

A part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 6 South, Range 10 West and a part of the Southeast Quarter of the Southeast Quarter of Section 10, Township 6 South, Range 10 West, Second Principal Meridian, in Evansville, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at a stone as found this survey being the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 10, being common to the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 11, also being the Northwest corner of Lakewood Hills Subdivision and the Northeast corner of Lake Valley Subdivision, as recorded in Plat Book "L", page 46 in the Office of the Vanderburgh County Recorder, thence South 89 degrees 52 minutes 28 seconds West along the North line of Lake Valley Subdivision a distance of 463.80 feet to a 5/8 inch iron pin as set this survey, thence North 47 degrees 31 minutes 40 seconds East a distance of 162.49 feet to a 1/2 inch iron pin as found this survey, thence North 43 degrees 42 minutes 06 seconds East a distance of 100.29 feet to a 1/2 inch iron pin as found this survey, thence North 34 degrees 33 minutes 28 seconds East a distance of 98.82 feet to a 1/2 inch iron pin as found this survey, thence South 89 degrees 12 minutes 00 seconds East a distance of 40.09 feet to a 1/2 inch iron pin as found this survey, thence North 40 degrees 10 minutes 11 seconds East a distance of 155.52 feet to a 1/2 inch iron pin as found this survey, thence North 23 degrees 48 minutes 03 seconds East a distance of 193.28 feet to a 5/8 inch iron pin as set this survey at a point that bears North 00 degrees 01 minute 13 seconds West a distance of 557.71 feet from the place of beginning, thence continuing North 89 degrees 18 minutes 28 seconds East a distance of 418.36 feet, thence South 0 degrees 41 minutes 32 seconds East a distance of 202.64 feet, thence North 52 degrees 52 minutes 29 seconds East a distance of 248.61 feet, thence North 89 degrees 18 minutes 28 seconds East a distance of 16.74 feet, thence South 5 degrees 03 minutes 51 seconds West a distance of 119.88 feet to a point on a curve having a radius of 40.00 feet, thence Easterly along said curve to the right a distance of 20.21 feet (chord bearing South 84 degrees 56 minutes 09 seconds East for 20.00 feet), thence North 5 degrees 03 minutes 51 seconds East a distance of 121.89 feet, thence North 89 degrees 18 minutes 28 seconds East a distance of 100.21 feet, thence South 12 degrees 00 minutes 50 seconds East a distance of 512.64 feet to a point on the South line of the Southwest Quarter Southeast Quarter of Section 11, thence South 89 degrees 18 minutes 28 seconds West along said South line a distance of 862.60 feet to the place of beginning, containing 12.022 acres more or less.

# ROSELAWN

94-32770

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL APPOINTMENT FOR TRANSFER.

DEC 21 1994

0-190

RECEIVED FOR RECORD

at 3:38 P.M.

DEC 21 1994

Plat Book 190

Page 0

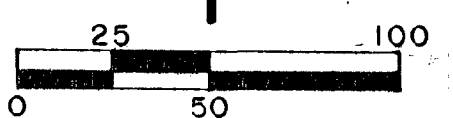
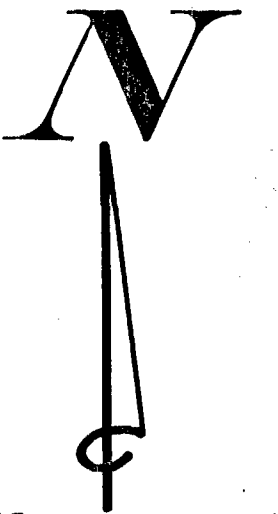
BETTY J. HERMANN RECORDER

