

83-1072

RECEIVED FOR RECORD
at 2:11 P.M.
JUNE 6 1983
Recorded in P.K.M. Recorded No.
Page 1
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

CAVANAH'S PLACE

LEGAL DESCRIPTION

A subdivision of part of the Northeast quarter of the Southwest quarter, and part of the Northwest quarter of the Southeast quarter of Section 24, Township 5 South, Range 11 West in Vanderburgh County, Indiana, and more particularly described as follows:
Beginning at the Southeast corner of the Northeast quarter of the Southwest quarter of said Section and measuring South 89° 45' 53" West along the South line thereof for 263.50 feet to the center of a drainage ditch; thence North 20° 44' 41" West along the center of said ditch for 181.59 feet; thence North 11° 25' 27" West along the center of said ditch for 96.31 feet; thence North 09° 47' 05" East along the center of said ditch for 99.38 feet; thence North 17° 58' 27" East along the center of said ditch for 88.09 feet; thence North 27° 33' 45" East along the center of said ditch for 120.23 feet; thence North 30° 36' 52" East along the center of said ditch for 96.78 feet to a point in the center of Orchard Road; thence South 47° 01' 10" East along the center of said road for 32.02 feet; thence South 45° 46' 37" East along the center of said road for 240.00 feet to a point on the East line of the Northeast quarter of the Southwest quarter of said section; thence continue South 45° 46' 37" East along the center of said road for 24.05 feet; thence South 01° 58' 13" West for 429.00 feet to the place of beginning.

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown hereon, do hereby plat the same and designate said real estate as CAVANAH'S PLACE. The right-of-way for Orchard Road 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. The strips of ground shown on this plat and marked drainage easement is reserved for the maintenance, and repair of the ditch and subject at all times to the proper authorities and to the easements hereon reserved. No buildings or structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public in the strip of ground.

Jerry D. Cavanah
Jerry D. Cavanah

Jerry D. Cavanah
Jerry D. Cavanah

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 and Subdivisor of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 3rd day of June, 1983.

My commission expires: 9-23-1984

Beverly M. Behme
Beverly M. Behme
Notary Public
BEVERLY M. BENME
Printed

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, 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 within the 100 year flood zone as shown on Map 180256 0075B (Rev. March 19, 1982).

May 3, 1983
Date

Sam Biggerstaff
Sam Biggerstaff-PLS No. 3838
INDIANA LAND SURVEYOR

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on May 17th, 1983.

