

# UNIVERSITY HEIGHTS NO. 3

## SECONDARY PLAT

83-10731

RECEIVED FOR RECORD  
 at 2:11 P.M.  
 June 6, 1983  
 Recorded in B.K.M. Record No.  
 Page 4  
 ESTELLA M. MOSS, RECORDER  
 VANDERBURGH COUNTY



LOCATION MAP  
 SCALE: 1" = 2000'

- GENERAL DATA
- Omer and Developer: Melvin P. Lutterbach
  - Present Zoning: "R-1"
  - Area of Site: 16.42 acres
  - Water Supply: Private
  - Sewage Disposal: Septic Tanks (per County Approval)
  - Electricity: S.I.G. 200.
  - Lot Sizes: Minimum One (1) Acre (43,560 sq. ft.)
  - The entire parcel lies within flood plain zone "C" above the 100 year flood contour line.
  - All areas of existing ground cover that are disturbed shall be straw mulched within one week after disturbance has taken place or before any expected rainfall, whichever occurs first. Disturbed areas shall be temporarily swaled. Straw bales or silt dams of any other suitable material shall be placed in the swales to provide temporary storage and reduce runoff velocity.

OWNERS' CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do 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 as 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, 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 strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

*Melvin P. Lutterbach*      *Melvin P. Lutterbach*  
 NOTARY CERTIFICATE

State of Indiana      SS:  
 County of Vanderburgh

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 2nd day of June, 1983  
 Commission Expires 12/12/86      Notary Public  
*Barbara K. Hoover*  
 A Resident of Vanderburgh County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under 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, the plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on June 1, 1983

Plat Released County Auditor's Certificate Received.

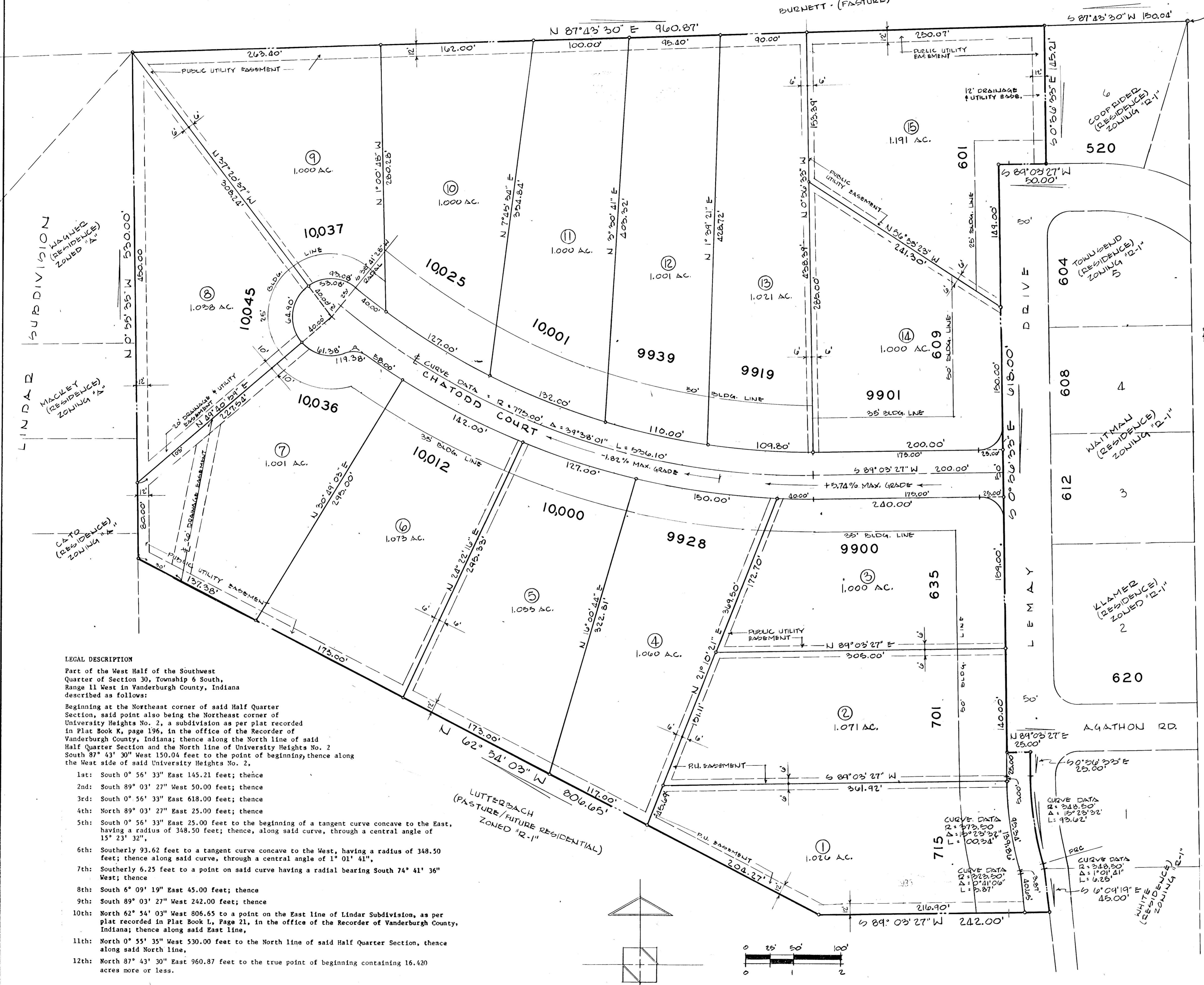
*Paul E. Hartnett*  
 PRESIDENT  
*Barbara L. Cunningham*  
 SECRETARY  
 DATE JUNE 6, 1983