VANDERBURGH COUNTY

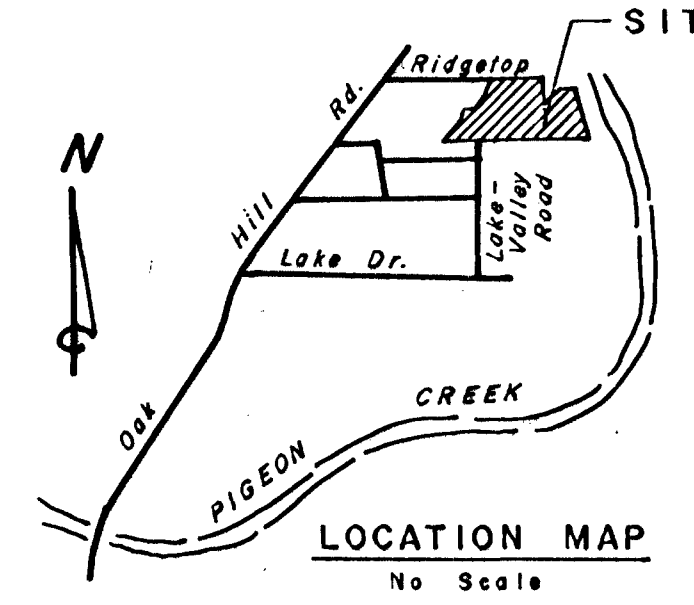
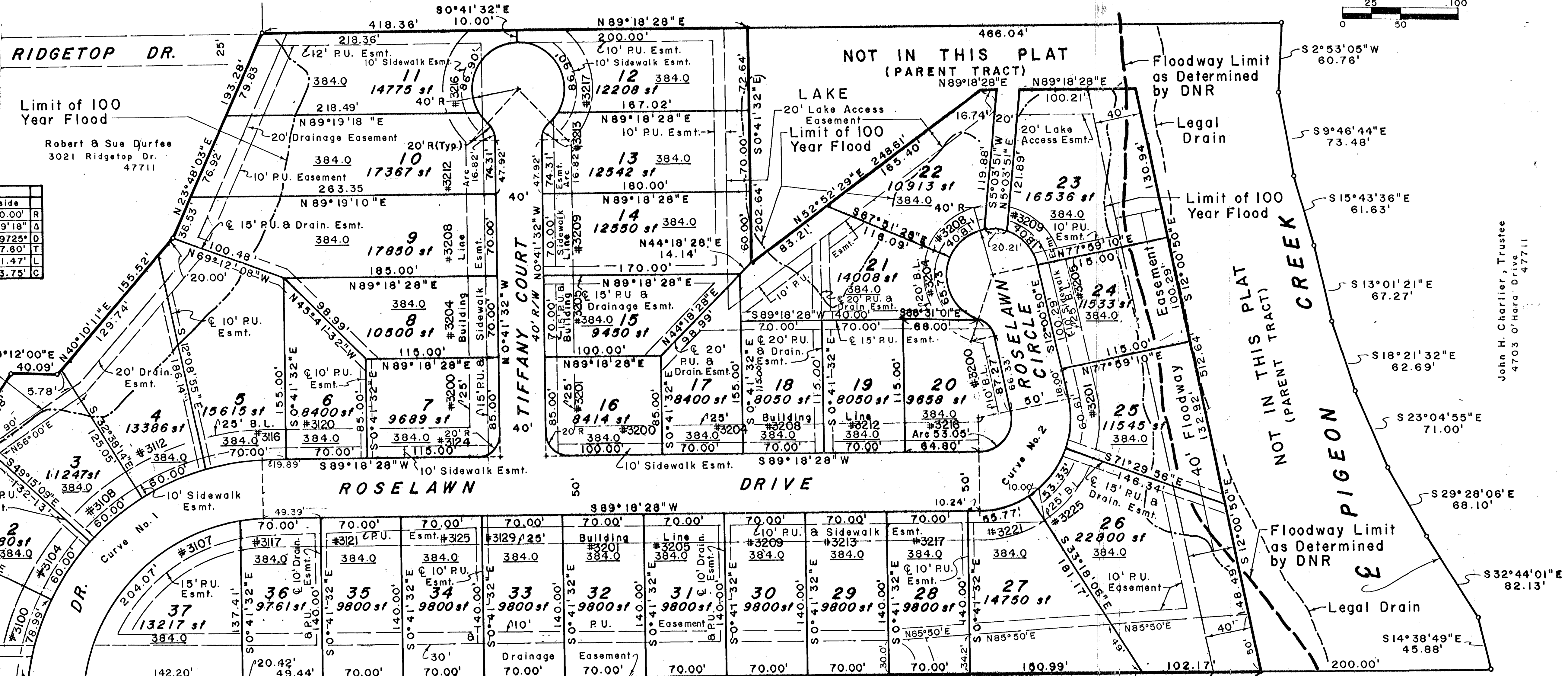
*Don Douglas*  
AUDITOR

