

N.W. Corner, N.E. 1/4  
Section 18-6-10  
Monument Box

# CROSSVALLEY FINAL PLAT

LEGAL DESCRIPTION FOR CROSSVALLEY

A part of Block B in Avondale Subdivision, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "H", page 168 in the Office of the Recorder; also a part of the subdivision of Lots 7, 8 and 9 in Block B in Avondale, as per plat thereof, recorded in Plat Book "H", page 144 in the Office of the Recorder; also a part of the subdivision of Lots 1 through 6 and Lots 13 through 18 in Block B of Avondale as per plat thereof, recorded in Plat Book "H", page 103 in the Office of the Recorder; also a part of the subdivision of Lot A in the subdivision of Lots 1 through 6 and Lots 13 through 18 in Block B of Avondale as per plat thereof, recorded in Plat Book "H", page 112 in the Office of the Recorder; and also a part of Wittekindt Place Subdivision, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "H", page 292 in the Office of the Recorder of Vanderburgh County, Indiana. Said Avondale and Wittekindt Place Subdivisions being part of the Northeast Quarter of Section 18, Township 6 South, Range 10 West, Vanderburgh County, Indiana, said parts being bounded as a whole as follows:

Commencing at the Northwest corner of said Section 18, said point being marked by a monument box found in place; thence South 00 degrees 02 minutes 05 seconds West (assumed bearing) along the West line of said Northeast Quarter a distance of 1365.30 feet; thence North 89 degrees 28 minutes 00 seconds East a distance of 211.00 feet to the true point of beginning, said point of beginning being on the South right-of-way of Colorado Avenue; thence North 89 degrees 28 minutes 00 seconds East along said South right-of-way a distance of 737.00 feet to the Northeast corner of Lot 24 as per plat thereof recorded in Plat Book "H", page 112; thence South 00 degrees 02 minutes 05 seconds West along the West right-of-way line of Mary Street (formerly Burrell Avenue) a distance of 150.00 feet to the Southeast corner of Lot 19 as per plat thereof, recorded in Plat Book "H", page 112; thence North 89 degrees 28 minutes 00 seconds East a distance of 187.00 feet to the Northeast corner of Lot 31 as per plat thereof, recorded in Plat Book "H", page 112; thence South 00 degrees 02 minutes 05 seconds West along the West alley line of a 12 foot alley a distance of 400.00 feet to the Southeast corner of Lot 46 as per plat thereof recorded in Plat Book "H", page 112; thence North 89 degrees 28 minutes 00 seconds East a distance of 150.00 feet to the East line of Avondale, said point being South 00 degrees 02 minutes 05 seconds West a distance of 580.00 feet from the Northeast corner of said Avondale; thence South 00 degrees 02 minutes 05 seconds West a distance of 150.00 feet; thence South 89 degrees 57 minutes 55 seconds East a distance of 120.00 feet; thence South 00 degrees 02 minutes 05 seconds West a distance of 50.00 feet to the Northwest corner of Wittekindt Place; thence South 89 degrees 57 minutes 55 seconds East a distance of 295.00 feet to the Northeast corner of Wittekindt Place; thence South 00 degrees 02 minutes 05 seconds West along the East line of Wittekindt Place a distance of 410.03 feet to the North right-of-way line of Diamond Avenue; thence South 86 degrees 11 minutes 30 seconds West along said North right-of-way a distance of 125.28 feet; thence South 86 degrees 11 minutes 30 seconds West along said North right-of-way a distance of 50.11 feet; thence South 88 degrees 38 minutes 31 seconds West along said North right-of-way a distance of 100.03 feet; thence South 89 degrees 47 minutes 15 seconds West along said North right-of-way a distance of 100.03 feet; thence South 89 degrees 44 minutes 08 seconds West along said North right-of-way a distance of 100.03 feet; thence North 89 degrees 49 seconds West along said North right-of-way a distance of 50.00 feet; thence South 88 degrees 09 minutes 52 seconds West along said North right-of-way a distance of 127.06 feet to a point on a 2784.84 foot radius curve concave to the Northeast, the degree of curve for said curve being 02 degrees 03 minutes 27 seconds; thence West and Northwesterly along said curve a distance of 1147.83 feet to a point on the East right-of-way of First Avenue, said East right-of-way of First Avenue being perpendicular a distance of 50.00 feet from the platted centerline of First Avenue (said point being North 74 degrees 13 minutes 12 seconds West a distance of 139.71 feet from the last described point); thence North 00 degrees 02 minutes 05 seconds East along said East right-of-way of First Avenue a distance of 495.33 feet to a point on the South line of a parcel as described in Deed Record 604, page 284; thence North 89 degrees 28 minutes 00 seconds East along said South line a distance of 246.00 feet; thence North 00 degrees 02 minutes 05 seconds East along the East line of the aforementioned parcel a distance of 153.00 feet; thence South 89 degrees 28 minutes 00 seconds West along the North line of said parcel a distance of 246.00 feet; thence North 00 degrees 02 minutes 05 seconds East along said East right-of-way of First Avenue a distance of 60.00 feet; thence North 89 degrees 28 minutes 00 seconds East a distance of 161.00 feet; thence North 00 degrees 02 minutes 05 seconds East a distance of 150.00 feet to the true point of beginning, containing 30.87 acres.

