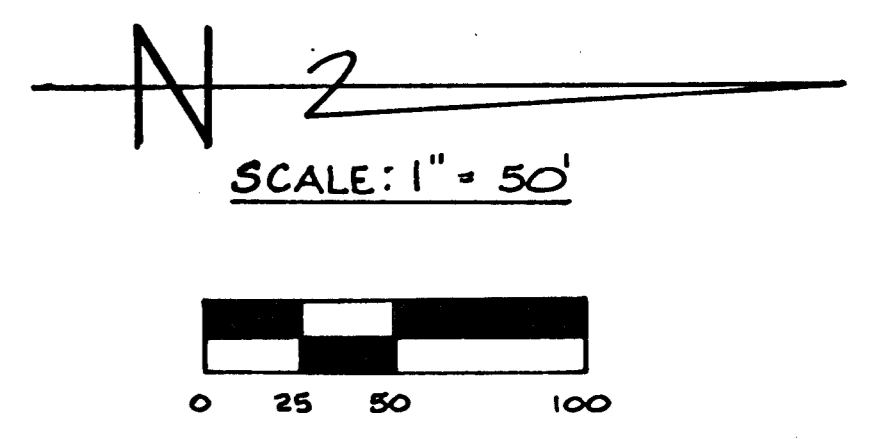


# THE AMENDED PLAT OF Lakeside Terrace Estates VI



87-04120  
DESCRIPTION

Part of the Northeast Quarter of Section Thirty-one (31), Township Six (6) South, Range Nine (9) West in Vanderburgh County, Indiana, more particularly described as follows:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER S 00°40'51" W A DISTANCE OF 169.90 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE CONTINUE S 00°40'51" W ALONG THE SAID EAST LINE FOR 925.55 FEET; THENCE S 20°52'11" W FOR 347.69 FEET; THENCE S 20°52'11" W FOR 419.95 FEET TO A POINT ON THE WEST 200'-00" WAY LINE OF NEWBURGH ROAD; THENCE NORTHWESTERLY ALONG THE ARC OF A 5.26382 DEGREE CURVE TO THE LEFT FOR 288.87 FEET TO THE END OF SAID CURVE; THENCE N 10°20'49" E FOR 357.37 FEET TO THE BEGINNING OF A 10.697021 DEGREE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE FOR 78.21 FEET; THENCE N 88°32'11" E FOR 50.74 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF KINGSWOOD DRIVE; THENCE N 00°40'51" E ALONG THE SAID EAST RIGHT-OF-WAY LINE FOR 895.45 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHEAST QUARTER; THENCE N 88°32'11" E ALONG THE SAID NORTH LINE FOR 170.00 FEET; THENCE S 00°40'51" W FOR 169.90 FEET; THENCE N 88°52'11" E FOR 320.61 FEET TO THE PLACE OF BEGINNING.

**OWNER'S CERTIFICATE**

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

**LAKESIDE TERRACE ESTATES VI**

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 as 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, 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 strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

