

69-12559

# 3-7-10-(5+6) ST. JAMES TERRACE - SECTION "B"

Part of the Northwest Quarter of the Northeast Quarter of Section 3, Township 7 South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

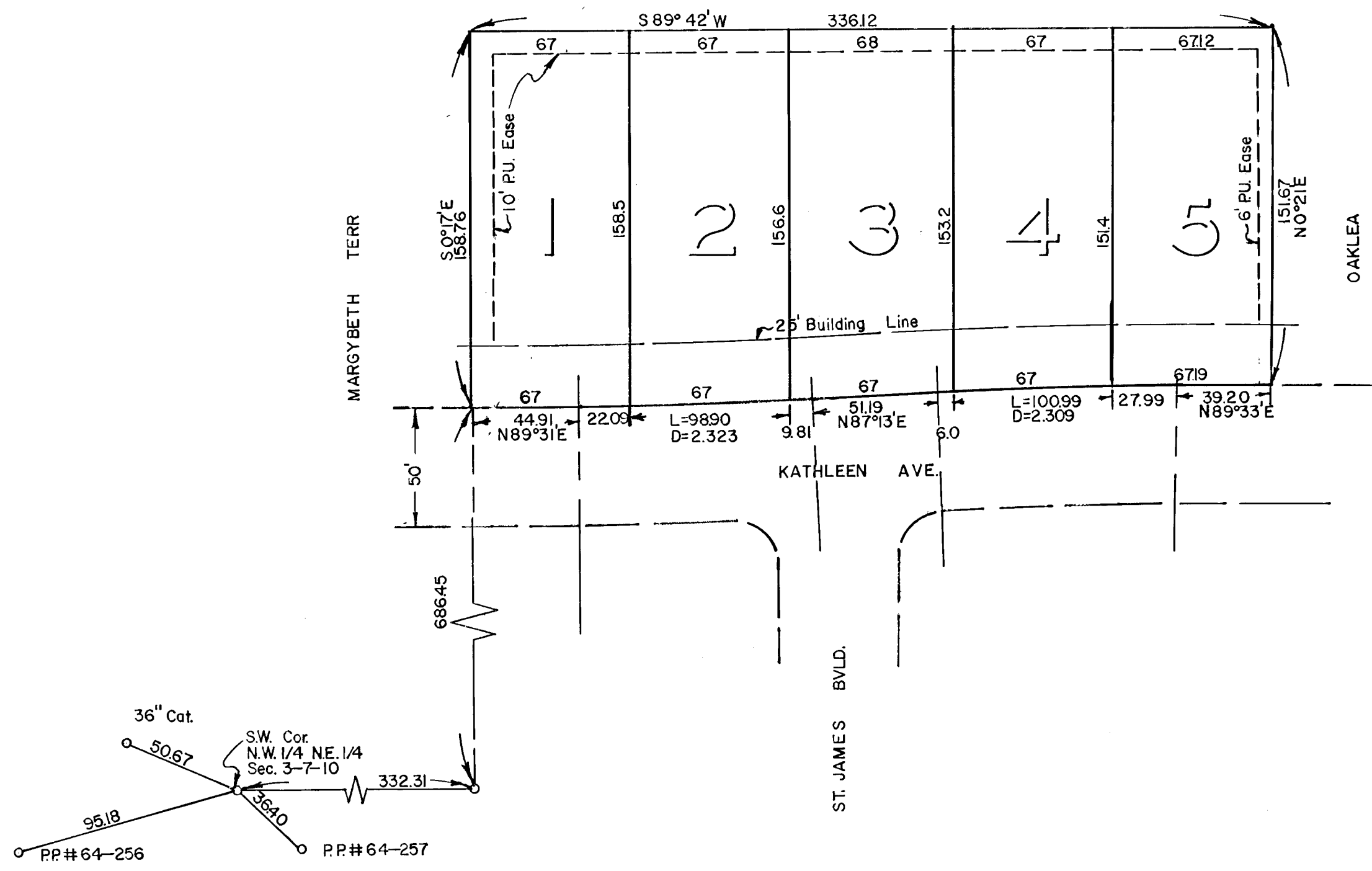
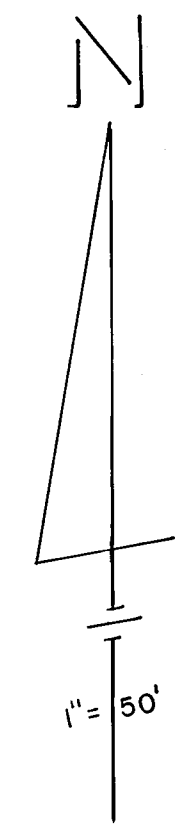
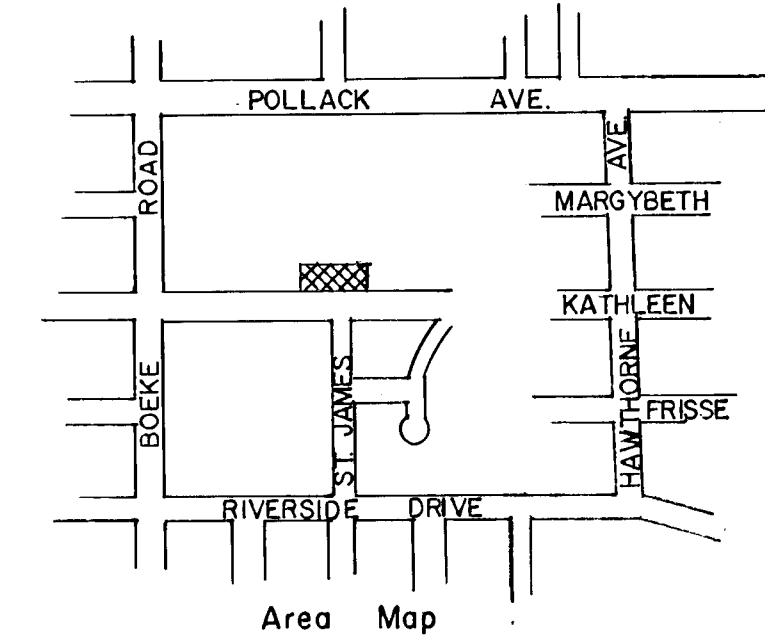
Beginning at a point, which is located by commencing at the southwest corner of said quarter-quarter section, and measuring thence North 89 degrees 42 minutes East along the South line of said quarter-quarter section for a distance of 332.31 feet; thence North 0 degrees 17 minutes West for a distance of 686.45 feet to the aforementioned place of beginning; thence from said place of beginning continue North 89 degrees 31 minutes East and parallel with the North line of said quarter-quarter section for a distance of 44.91 feet to the P.C. of a 2.323 degree curve to the left; thence along the arc of said curve for a distance of 98.90 feet to the P.T. of said curve; thence North 87 degrees 13 minutes East for a distance of 51.19 feet to the P.C. of a 2.309 degree curve to the right; thence along the arc of said curve for a distance of 100.99 feet to the P.T. of said curve; thence North 89 degrees 33 minutes East for a distance of 39.20 feet; thence North 0 degrees 21 minutes East for a distance of 151.67 feet; thence South 89 degrees 42 minutes West and parallel to the said South line of the quarter-quarter section for a distance of 336.12 feet; thence South 0 degrees 17 minutes East for a distance of 158.76 feet to the place of beginning.

