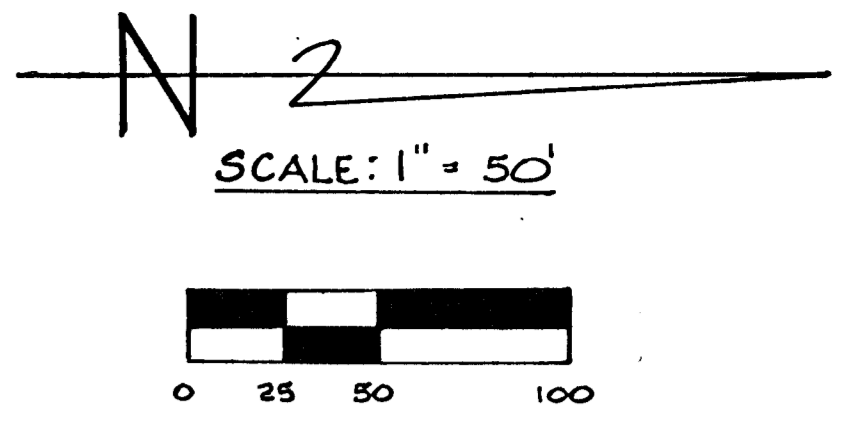


# Lakeside Terrace Estates VI



86-16094

**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 825.55 FEET; THENCE S 88°52'11" W FOR 387.69 FEET; THENCE S 00°40'51" W FOR 419.25 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEWBURGH ROAD; THENCE NORTHWESTERLY ALONG THE ARC OF A 5.26322 DEGREE CURVE TO THE LEFT FOR 288.81 FEET TO THE END OF SAID CURVE; THENCE N 11°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°52'11" 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°52'11" 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**

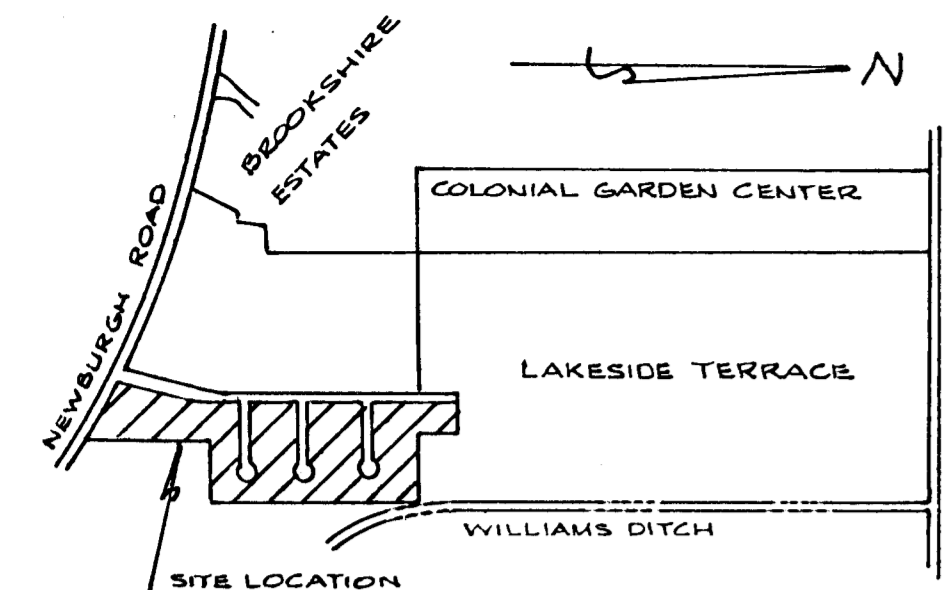
All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

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.

