

AUDUBON TERRACE SEC "C"

55 1956

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 June 24 1956
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 Vanderburgh County
 Evansville, Indiana

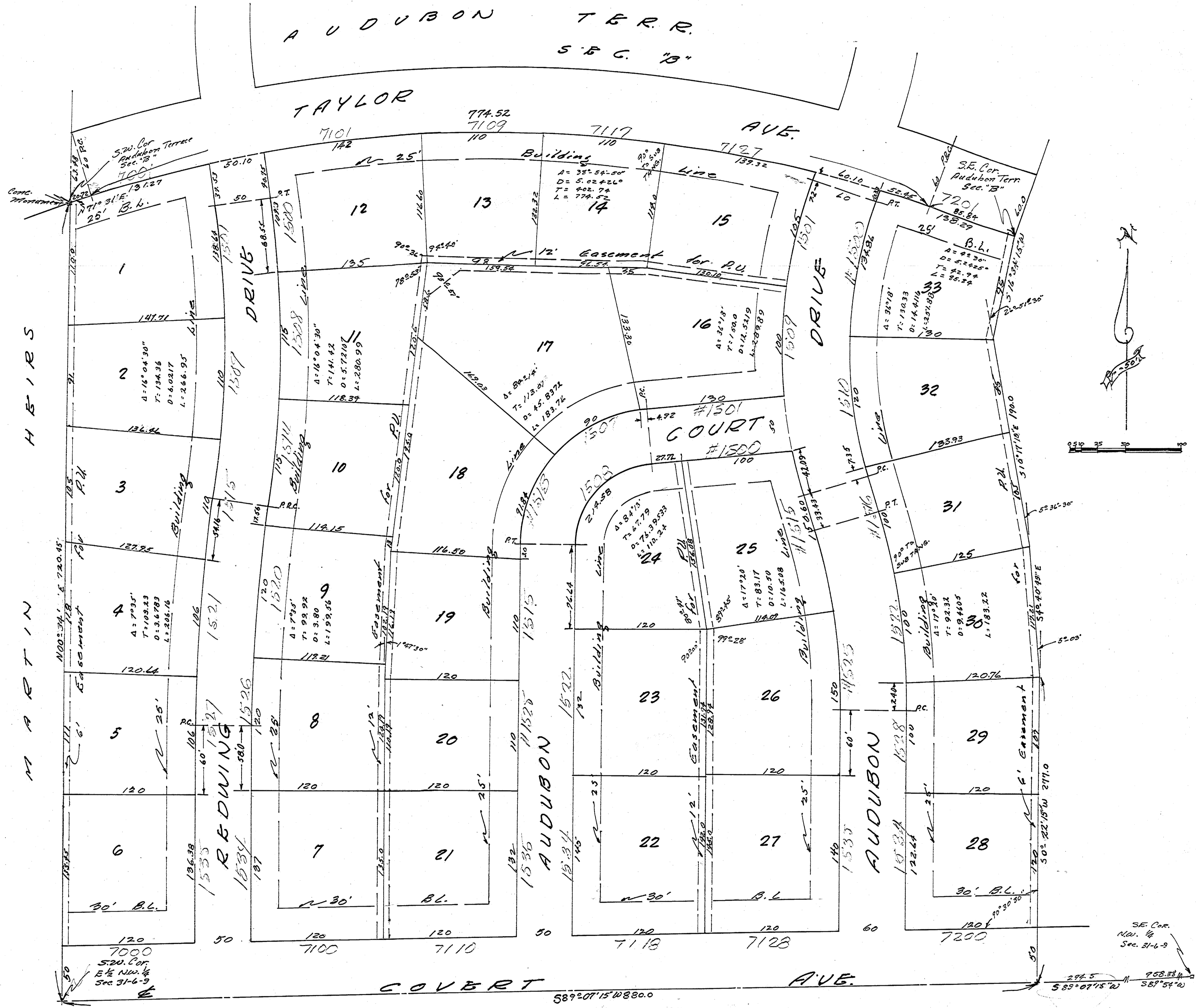
A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH RANGE 9 WEST OF THE SECOND PRINCIPLE MERIDIAN, DESCRIBED AS FOLLOWS:

Beginning at the Southwest Corner of the East half of the Northwest quarter of said section, Thence North 0 degrees 34 minutes East along the west line of said half quarter section a distance of 720.45 feet to a concrete monument on the south right of way of Taylor Ave. Said point being also the Southwest Corner of Audubon Terrace Section "B", Thence North 71 degrees 31 minutes East a distance of 2072 feet to the point of curvature of a 5.02225 degree curve to the right, Thence Northeasterly along said curve to the right a distance of 774.52 feet to a point of reverse curvature of a 5.2425 degree curve to the left, Thence along said curve to the left a distance of 85.84 feet to a point on said curve said point being also the Southeast corner of Audubon Terrace Section "B", Thence South 16 degrees 28 minutes 15 seconds West a distance of 95.0 feet, Thence South 10 degrees 17 minutes 15 seconds East a distance of 190.0 feet, Thence South 4 degrees 40 minutes 45 seconds East a distance of 112.21 feet, Thence South 0 degrees 22 minutes 15 seconds West a distance of 277.0 feet to a point on the south line of said half quarter section, Thence South 89 degrees 07 minutes 15 seconds West along the said south line a distance of 880.0 feet to the point of beginning.

ONLY ENTERED BY TAXATION

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Reference



The undersigned, owner of the real estate shown and described hereon do hereby as shown plat and subdivide said real estate and designate same as Audubon Terrace - Sec C. 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 lines of the street there shall not be erected or maintained any building or structures. Strips of ground of the width shown on the plat and marked "PU" 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 hereon 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.

Audubon Corporation
 J. D. Carter Pres. (Seal)
 Elizabeth Day Sec. (Seal)

State of Indiana
 County of Vanderburgh
 Before me, the undersigned, a Notary Public, in and for said County & State personally appeared said J. D. Carter, President and Elizabeth Day, Secretary, of Audubon Corporation, who acknowledged the execution of the foregoing plat of Audubon Terrace Sec C, with the declarations and provisions therein expressed to be their voluntary act and deed for the uses and purposes therein set forth.
 Witness my hand and Notarial Seal this 23rd day of June 1956.



My commission expires MAY 16, 1957.

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and by Ordinance adopted by the Board of County Commissioners of the County of Vanderburgh, Indiana this plat was given final approval by the County of Vanderburgh as follows:

Approved by the Evansville-Vanderburgh Regional Plan Commission at a meeting held June 22 1956
 President
 Henry Fischer Sec.

Plat Release & County Auditor's Certificate received.

Extra Road and other minimum improvements haven't been made and the public is notified that the County will not accept the same for maintenance until the owners of the various lots herein improve the same up to said minimum standards.
 June 24, 1956
 Secretary

I Leo V. Weiss hereby certify that we as Professional Engineers, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by us on Jan. 3, 1956, that all monuments shown thereon actually exist, and that their location, type and material were accurately shown.

Engineer Associates
 912 N.W. Eighth St.
 Evansville, Indiana

Leo V. Weiss
 Leo W. Weiss
 Jan. 10, 1956

Notes: All corners marked with I.P.

