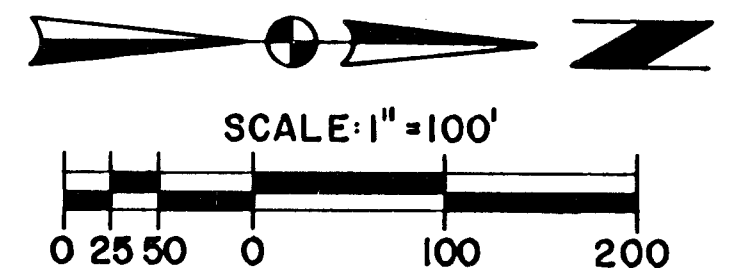


# LAKESIDE TERRACE ESTATES I

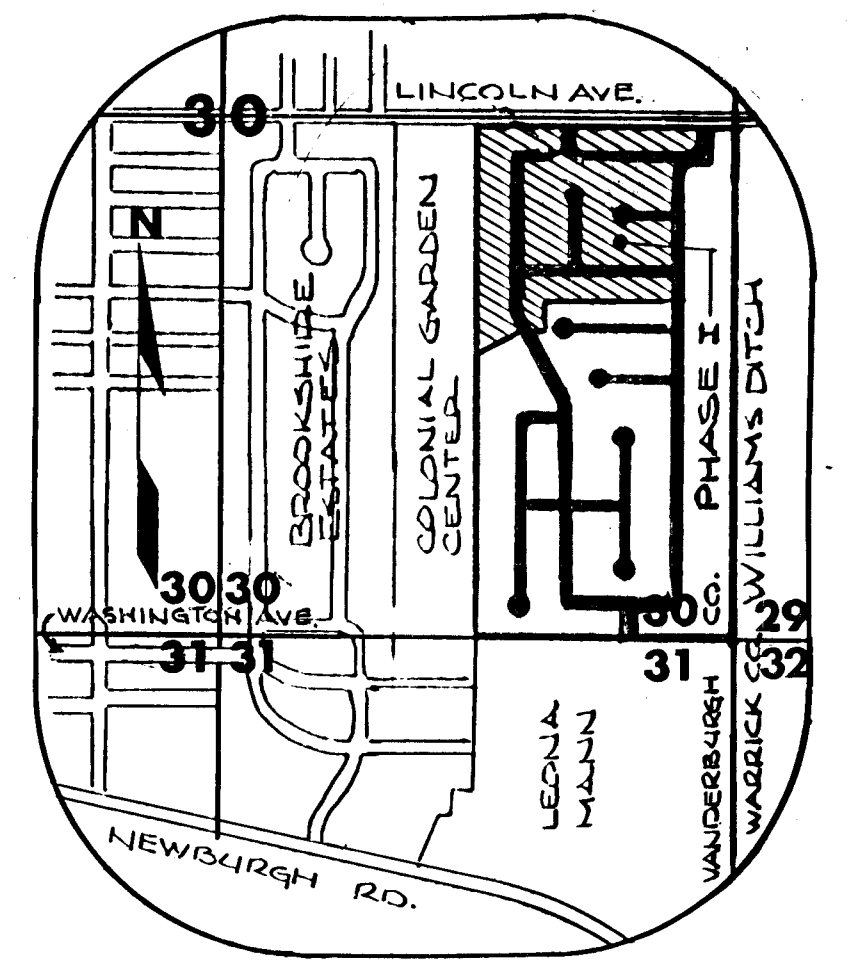
## FINAL PLAT



### LEGEND

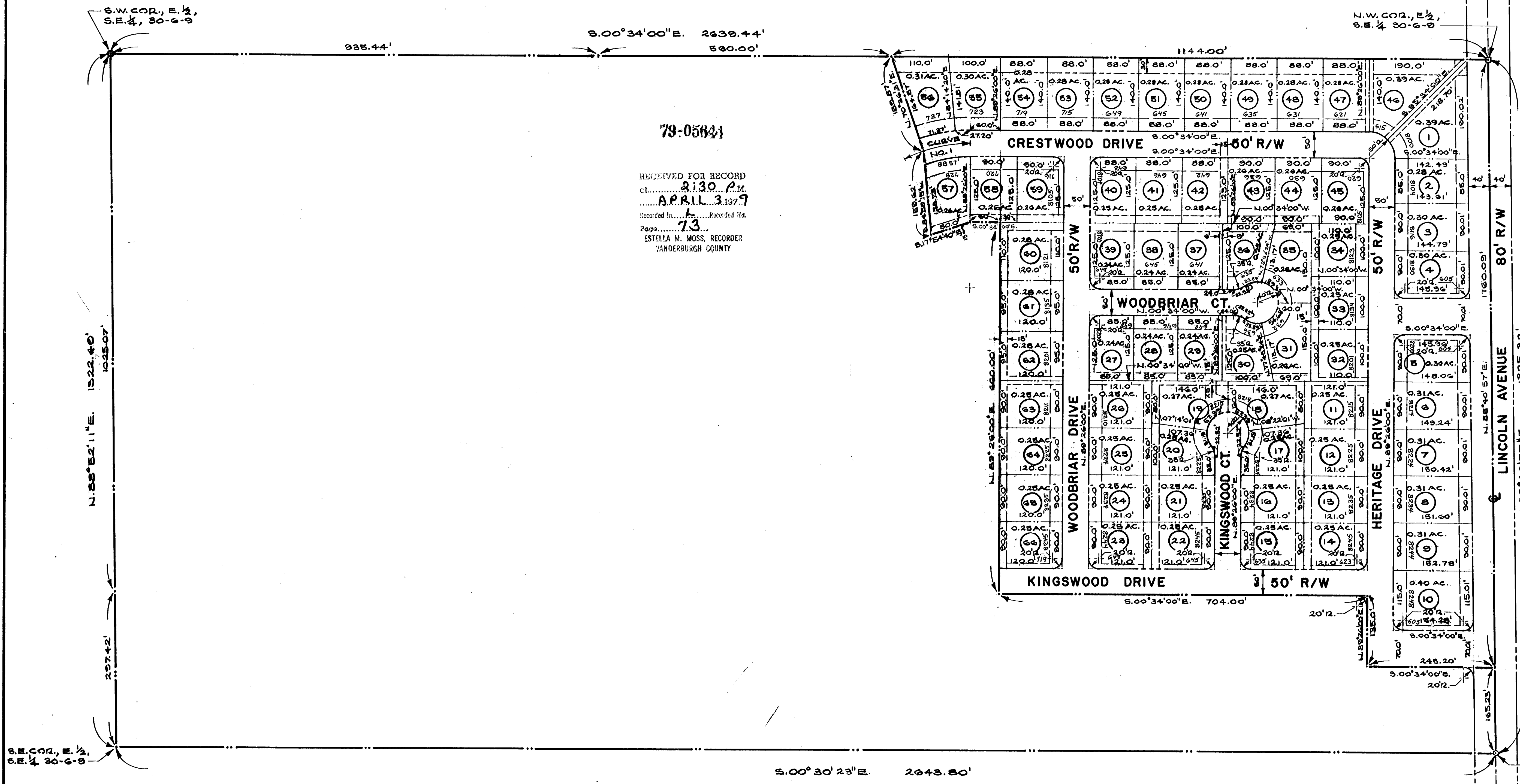
- 1 PROJECT BOUNDARY w/ BEARING & DISTANCE
- 1 LOT NUMBER
- LOT LINE & SIZE
- BUILDING SETBACK LINE (25' SETBACK ON FRONT OF LOT, 10' SETBACK ON SIDE OF LOT AT STREET CORNERS)
- 15 FT. EASEMENT (7.5 FT. EACH SIDE OF PROPERTY LINE UNLESS NOTED OTHERWISE)
- STONE IN BOX
- 3/4" φ PIPE ENCIRCLED INSIDE A 1 1/2" φ HOLLOW PIPE.
- R.R. SPIKE
- 30 FT. EASEMENT (15 FT. EACH SIDE OF PROPERTY LINE UNLESS NOTED OTHERWISE)