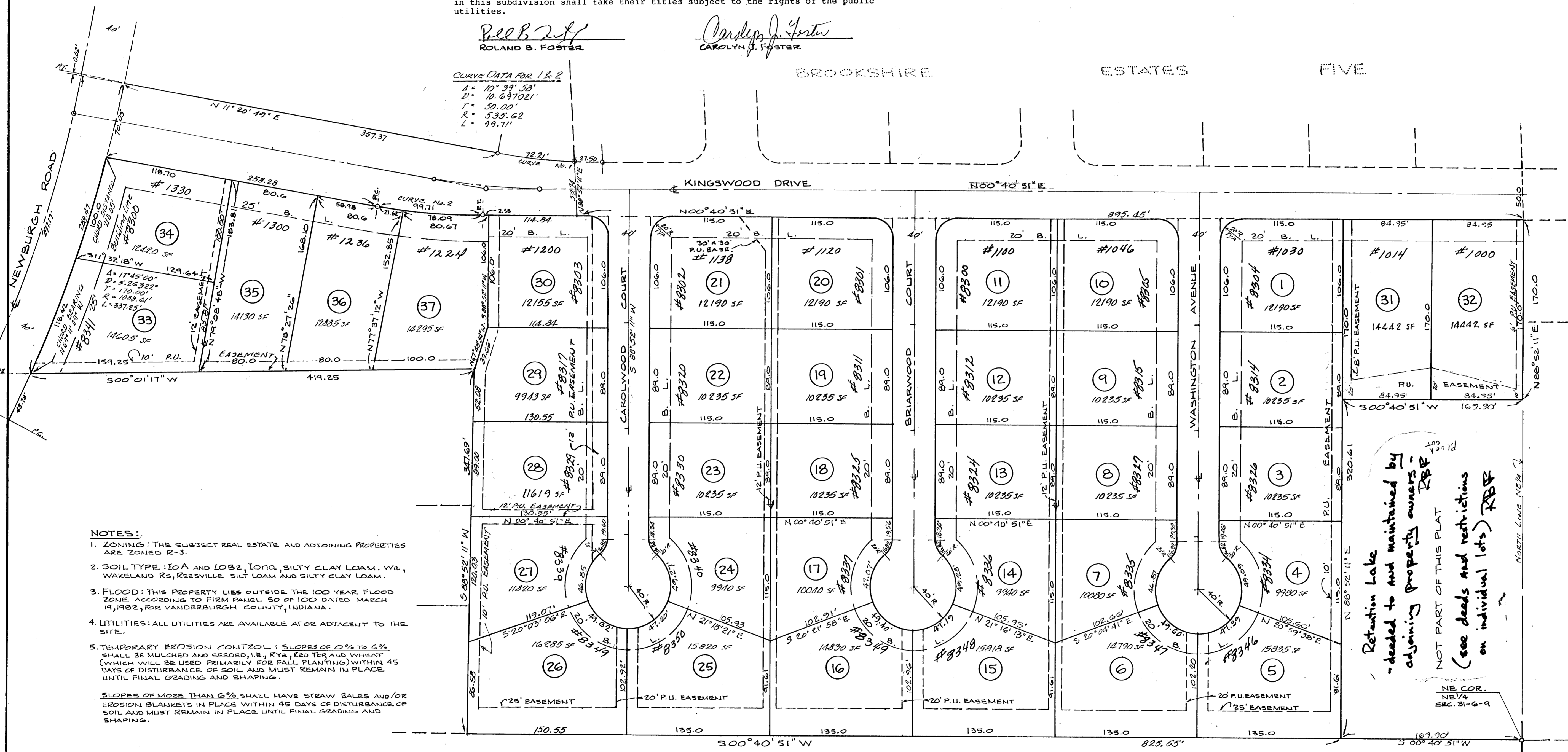
*Roland B. Foster*  
ROLAND B. FOSTER

*Carolyn J. Foster*  
CAROLYN J. FOSTER

**CURVE DATA FOR 1 & 2**  
A = 10° 39' 58"  
D = 10.697021'  
T = 50.20'  
R = 535.62'  
L = 99.71'



VICINITY MAP  
NO SCALE



- NOTES:**
- ZONING: THE SUBJECT REAL ESTATE AND ADJOINING PROPERTIES ARE ZONED R-3.
  - SOIL TYPE: IOA AND LOB2, IOHQ, SILTY CLAY LOAM, W2, WAKELAND R3, REESVILLE SILT LOAM AND SILTY CLAY LOAM.
  - 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.
  - UTILITIES: ALL UTILITIES ARE AVAILABLE AT OR ADJACENT TO THE SITE.
  - 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.

Retention Lake  
-decided to and maintained by  
adjoining property owners -  
NOT PART OF THIS PLAT  
(see deeds and restrictions  
on individual lots)

**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 14, 1986  
Resident of Warrick County

*Doris Jean Jackson*  
Notary Public  
Printed

**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.  
Plat Release: JULY 1, 1986

*Barbara J. Cunningham*  
President  
*Barbara J. Cunningham*  
Executive Director

**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.  
Date: April 24, 1986 Indiana Reg. No. 9838



RECEIVED FOR RECORD  
at 1:24 P.M.  
JULY 1 1986  
Plat Book N  
Page 24  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

N-24