SCALE 1" = 50'
0 50 100

NORTH

76-18894

VALLEY DOWNS SECTION II

LEGAL DESCRIPTION

Part of the Southwest quarter of the Southeast quarter of Section 11-T6S-R10W and part of the West half of the Northeast quarter of Section 14-T6S-R10W lying in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the NW corner of the W½ of the NE¼ of Section 14-T6S-R10W (also being the SE corner of the SW¼ of the SE¼ of Section 11-T6S-R10W lying in Vanderburgh County, Indiana); thence North 89°10'33" West along the North line of said half quarter for 944.82 feet to a point on the East right-of-way line of SARATOGA DRIVE as shown on the plat of VALLEY DOWNS and recorded in Plat Book "K", page 191 in the office of the Recorder of Vanderburgh County, Indiana; thence South 89°10'33" West along the said North right-of-way line for 551.96 feet to a point on the West line of said half quarter; thence South 00°09'30" West along the said West line for 944.82 feet to a point on the North line of the Southeast quarter of the Southwest quarter of said Section 11; thence South 00°09'30" West along the West line of said Southeast quarter of the Southwest quarter for 621.28 feet to a point on the North right-of-way line of AUTUMNWOOD WAY as shown on the said plat of VALLEY DOWNS; thence North 89°16'33" East along the said North right-of-way line for 1,325.01 feet to a point on the East line of said Southeast quarter of the Southwest quarter; thence North 00°15'00" East along the said East line for 30.00 feet to a point on the South line of said Section 11; thence North 89°16'33" East along the said South line for 849.74 feet to a point on the West right-of-way line of SADDLEBROOKE LANE as shown on the said plat of VALLEY DOWNS; thence North 00°12'00" East along the said West right-of-way line for 621.28 feet to a point on the South line of said half quarter; thence North 89°10'33" East along the said South line for 944.82 feet to the point of beginning.

CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947 and enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville in the County of Vanderburgh, Indiana, APPROVING PLAT OF VALLEY DOWNS SECTION II, AN AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on ____, 1976

_____, Pres.
_____, Secy

PLAT RELEASE: September 27, 1976 Charles G. Ostendorf
Date Exec. Director

State of Indiana }
County of Vanderburgh } ss

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GUTHRIE MAY and ALICE G. MAY, President and Secretary respectively of SUBURBAN WAY, and to me known to be such officers of the said corporation, and acknowledged the execution of the foregoing plat of VALLEY DOWNS, SECTION II, and the dedications therein expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 8th day of September, 1976

My commission expires 8-21-79

Eugene R. Mutters
NOTARY PUBLIC

OWNER'S CERTIFICATE

The undersigned, owner of the Real Estate shown and described hereon, does hereby as shown plat and subdivide said Real Estate and designate same as VALLEY DOWNS, SECTION II. All streets within the PLAT are dedicated to the public. Building set back lines are established as shown on the PLAT, between said lines and the property lines of the streets there shall be erected or maintained any buildings or structures. Strips of ground of widths as shown on the plat and marked "U.E. EASEMENT" are reserved for the use of the various public utilities and subject to all things now in the proper authorities and boards having jurisdiction over the same. No buildings shall be erected on any of the said strips. Rights of the various utilities in said strips.

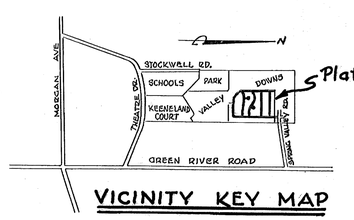
Guthrie May, President — Alice G. May, Secretary

SURVEYOR'S CERTIFICATE

I, Steven Bruggenwirth, hereby certify that I am a Land 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 and that their location, type, and material is as noted.

Sept 17 1976
Date

Steven Bruggenwirth, LS No. 9838
SEAL: Stephen Ray No 9838
Evansville Indiana



VICINITY KEY MAP

RECEIVED FOR RECORD
at 2:24 P.M.
SEPT 27 1976
Recorded in ____ Recorded No. ____
Page 212
CLYDE "BUDDY" COLE, JR., RECORDER
VANDERBURGH COUNTY

DULY ENTERED for TAXATION
SEP 27 1976
Curtis Sabbe
AUDITOR