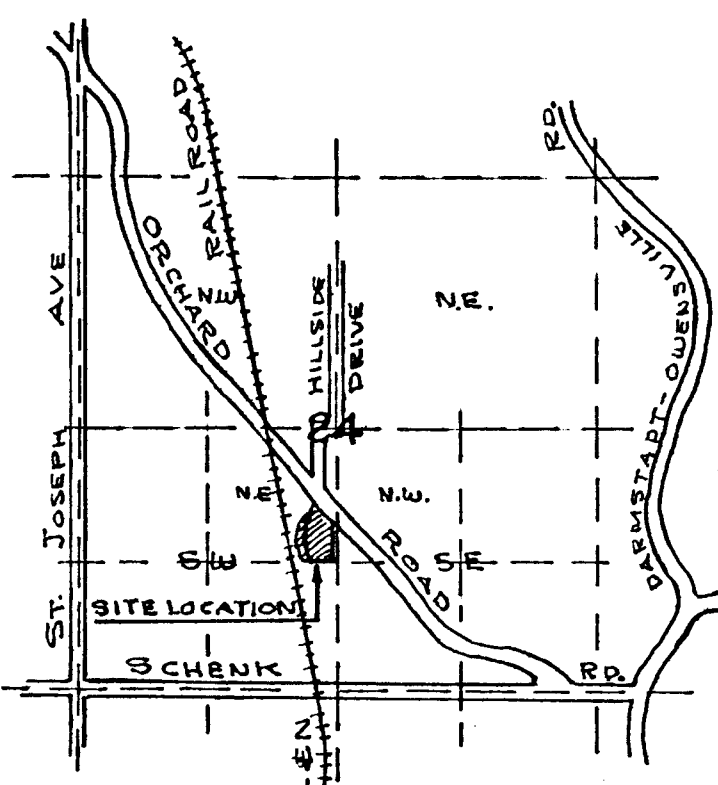
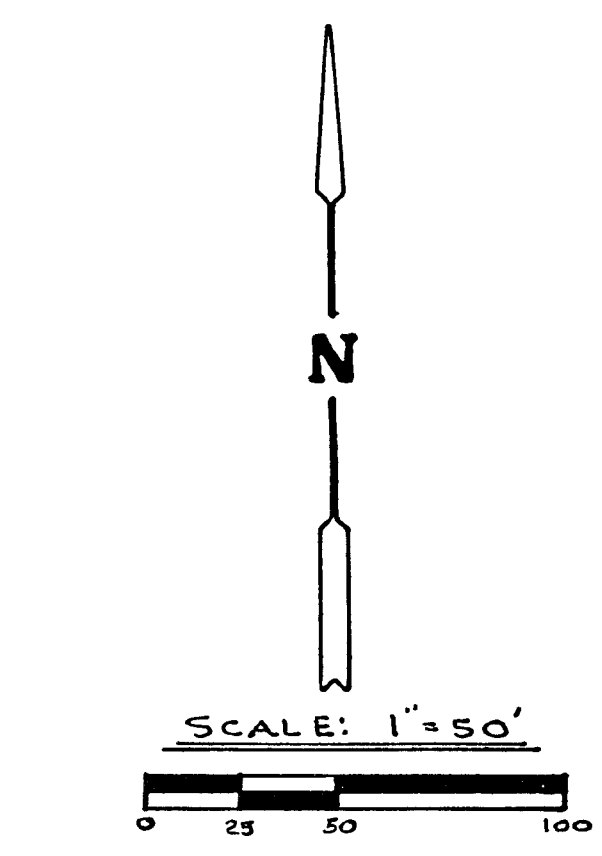
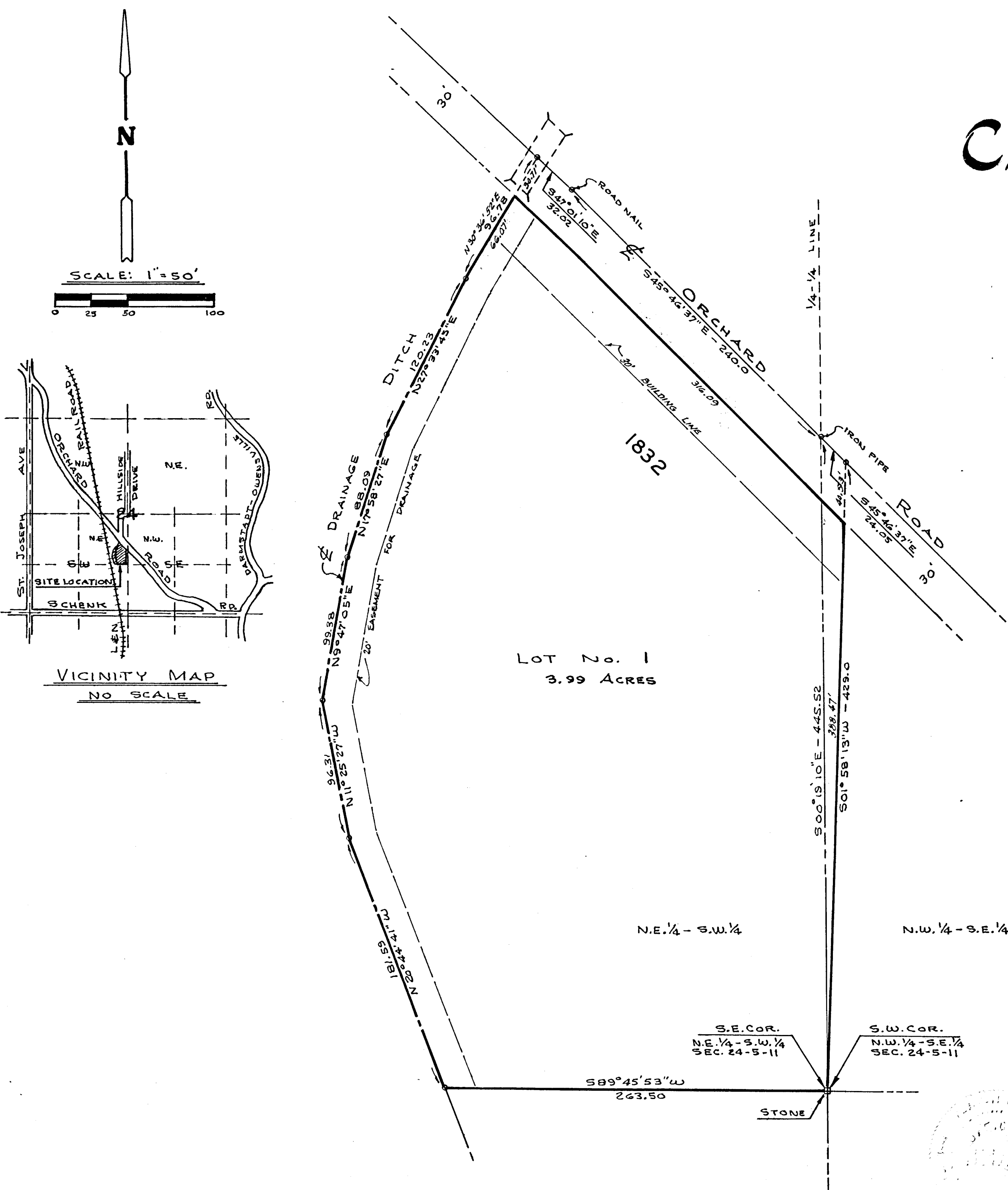
Paul E. Hayfield
President

Barbara J. Cunningham
Executive Director
Barbara J. Cunningham
Executive Director

PLAT RELEASE: JUNE 6, 1983

DULY ENTERED FOR TAXATION
JUN 08 1983 4244
Alice McBride AUDITOR

M-1



VICINITY MAP
NO SCALE

LOT No. 1
3.99 ACRES

N.E. 1/4 - S.W. 1/4

N.W. 1/4 - S.E. 1/4

S.E. COR.
N.E. 1/4 - S.W. 1/4
SEC. 24 - S-11

S.W. COR.
N.W. 1/4 - S.E. 1/4
SEC. 24 - S-11

S89°45'53"W
263.50

STONE