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### LOCATION MAP

SCALE: 1"=1000'  
N.E. COR., E. 1/2, S.E. 1/4 30-6-9



RECEIVED FOR RECORD  
 ct. 2:30 P.M.  
 APRIL 3 1979  
 Recorded In...  
 Page... 73  
 ESTELLA M. MOSS, RECORDER  
 VANDERBURGH COUNTY

**NOTE:** Drainage and ponding easements 30 feet in width; 15 feet off the rear of common lot lines are provided where needed for the construction and maintenance of drains, pipes and drainage swales beyond the limits of Right-of-Way boundaries and property boundaries. No filling or structures shall encroach upon these easements.

No private drive entrances are allowed onto Lincoln Avenue.

#### OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as Lakeside Terrace Estates I. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Roland B. Foster Jr.  
 Roland B. Foster Jr.  
Carolyn J. Foster  
 Carolyn J. Foster

#### LEGAL DESCRIPTION

FOR  
 LAKESIDE TERRACE ESTATES I  
 CONTAINING 24.10 ACRES

Part of the East Half of the Southeast Quarter of Section 30, Township 6 South, Range 9 West more particularly described as follows:

Commencing at the northeast corner of said south east quarter section thence south 88 degrees 40 minutes 57 seconds west 165.23 feet to the true point of beginning; thence south 00 degrees 34 minutes 00 seconds east a distance of 245.20 feet; thence south 89 degrees 26 minutes 00 seconds west 135.00 feet; thence south 00 degrees 34 minutes 00 seconds east a distance of 704.00 feet; thence south 89 degrees 26 minutes 00 seconds west a distance of 710.00 feet; thence south 00 degrees 34 minutes 00 seconds east a distance of 60.00 feet; thence south 17 degrees-54 minutes 40 seconds east a distance of 80.00 feet; thence south 84 degrees 59 minutes 15 seconds west a distance of 159.62 feet; thence south 70 degrees 36 minutes 31 seconds west a distance of 189.87 feet; thence north 00 degrees 34 minutes 00 seconds west a distance of 1144.00 feet to the centerline of Lincoln Avenue; thence north 88 degrees 40 minutes 57 seconds east along the centerline of Lincoln Avenue a distance of 1160.09 feet to the place of beginning containing 24.10 acres.

The above described parcel is subject to a 40 foot roadway easement for Lincoln Avenue.

I, James Q. Morley, do hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on December 20, 1978, and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

#### AREA PLAN COMMISSION CERTIFICATE

Under the authority 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 2-7-79.

Hosce M. Rubin  
 President  
Charles D. Osterholt  
 Secretary  
 Plat Release Date: 4/3/79  
Charles D. Osterholt  
 Director

#### NOTARY CERTIFICATE

STATE OF INDIANA )  
 ) ss:  
 COUNTY OF VANDERBURGH )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider, who acknowledges the execution of the foregoing plat with the dedication and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

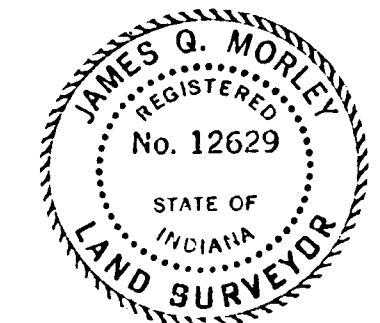
Witness my hand and Notarial Seal this 9 day of March, 1979.  
 My Commission Expires: FEB 15, 1982  
Gayle Gisson Stokes  
 Notary Public



#### 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 UNTIL THE OWNERS OF THE VARIOUS LOTS HEREIN IMPROVE THE SAME UP TO SAID MINIMUM STANDARDS."

Charles D. Osterholt  
 EXECUTIVE DIRECTOR  
 EVANSVILLE-VANDERBURGH  
 COUNTY AREA PLAN COMMISSION



DULY ENTERED for TAXATION

APR 3 1979  
Anty John  
 AUDITOR

James Q. Morley  
 James Q. Morley  
 Indiana Registration No. 12629

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