

Brookshire Estates

L-42

7100 APC
500 Standard

Legal Description

Part of the Southeast quarter of Section 30, Township 6 South, Range 9 West, and part of the Northeast quarter of Section 31, Township 6 South, Range 9 West, lying in Vanderburgh Co. Indiana, and more particularly described as follows:

Beginning at the Northwest corner of the Northeast quarter of said Section 31, thence South along the West line thereof for 281.56 feet; thence S 52° 37' E for 492.33 feet; thence South and parallel to the said West line for 472.10 feet to the center of Newburgh Road; thence S 83° 17' 39" E along the said centerline for 323.10 feet; thence N 0° 10' E for 250.0 feet; thence S 83° 17' 39" E for 181.0 feet; thence N 0° 10' E for 275.86 feet; thence S 89° 55' E for 423.7 feet to a point on the East line of the West half of Northeast quarter of said Section 31; thence N 0° 03' W along the said East line for 615.60 feet, to the Northeast corner of the West half of the Northeast quarter of said Section 31, said point also being the Southeast corner of the West half of the Southeast quarter of said Section 30; thence S 89° 01' W along the said North line for 330.11 feet; thence N 0° 34' W for 285.0'; thence S 89° 26' W for 126.47 feet; thence N 0° 34' W for 23.54 feet; thence S 89° 23' W for 681.34 feet; thence N 0° 37' W for 10.0 feet; thence S 89° 23' W for 185.0 feet, to a point on the West line of the Southeast quarter of said Section 30; thence S 0° 37' E along the said West line for 325.0 feet to the place of beginning.

RECEIVED FOR RECORD
APR 11 1978
ESTERLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
APR 11 1978
AUST JONES
AUDITOR

Detention Area

A tract of land shall be set aside as a real estate owned by the owners and lying to the north of this subdivision for use as a detention or retention area for the purpose of detaining additional storm water runoff resulting from the development of this subdivision for a period of time to benefit the flow to reason to normal. This detention or retention area shall be used for this purpose and its use is no longer required by proper governmental authorities vested with the responsibility of maintaining drainage. The location and design shall be determined by Roland B. Foster and the proper governmental authority and no lot owner shall have any right, title or interest therein.

Owners Certificate

We, the Undersigned owners of the real estate shown hereon, do hereby plot the same and designate it as BROOKSHIRE ESTATES. All streets within this plot are hereby dedicated to the public. Building lines are established as shown on this plat and between these lines and the street right-of-way there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked P.U. as Public Utility Easement are reserved for the installation, maintenance and repair of storm drainage facilities, water, gas, sewer, telephone & electric poles, lines and wires or any other types of utilities, and subject at all times to the proper authorities and to the easements hereon reserved. No structures shall be erected or maintained on said strips of land and owners shall take title subject to the rights of the public utilities in these strips of land. Owners of the various lots shall provide for the maintenance of their land and keep the growth of grass, weeds and brush to a maximum height of 18 inches.

Roland B. Foster Jr. & Carolyn J. Foster
Notary Certificate

State of Indiana
County of Vanderburgh } S.S.

Before me, the undersigned Notary Public in and for said State and County, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat as their voluntary act and deed.
Witness my hand and Notarial Seal this 10th day of April, 1978

Rocio Jean Jackson
Notary Public

My commission expires June 14, 1978

NOTICE!

"STREET, ROAD, AND OTHER MINIMUM IMPROVEMENTS HAVE NOT BEEN MADE AND THE PUBLIC IS NOTIFIED THAT VANDERBURGH COUNTY, INDIANA WILL NOT ACCEPT THE SAME FOR MAINTENANCE OR TO BE CONSIDERED AS PART OF THE VARIOUS LOTS HEREON SHOWN UNLESS THEY COME UP TO THE MINIMUM STANDARDS"

Charles S. Osterholt
EXECUTIVE DIRECTOR
EVANSVILLE-VANDERBURGH
COUNTY AREA PLAT COMMISSION

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 Final Approval by the AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY at a meeting held on November 3rd, 1972

