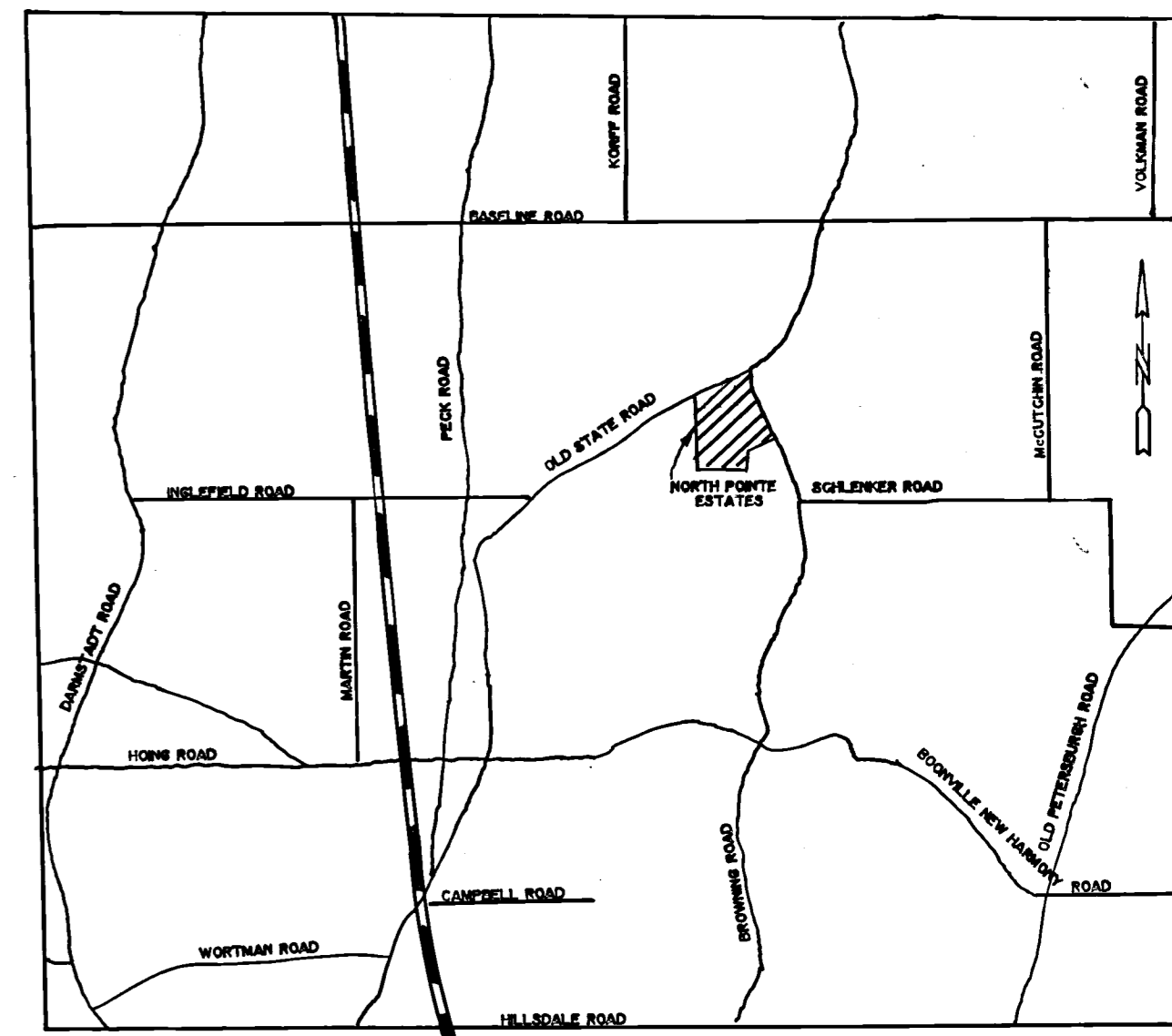
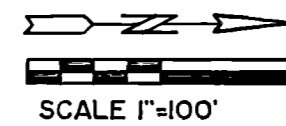
NORTH POINTE ESTATES

SECTION "B"

RECEIVED FOR RECORD
 at 4:03 P.M.
 MAY 30 1991
 Plat Book 0
 Page 42
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY
 91-12043