RECEIVED FOR RECORD  
SEP 4 1969  
RECORDED  
106  
VANDERBURGH COUNTY

DAILY ENTERED FOR TAXATION

SEP 4 1969

AUDITOR



Sewage disposal installation must meet the requirements of the Evansville-Vanderburgh County Health Department.

Street, Road, and other minimum improvements have not been made and the public is notified that the City will not accept the same for maintenance until the owners of the various lots herein improve the same up to said minimum standards.

We the undersigned, owners of the real estate shown and described here on do hereby as shown plat and sub-divide said real estate and designate same as St. James Terrace Section "B". All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the width there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "P.U." Easement are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS  
Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Mac Brown & Eloise Warner Pres. & Sec. respectively of Resland Developments Inc. who acknowledged the execution of the foregoing plat of St. James Terrace - Section "B" the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Under authority provided by Sect. 138 - Act of 1957 enacted by the General Assembly of the State of Indiana and by Ordinances adopted by the City Council of the City of Evansville, Indiana this plat was given final approval by the Area Plan Commission Of Evansville - Vanderburgh County, Indiana  
Approved by the \_\_\_\_\_ at a meeting held.

I, hereby certify I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by us on Dec 30 1968, that all monuments shown thereon actually exist, and that their location, size, type, and material are accurately shown.

Resland Developments, Inc.  
By Mac Brown, pres.  
Eloise Warner, sec.

Witness my hand and Notarial Seal this 3rd day of January 1969

JANUARY 13, 1969  
Date  
Mac Brown President

Engineer Associates, Inc.  
425 South Third Avenue  
Evansville, Indiana  
By Ray T. Winkler Land Surveyor #7264

Helen L. Johnston  
Notary Public

Wayne Rafferty ASSISTING Secretary



My commission expires 2/13/71

Plot Release:  
MARCH 4, 1969  
Date  
Wayne Rafferty ASSISTING Secretary

