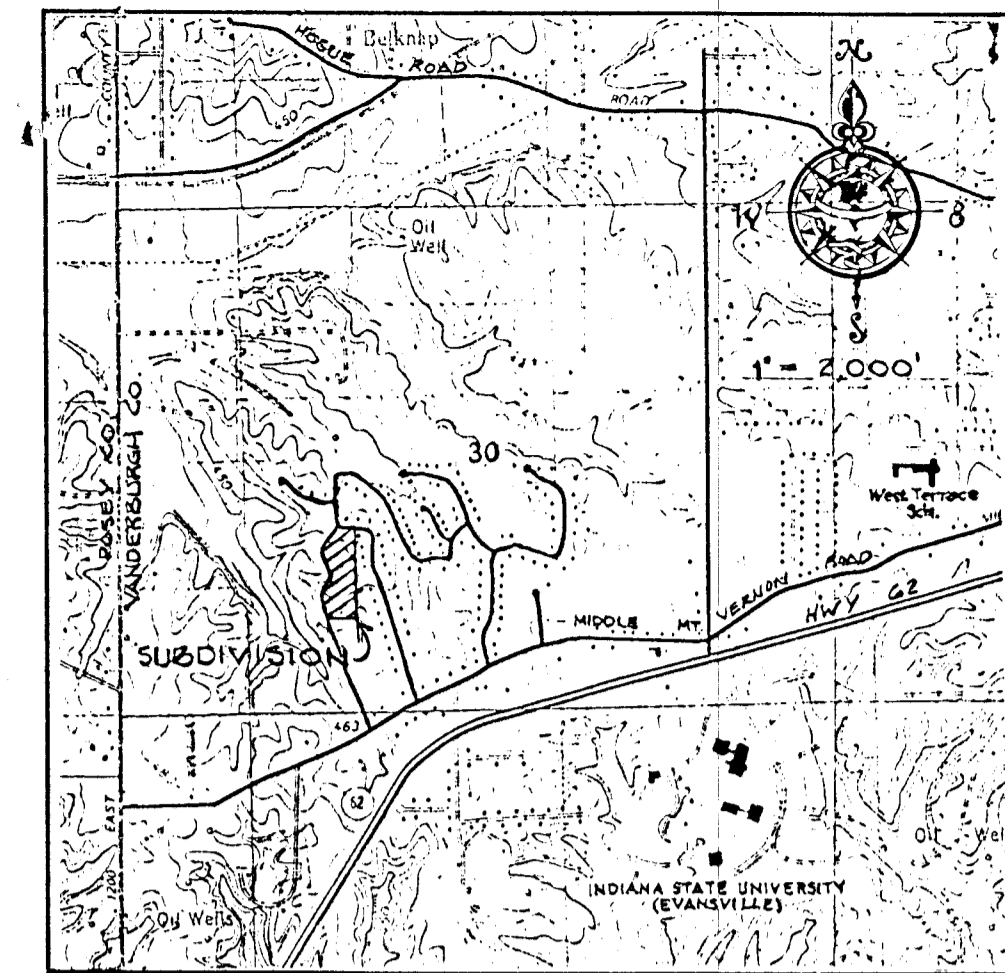


UNIVERSITY HEIGHTS NO. 4

SECONDARY PLAT

86-15603



LOCATION MAP

LEGAL DESCRIPTION

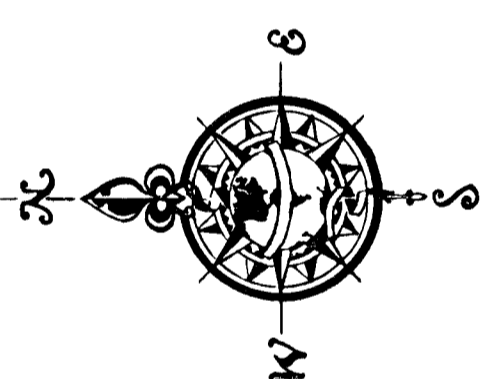
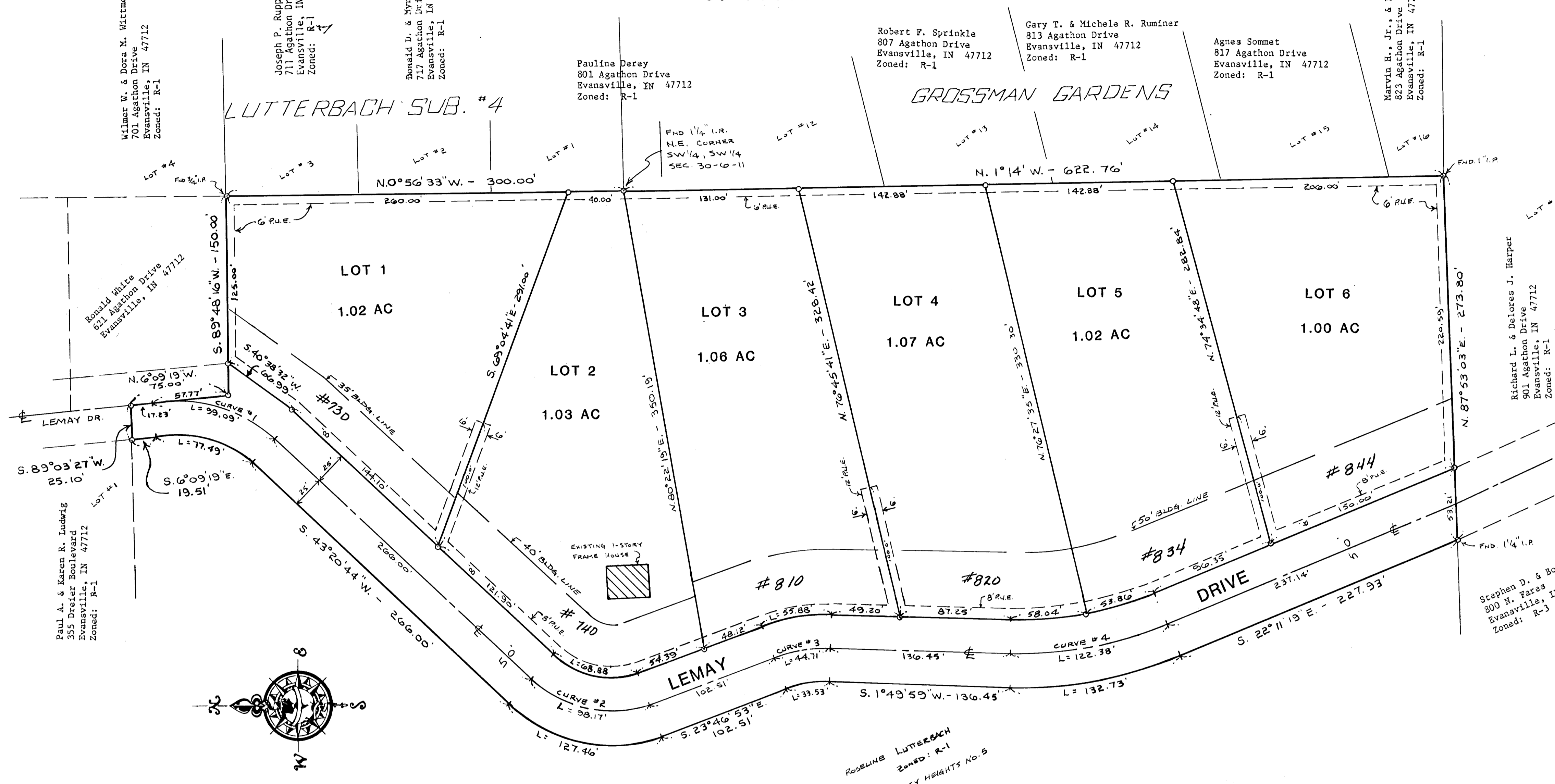
Part of the West Half of the Southwest Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of the Southwest Quarter of said Section, said point also being the Southwest corner of Lutterbach Subdivision No. 4, as recorded in Plat Book K, page 36, and the Northwest corner of Grossman Gardens Subdivision as recorded in Plat Book J, page 192, in the office of the Recorder of Vanderburgh County, Indiana; thence along the West line of said Lutterbach Subdivision No. 4, said line also being the East line of said Half Quarter Section.