Trace H. Rubin
President

Charles S. Osterholt
Executive Director

Plat Release

Charles S. Osterholt
Executive Director

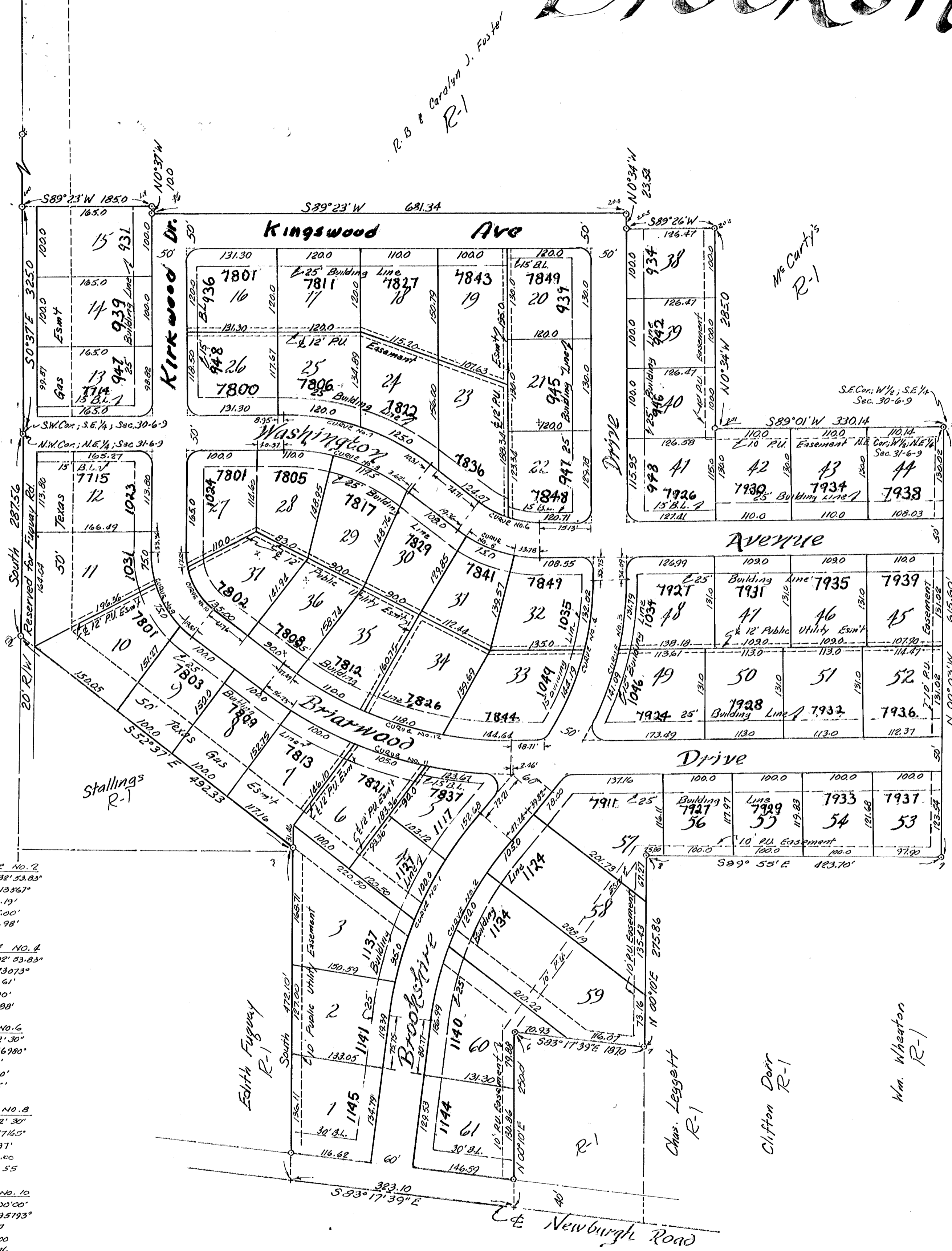
APRIL 11, 1978
date

Surveyors Certificate

I, Sam Byggerstaff, 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 measurements shown hereon and that their location, type and material is as noted

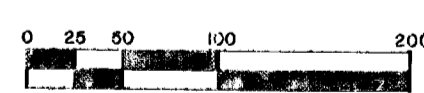
Sam Byggerstaff
No. 9838
STATE OF INDIANA
LAND SURVEYOR

March 28 1978
date



- CURVE NO. 1
A. 33° 32' 53.83"
D. 10.572980'
T. 164.28'
R. 649.00'
L. 370.11'
- CURVE NO. 2
A. 33° 32' 53.83"
D. 11.210360'
T. 174.51'
R. 649.00'
L. 283.98'
- CURVE NO. 3
A. 41° 02' 53.83"
D. 15.813013'
T. 173.33'
R. 463.00'
L. 331.71'
- CURVE NO. 4
A. 41° 02' 53.83"
D. 15.813013'
T. 174.51'
R. 463.00'
L. 295.88'
- CURVE NO. 5
A. 38° 02' 30"
D. 29.586933'
T. 16.53'
R. 193.00'
L. 128.14'
- CURVE NO. 6
A. 38° 02' 30"
D. 46.066780'
T. 49.35'
R. 143.00'
L. 74.95'
- CURVE NO. 7
A. 30° 02' 30"
D. 16.851100'
T. 117.21'
R. 346.00'
L. 125.74'
- CURVE NO. 8
A. 30° 02' 30"
D. 19.757465'
T. 79.97'
R. 270.00'
L. 192.55'
- CURVE NO. 9
A. 52° 00' 00"
D. 38.197186'
T. 73.16'
R. 158.00'
L. 136.14'
- CURVE NO. 10
A. 52° 00' 00"
D. 57.895793'
T. 48.77'
R. 100.00'
L. 70.76'
- CURVE NO. 11
A. 38° 02' 00"
D. 9.968008'
T. 199.98'
R. 514.80'
L. 300.90'
- CURVE NO. 12
A. 38° 02' 00"
D. 10.917734'
T. 182.58'
R. 524.80'
L. 351.48'

Scale - 1"=100'



Site Plan