0-42

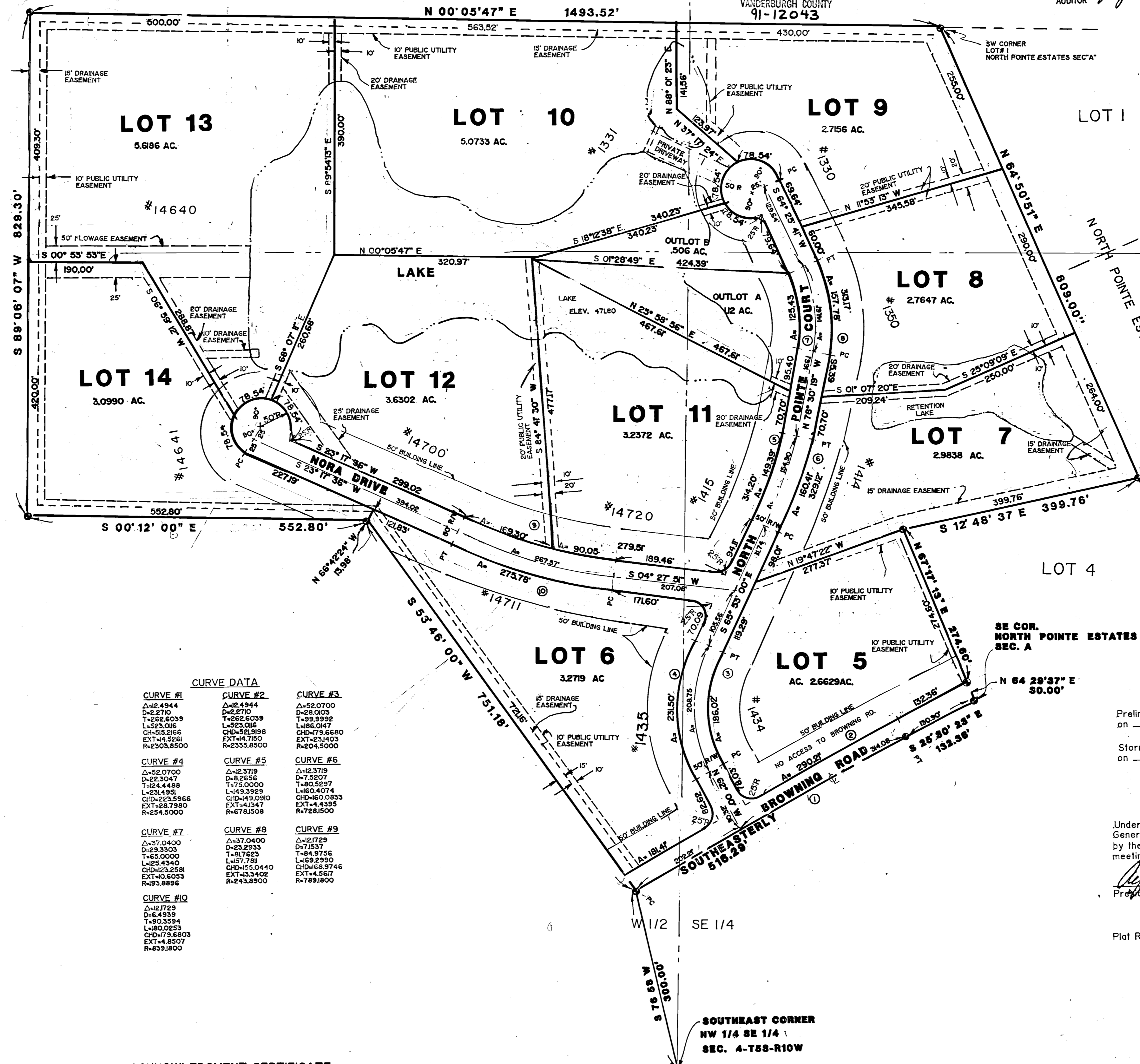
DULY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER
 MAY 30 1991 4217
Jan Thompson
 AUDITOR



SITE LOCATION MAP
 1"=2000'