Subject to a public easement for ingress and egress described as: Beginning at a point on the North line of Lot Twelve (12) 411 feet West of the Northeast corner of said lot; thence South parallel with First Avenue 150 feet; thence West 15 feet; thence South 60 feet; thence East 30 feet; thence North 210 feet; thence West 15 feet to the place of beginning.

Also, the right of ingress and egress across City of Evansville right-of-way described as: Beginning at a point in the North line of Lot Twelve (12) 426 feet West of the Northeast corner of said lot; thence South parallel with First Avenue 150 feet; thence East 15 feet; thence North 150 feet, parallel with First Avenue to the North line of said lot; thence West on said North line 15 feet to the place of beginning.

**SURVEYOR'S CERTIFICATE**

I, Allan H. Weihe, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana and that this plat was prepared under my supervision. I further certify that this plat correctly represents a survey completed January 8, 1980, under the supervision of James Q. Morley, a Professional Land Surveyor in the State of Indiana, and also correctly represents a survey completed under my supervision on the 22nd day of August 1980.

*Allan H. Weihe*  
Allan H. Weihe, Reg. L.S. - Indiana #10398

**OWNER'S CERTIFICATE**

The undersigned City of Evansville, Department of Redevelopment by Ruth S. Adams its President, and John Wells, its Secretary, acknowledges that it has laid off, platted, and subdivided, and does hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no buildings or structures. Strips of ground of the width shown on this plat and marked "Easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, sidewalks, poles, ducts, lines, and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strip of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Attest:

*John Wells*  
John Wells, Secretary  
*Ruth S. Adams*  
Ruth S. Adams, President

**NOTARY CERTIFICATE**

STATE OF INDIANA  
COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth S. Adams, President of the Evansville Redevelopment Commission, and John Wells, Secretary of said Commission, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon as their free and voluntary act and deed for the City of Evansville, Department of Redevelopment.

My Commission Expires  
*May 23, 1984*  
Notary Public  
Residence of Notary Public  
VANDERBURGH COUNTY, INDIANA