- 1st: North 00° 56' 33" West 300.00 feet; thence
- 2nd: South 89° 48' 16" West 150.00 feet; thence
- 3rd: North 6° 09' 19" West 75.00 feet to the Southeast corner of University Heights No. 3, a Subdivision as recorded in Plat Book M, page 4, in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said University Heights No. 3
- 4th: South 89° 03' 27" West 25.10 feet; thence
- 5th: South 6° 09' 19" East 19.51 feet to a point; thence
- 6th: Southwesterly 77.49 feet through an angle of 49° 30' 03" along a tangent curve concave to the Northwest having a radius of 89.69 feet to a point; thence along a tangent to said curve
- 7th: South 43° 20' 44" West 266.00 feet to a point; thence
- 8th: Southerly 127.46 feet through an angle of 67° 07' 37" along a tangent curve concave to the East, having a radius of 108.79 feet to a point; thence along a tangent to said curve
- 9th: South 23° 46' 53" East 102.51 feet to a point; thence
- 10th: Southerly 33.53 feet through an angle of 25° 36' 52" along a tangent curve concave to the West, having a radius of 75.00 feet to a point; thence along a tangent to said curve
- 11th: South 1° 49' 59" West 136.45 feet to a point; thence
- 12th: Southerly 132.73 feet through an angle of 24° 01' 18" along a tangent curve concave to the East, having a radius of 316.89 feet to a point; thence along a tangent to said curve
- 13th: South 22° 11' 19" East 227.93 feet; thence
- 14th: North 87° 53' 03" East 273.80 feet to a point in the West line of said Grossman Gardens Subdivision; thence along said West line
- 15th: North 1° 14' 00" West 622.76 feet to the true point of beginning; containing 7.45 gross acres, more or less.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on SEPT. 30, 1985.

Preliminary road construction plans have been approved by the County Council on APRIL 23, 1986.



SCALE: 1" = 50'

DATE: OCTOBER 11, 1985

0 - 1/2" I.R. UNLESS OTHERWISE NOTED.

CURVE DATA				
	CURVE #1	CURVE #2	CURVE #3	CURVE #4
Δ	49° 30' 03"	67° 07' 37"	25° 36' 52"	24° 01' 18"
R	114.69'	83.79'	100.00'	291.89'
T	52.87'	55.55'	22.73'	62.19'
L	99.09'	98.17'	44.71'	122.38'
CH.	96.03'	92.65'	44.33'	121.48'

- General Notes
1. Owner: Roseline Lutterbach; 2807 Bayard Park Drive, Evansville, Indiana 47714; 476-9242
 2. Utilities: Water, electric and gas are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.
 3. Erosion Control: Slopes of 0% to 6% shall be mulched and seeded, i.e., rye, 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.
 4. Zoning: Subdivision is zoned R-1. Adjacent property zoned as noted.
 5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
 6. Soil Classification:
 - A1C - Alfard silt loam, 6 to 12% slopes.
 - Hob3 - Hosmer silt loam, 2 to 6% slopes.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do 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 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 right of the public utilities.

Roseline Lutterbach
ROSELINE LUTTERBACH

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 11th day of April, 1985.

My Commission expires 5-13-88

James H. ...
Notary Public
Printed Name
A resident of Indiana County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: 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. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on OCTOBER 2, 1985

Plat Release-County Auditors Certificate Date JUNE 26, 1986

Received.

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on MAY 14, 1985; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL *Ralph A. Easley, Jr.*
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006



RECEIVED FOR RECORD
at 2:35 P.M.
JUNE 26, 1986
Plat Book N
Page 21
808 STEELE RECORDER
VANDERBURGH COUNTY



FILED FOR RECORD
JUN 23 1985 3621
Ralph A. Easley, Jr.

N-21

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING
1133 W. MILL ROAD
EVANSVILLE, INDIANA 47710