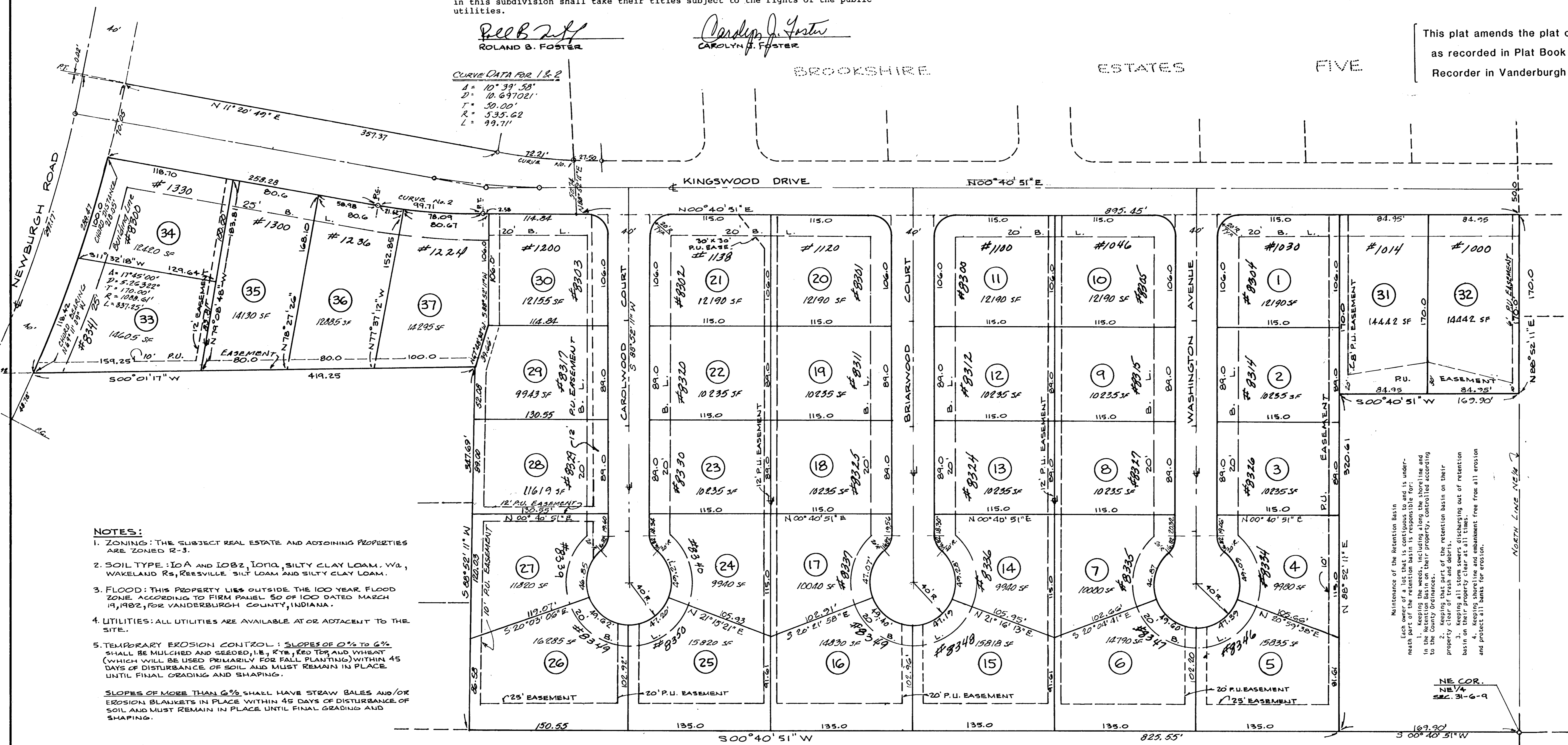
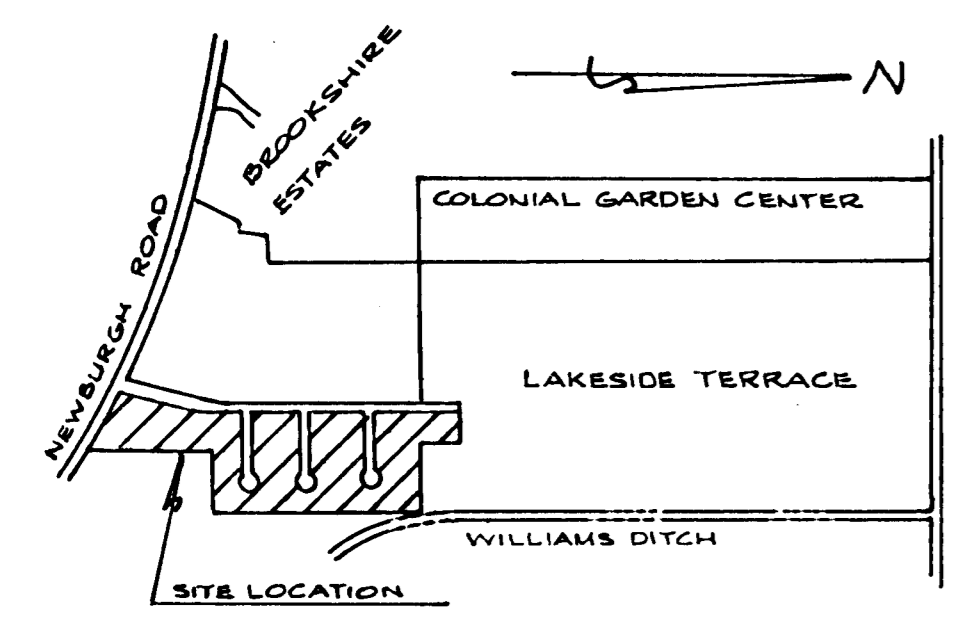
*Roland B. Foster*  
ROLAND B. FOSTER

*Carolyn J. Foster*  
CAROLYN J. FOSTER

**CURVE DATA FOR I & 2**  
A = 10° 39' 58"  
D = 10.697021'  
T = 50.00'  
R = 535.62'  
L = 99.71'

**BROOKSHIRE ESTATES FIVE**

This plat amends the plat of **LAKESIDE TERRACE ESTATES VI** as recorded in Plat Book N, page 24 in the office of the County Recorder in Vanderburgh County, Indiana, on July 1, 1986.



**NOTES:**

1. ZONING: THE SUBJECT REAL ESTATE AND ADJOINING PROPERTIES ARE ZONED R-3.
  2. SOIL TYPE: IOA and IOB2, IO1Q, SILTY CLAY LOAM. W2, WAKELAND R2, REESVILLE SILT LOAM AND SILTY CLAY LOAM.
  3. FLOOD: THIS PROPERTY LIES OUTSIDE THE 100 YEAR FLOOD ZONE. ACCORDING TO FIRM PANEL 50 OF 100 DATED MARCH 19, 1982, FOR VANDERBURGH COUNTY, INDIANA.
  4. UTILITIES: ALL UTILITIES ARE AVAILABLE AT OR ADJACENT TO THE SITE.
  5. TEMPORARY EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E., KYE, 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 OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

Maintenance of the Retention Basin  
Each owner of a lot that is contiguous to and is under-neath the retention basin is responsible for:  
1. Keeping the weeds, their property, controlling according to the County Ordinance.  
2. Keeping that part of the retention basin on their property clear of trash and debris.  
3. Keeping all storm sewers discharging out of retention basin clear of debris.  
4. Keeping shoreline and embankment free from all erosion and protect all banks for erosion.

**NOTARY CERTIFICATE**

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:  
Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.  
WITNESS my hand and seal this 24 day of April, 1986.  
My commission expires: July 15, 1986  
Resident of Warrick County

**WARRICK COUNTY**

**A.P.C. CERTIFICATE**

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on APRIL 2, 1986.  
*Barbara L. Cunningham*  
Executive Director  
Plat Released: February 5, 1987

**SURVEYOR'S CERTIFICATE**

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.  
*Sam Biggerstaff*  
Sam Biggerstaff, LS  
Indiana Reg. No. 9838  
Date: April 24, 1986



RECEIVED FOR RECORD  
at 12:41 P.M.  
FEBRUARY 9, 1987  
Plat Book N  
Page 70  
DOR STEELE, RECORDER  
VANDERBURGH COUNTY

**N-70**