**AREA PLAN COMMISSION APPROVAL**

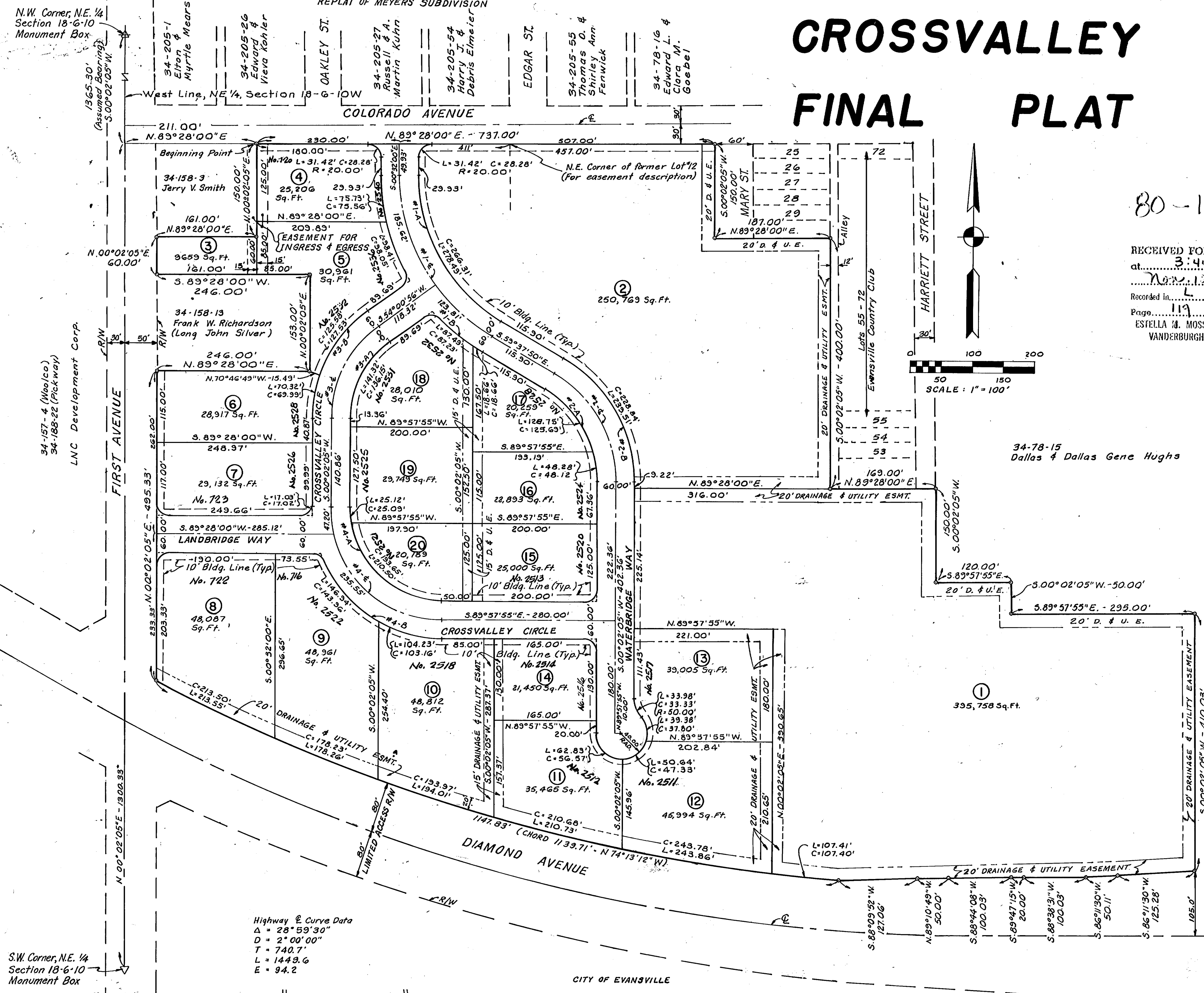
Under authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville, and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County,  
Indiana, at a meeting held on *Sept. 22, 1980*  
*Paul E. Hatfield*  
President  
*Charles S. Osterhoff*  
Secretary

