

VALLEY DOWNS III

A Replat of Blocks 1, 2, 4, 5 & 6 in VALLEY DOWNS

LEGAL DESCRIPTION

Part of the West half of the Northeast quarter of Section 14, Township 6 South, Range 10 West of the Second Principal Meridian lying in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the East line of the said half quarter South 00 degrees 09 minutes 30 seconds West a distance of 944.82 feet from the Northeast corner thereof, thence continue South 00 degrees 09 minutes 30 seconds West along the said East line for 990.08 feet to the Northeast corner of KEENE LAND COURT as per recorded plat thereof recorded in Plat Book X, page 65 in the office of the Recorder of Vanderburgh County; thence North 79 degrees 35 minutes 21 seconds West for 257.41 feet; thence South 34 degrees 16 minutes 13 seconds West for 65.00 feet to the centerline of SARATOGA DRIVE; thence along the centerline of said SARATOGA DRIVE and the arc of a 996.829 degree curve to the right for 131.68 feet to the end of said curve; thence South 54 degrees 00 minutes 23 seconds West for 371.05 feet; thence North 00 degrees 15 minutes 00 seconds East for 25.00 feet; thence North 34 degrees 39 minutes 15 seconds West for 187.51 feet; thence North 00 degrees 15 minutes 00 seconds East for 154.02 feet; thence South 89 degrees 50 minutes 19 seconds East for 270.04 feet; thence North 00 degrees 09 minutes 41 seconds East for 50.00 feet; thence North 00 degrees 14 minutes 00 seconds East for 740.20 feet to the Southwest corner Lot 1 in the plat of VALLEY DOWNS II as recorded in the office of said Recorder, thence North 89 degrees 10 minutes 33 seconds East for 551.96 feet to the place of beginning.

OWNER'S CERTIFICATE

The undersigned owner of the Real Estate shown and described hereon, does hereby as shown plat and subdivide said Real Estate and designate the same as VALLEY DOWNS III.

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat and between said lines and the property lines of the streets there shall not be erected or maintained any buildings or structures. Strips of ground of widths as shown on the plat and marked "Easement", "Public Utility Easement", or "R.U. Easement" are reserved for the use of the various "PUBLIC UTILITIES" and subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained in said strips and owners of lots shall take title subject to the rights of the various utilities in said strips.

Guthrie May
Guthrie May, President

Alice B. May
Alice B. May, Secretary

State of Indiana }
County of Vanderburgh }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared GUTHRIE MAY & ALICE B. MAY, President and Secretary respectively, of VALLEY DOWNS III, an Indiana Corporation, who acknowledge the execution of the foregoing plat of VALLEY DOWNS III with the dedications and restrictions thereon expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 18th day of May, 1978

My commission expires August 21, 1979

Stephan R. Winters
Notary Public

CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947 and enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville and the County of Vanderburgh, this plat was given final approval by the AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY at a meeting held on December 7th, 1977.

Harold H. Rubin
President

Charles E. Osterholt
Secretary

PLAT RELEASE:

June 12, 1978

Charles E. Osterholt
Executive Secretary

SURVEYOR'S CERTIFICATE

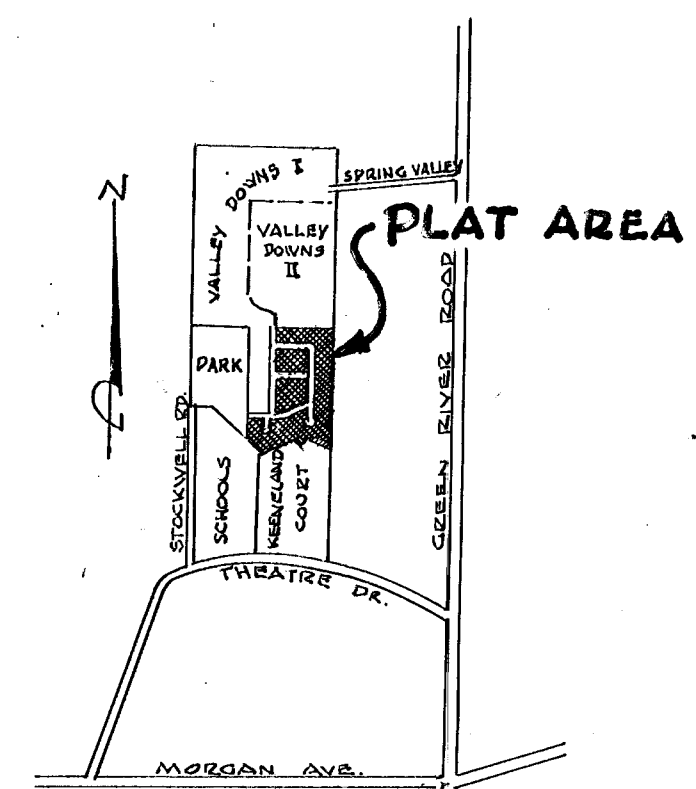
I, SAM BIGGESTAFF, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents the survey completed by me and that all monuments shown exist and that their location, type and size is as noted. Feb. 27th 1978

Sam Biggestaff
SAM BIGGESTAFF L.S.

78-13279



Scale 1"=50'



VICINITY KEY MAP

RECEIVED FOR RECORD
at 3:14 P.M.
JUN 12 1978
ESTERLA W. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION

JUN 12 1978

Carl Johnson
AUDITOR