

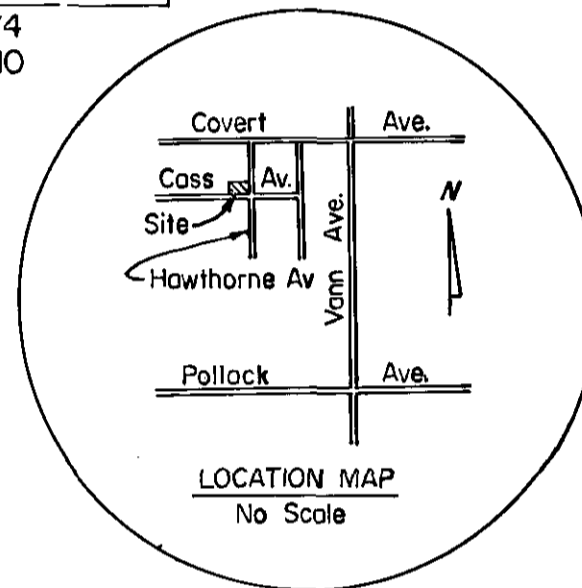
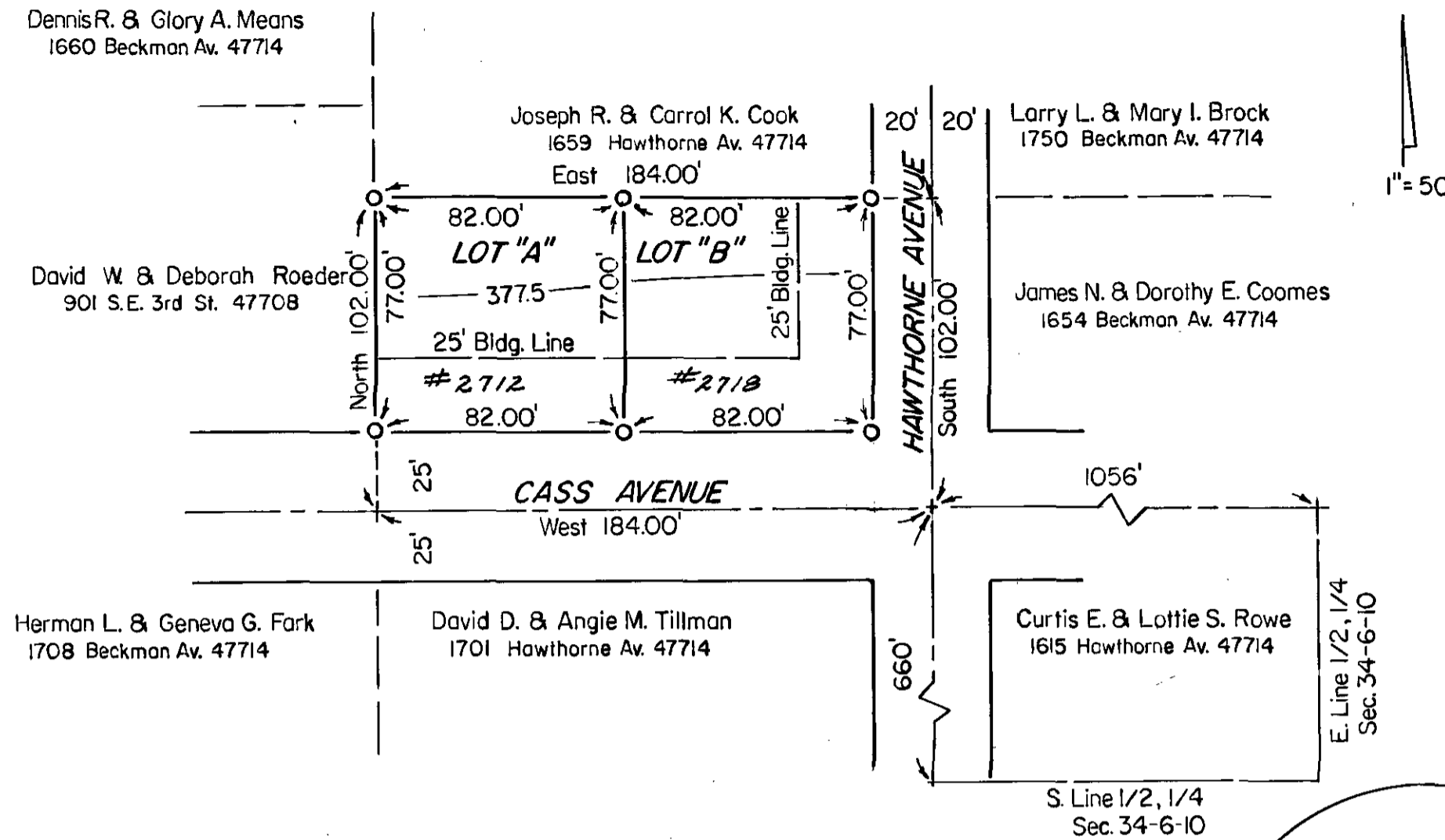
RE-PLAT OF LOT 61 & PART OF LOT 60
LOCATED IN UNRECORDED BECKMAN PLACE

86-26198

LEGAL DESCRIPTION

A Re-plot of Lots 61 and the adjoining 27 feet of Lot 60 in the unrecorded plat of Beckman Place of Part of the North Half the Southwest Quarter of Section 34 Township 6 South Range 10 West, Vanderburgh County, Indiana, described as follows;

Beginning at the intersection of the centerlines of Cass Avenue and Hawthorne Avenue said point being 1056 feet West of the East line and 660 feet North of the South line of said half quarter Section, thence West along the center of Cass Avenue 184.00 feet, thence North a distance of 102.00 feet, thence East 184.00 feet to the center of Hawthorne Avenue, thence South along the center of Hawthorne Avenue a distance of 102.00 feet to the place of beginning.



NOTES

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil must remain in place until final grading and shaping.

○-Denotes iron pin

All area zoned R-1

OWNERS CERTIFICATE

I the undersigned owner of the real estate shown hereon, do hereby plat the same and designate said real estate as RE-PLAT LOT 61 & 60 SUBDIVISION. The right-of-way for Hawthorne Av. as shown hereon is hereby dedicated to the public. Building lines are established as shown on the plat, and between these lines and the street right-of-way, there shall not be erected or maintained any building or structure. P.U. EASEMENT marked on this plat is reserved for the installation, maintenance and repair of various utility services and subject at all times to the proper authorities and to the easement hereon reserved. No building or structures shall be erected or maintained in said P.U. EASEMENT and owner shall take title subject to the right of public utilities.

Brad Clark
Brad Clark

Pam Clark

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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 at locations as noted, and the above described real estate is located outside the 100 year flood zone, as shown on Flood Map Panel 8 of 8 dated October 15, 1981

RECEIVED FOR RECORD
at 11:20 A.M.
October 16, 1986
Plat Book N
Page 54
BOB STEELE, RECORDER
VANDERBURGH COUNTY

Oct 10, 86
Date

Billy T. Nicholson
Billy T. Nicholson P.L.S. No. 7964



A.P.C. 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, and the county of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY.

[Signature]
President

Barbara L. Cunningham
Executive Director

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 hereon and acknowledge the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 13th day of October, 1986

My Commission expires: 2/27/88

Barbara A. Punyon
Notary Public

BARBARA A. PUNYON
Printed



FILED FOR TAXATION
OCT 16 1986 6346
Albie McBride

PLAT RELEASE: OCTOBER 16, 1986

Barbara L. Cunningham
Executive Director

N-54