SURVEYOR'S CERTIFICATE

I, *Ralph A. Esley, Jr.*, hereby certify that I am a professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on MAY 10, 1983; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL  
*Ralph A. Esley, Jr.*  
 Registered Professional Land Surveyor  
 No. 3 0006  
 STATE OF INDIANA

DULY ENTERED FOR TAXATION  
 JUN 06 1983  
*Alvin M. Buehler* MUNICIPAL CLERK  
 4247



LEGAL DESCRIPTION

Part of the West Half of the Southwest Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Half Quarter Section, said point also being the Northeast corner of University Heights No. 2, a subdivision as per plat recorded in Plat Book K, page 196, in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Half Quarter Section and the North line of University Heights No. 2 South 87° 43' 30" West 150.04 feet to the point of beginning; thence along the West side of said University Heights No. 2,

- 1st: South 0° 56' 33" East 145.21 feet; thence
- 2nd: South 89° 03' 27" West 50.00 feet; thence
- 3rd: South 0° 56' 33" East 618.00 feet; thence
- 4th: North 89° 03' 27" East 25.00 feet; thence
- 5th: South 0° 56' 33" East 25.00 feet to the beginning of a tangent curve concave to the East, having a radius of 348.50 feet; thence, along said curve, through a central angle of 15° 23' 32";
- 6th: Southerly 93.62 feet to a tangent curve concave to the West, having a radius of 348.50 feet; thence along said curve, through a central angle of 1° 01' 41";
- 7th: Southerly 6.25 feet to a point on said curve having a radial bearing South 74° 41' 36" West; thence
- 8th: South 6° 09' 19" East 45.00 feet; thence
- 9th: South 89° 03' 27" West 242.00 feet; thence
- 10th: North 62° 34' 03" West 806.65 to a point on the East line of Linder Subdivision, as per plat recorded in Plat Book L, Page 21, in the office of the Recorder of Vanderburgh County, Indiana; thence along said East line,
- 11th: North 0° 55' 35" West 530.00 feet to the North line of said Half Quarter Section, thence along said North line,
- 12th: North 87° 43' 30" East 960.87 feet to the true point of beginning containing 16.420 acres more or less.