LEGAL DESCRIPTION
NORTH POINTE ESTATES SECTION "B"
 A PART OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND A PART OF THE WEST HALF (W 1/2) OF THE SOUTH-EAST 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 of the Southeast Quarter of said Section 4; thence South 76 degrees 58 minutes West a distance of 300.00 feet to the center of Browning Road; said point being the true point of beginning of subdivision; thence South 53 degrees 46 minutes 00 seconds West a distance of 751.8 feet; thence South 00 degrees 12 minutes 00 seconds East a distance of 552.80 feet; thence South 89 degrees 06 minutes 07 seconds West a distance of 829.30 feet; thence North 00 degrees 05 minutes 47 seconds East a distance of 1493.52 feet to the Southwest corner of lot #1 of North Pointe Estates Section "A"; thence North 64 degrees 50 minutes 51 seconds East a distance of 809.00 feet to the Southwest corner of lot #3 of North Pointe Estates section "A"; thence South 12 degrees 48 minutes 37 seconds East a distance of 399.76 feet; thence North 67 degrees 17 minutes 13 seconds East a distance of 274.60 feet; thence North 64 degrees 29 minutes 37 seconds East a distance of 30 feet to the center of Browning Road; said point being the Southeast corner of North Pointe Estates Section "A"; thence South 25 degrees 30 minutes 23 seconds East along Browning Road a distance of 132.36 feet to a point on a curve; thence Southeast along a curve to the left, having a radius of 2303.85, a chord bearing of South 31 degrees 55 minutes 15 seconds East a distance of 516.22 feet; an arc distance of 516.29 feet to the place of beginning and containing 39.7549 acres more or less.



CURVE DATA

CURVE #1 Δ=42.494 D=2.2710 T=282.6039 L=252.096 CH=515.266 EXT=4.5266 R=2303.8500	CURVE #2 Δ=42.494 D=2.2710 T=282.6039 L=252.096 CH=515.266 EXT=4.5266 R=2303.8500	CURVE #3 Δ=52.0700 D=2.2710 T=99.9992 L=86.0917 CH=179.6680 EXT=3.1003 R=204.5000	CURVE #4 Δ=52.0700 D=2.2710 T=99.9992 L=86.0917 CH=179.6680 EXT=3.1003 R=204.5000	CURVE #5 Δ=42.3719 D=2.2656 T=80.3287 L=80.4074 CH=168.9746 EXT=4.4395 R=728.5000	CURVE #6 Δ=42.3719 D=2.2656 T=80.3287 L=80.4074 CH=168.9746 EXT=4.4395 R=728.5000	CURVE #7 Δ=37.0400 D=2.9303 T=85.0000 L=57.78 CH=155.0440 EXT=3.3402 R=243.8900	CURVE #8 Δ=37.0400 D=2.9303 T=85.0000 L=57.78 CH=155.0440 EXT=3.3402 R=243.8900	CURVE #9 Δ=42.1729 D=6.4539 T=80.3287 L=80.4074 CH=168.9746 EXT=4.4395 R=728.5000	CURVE #10 Δ=42.1729 D=6.4539 T=80.3287 L=80.4074 CH=168.9746 EXT=4.4395 R=728.5000
---	---	---	---	---	---	---	---	---	--

DEL AND DOROTHY SHANKS
 6666 JUNIPER DRIVE
 NEWBURGH, INDIANA 47630

TIMOTHY AND TAMMY DROSTE
 4531 LONGFIELD DRIVE
 EVANSVILLE, INDIANA 47710

DEDICATION CERTIFICATE

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

This subdivision shall be known and designated as NORTH POINTE ESTATES SECTION "B" on addition to the SCOTT TOWNSHIP County, State of Indiana.

All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building set back lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear of each lot. Within the easement, no structure planting 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 easement, or which may obstruct or retard the flow of water through drainage channels in the easement. 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 in favor of 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 the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF April 1991.

Del Shanks
 DEL SHANKS
 Timothy Droste

Tammy Droste
 DOROTHY SHANKS
 TAMMY DROSTE

ACKNOWLEDGMENT CERTIFICATE

State of Indiana
 County of Warwick

Before me, the undersigned a Notary Public, in and for the 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 therein expressed.

WITNESS my hand and Notarial Seal this 2nd day of April 1991.

SEAL
 My Commission Expires 7-27 1994.

County of Residence Warwick

Rebecca Pepper
 Notary Public
 Printed Name Rebecca Pepper



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 MARCH 27 1991, that all the monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown and comply with the provisions of the Subdivision Control Ordinance.

Elmo D. Dockery
 Signature ELMO D. DOCKERY L.S.
 IND. REG. NO. 9920

STREET & DRAINAGE CERTIFICATE

Preliminary road construction plans have been approved by the County Commission on May 29 1990.

Storm Drainage Plans have been approved by the VANDERBURGH County Drainage Board on April 23 and Sept 24 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.

Robert H. Bann Jr.
 President

Rebecca P. Cunningham
 Executive Director

Rebecca P. Cunningham
 Executive Director

Plat Release: MAY 30, 1991