7444

August Koch Jr. & Eleanor Driggers  
11551 Village Lane 47711



CURVE NO. 1	CURVE NO. 2		
	Inside	Centerline	Outside
R	164.23'	189.23'	214.23'
Δ	82°00'05"	82°00'05"	82°00'05"
D	34.88752'	30.27838'	26.74498'
T	142.77'	164.50'	186.23'
L	235.05'	270.82'	306.60'
C	215.49'	248.30'	281.10'



Thomas Kohmescher  
3018 Rugby Ave  
47711

Craig Howerton  
3024 Rugby Ave.  
47711

Randall & Julie Dill  
4500 Buddy Blvd.  
47711

Larry & Barbara Hays  
3043 Lake Valley Dr.  
47711

William & Susan Daniels  
2714 N. Court Dr.  
47711

Vego & Jacqueline Combs  
2724 N. Court Dr.  
47711

James & June Bretz  
2800 N. Court Dr.  
47711

Marian Duncan  
2814 N. Court Dr.  
47711

John & Carolyn Oak  
350 W. Columbia St.  
Suite 400, 47710

Lawrence & Nancy Hayden  
2832 N. Court Dr.  
47711

**NOTE: No Construction Is Allowed In Floodway Easement**  
No new residential construction is allowed in the floodway area and detailed plans for other types of work in the floodway should be submitted for formal approval by the Department of Natural Resources under Section 13 of the Flood Control Act. To be maintained by property owners.

**Drainage Easements:**  
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage, provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

**Public Utility Easements:**  
Strip of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utility for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structure other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to be removed by a public utility, without liability, in the use of said easements by said utility.

Drainage Plans and Street Plans were approved by the City of Evansville Board of Public Works at a meeting held on September 2, 1992.

All utilities available by extension.  
100 year flood elevation: 382  
384.0: Absolute minimum lowest floor elevation including garage floor or as noted on lot.  
NOTE: Houses constructed with crawl space, the crawl space must be drained to storm sewer, drainage swale or sump pump and shall not empty into the street or sanitary sewer. Where houses constructed cannot meet the above, they shall be constructed without crawl space.

**OWNERS CERTIFICATE**  
We, Michael & Brenda L. Whetstone, undersigned owner of the real estate shown and described herein, do hereby lay-off, plat, and subdivide said real estate as shown and designate it as Roselawn. All roads shown and not previously dedicated are hereby dedicated to public use.  
*Michael Whetstone*  
Michael Whetstone  
1450 E. Riverside

*Brenda L. Whetstone*  
Brenda L. Whetstone

**NOTARY CERTIFICATE**  
STATE OF INDIANA  
COUNTY OF VANDERBURGH } SS  
Before me, the undersigned notary public for Vanderburgh County, State of Indiana personally appeared the above signed owner of the real estate shown and described herein and the execution of the plat to be his voluntary act and deed.  
Witness my hand and seal this 19th day of December, 1994  
My commission expires 12/31/96 Notary Public *Barbara A. Runyon*  
Resident of *Vanderburgh* County Printer *Barbara A. Runyon*

**A.R.C. CERTIFICATE**  
Under the authority provided by the Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given secondary approval by the Age Plan Commission of Evansville and Vanderburgh County on NOV 5, 1992.

**SURVEYORS CERTIFICATE**  
I, Billy T. Nicholson, hereby certify that I am a Licensed Surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 36, Article 11, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class survey with a theoretical uncertainty of feet as determined by Sub-Section 7(d) Section 7 of subject code.

*Billy T. Nicholson*  
Billy T. Nicholson  
IN No. 7566  
Date 12/5/94