Plat Release Date: *11-13-80*

L-119

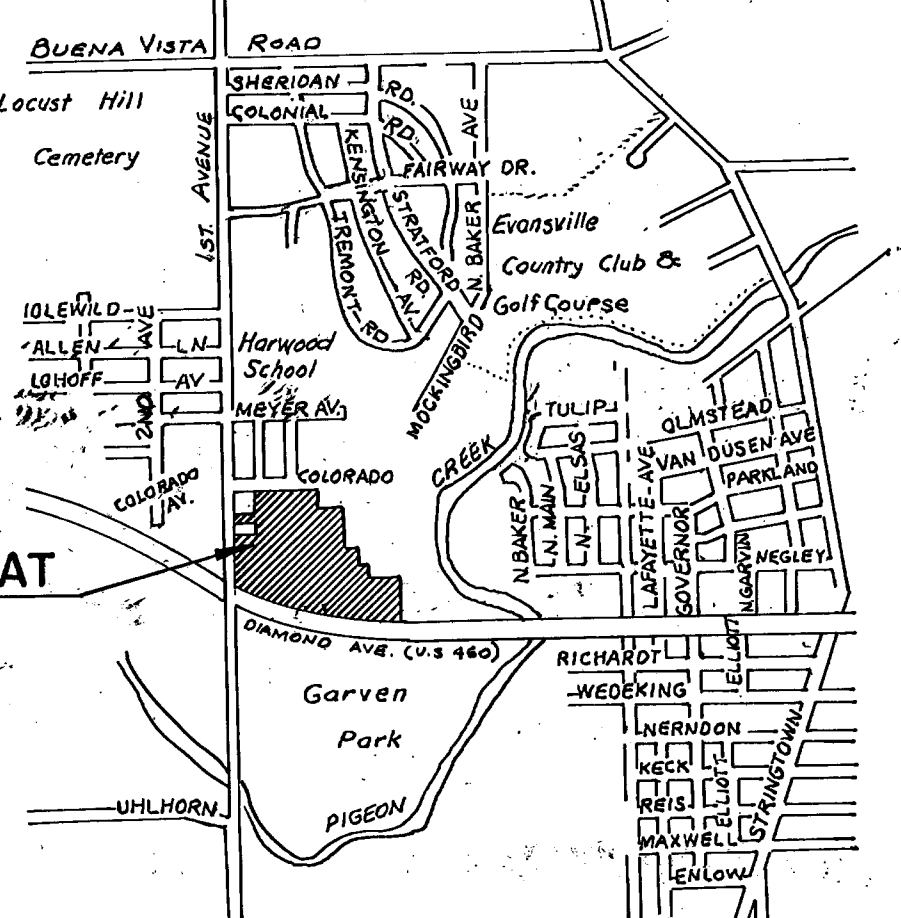
S.W. Corner, N.E. 1/4  
Section 18-6-10  
Monument Box



Highway & Curve Data  
Δ = 28° 59' 30"  
D = 2° 00' 00"  
T = 740.7  
L = 1449.6  
E = 84.2

NOTE: Property lines at street intersections are rounded by a radius of 20'. However, dimensions are to the P.I. of 20' radii unless shown otherwise.

C.No.	Δ	R	L	C	T
1-A	53° 05' 50"	300.00'	303.43'	295.30'	170.07'
1-B	"	270.00'	278.43'	266.31'	153.06'
1-C	"	330.00'	340.36'	325.43'	187.08'
2-A	53° 39' 55"	200.00'	208.27'	198.33'	114.63'
2-B	"	170.00'	177.03'	163.14'	97.49'
2-C	"	230.00'	239.51'	228.84'	131.50'
3-A	53° 58' 51"	180.00'	189.59'	183.98'	111.28'
3-B	"	150.00'	141.32'	136.15'	76.40'
3-C	"	210.00'	197.85'	190.61'	106.96'
4-A	90° 00' 00"	180.00'	282.74'	254.56'	180.00'
4-B	"	150.00'	235.62'	212.13'	150.00'
4-C	"	210.00'	329.87'	296.93'	210.00'



LOCATION MAP

DULY ENTERED for TAXATION

NOV 12 1980

*Albie McBurnie*  
AUDITOR

80-19153

RECEIVED FOR RECORD  
at 3:44 P.M.  
Nov 11 1980  
ESTELLA M. MOSS, RECORDER  
VANDERBURGH COUNTY

