

at 3:11 P.M.
January 17 1973
Recorded in Plat _____ Recorded No. K
Page 151
CLAY COUNTY CO. IN. RECORDER
EVANSVILLE INDIANA

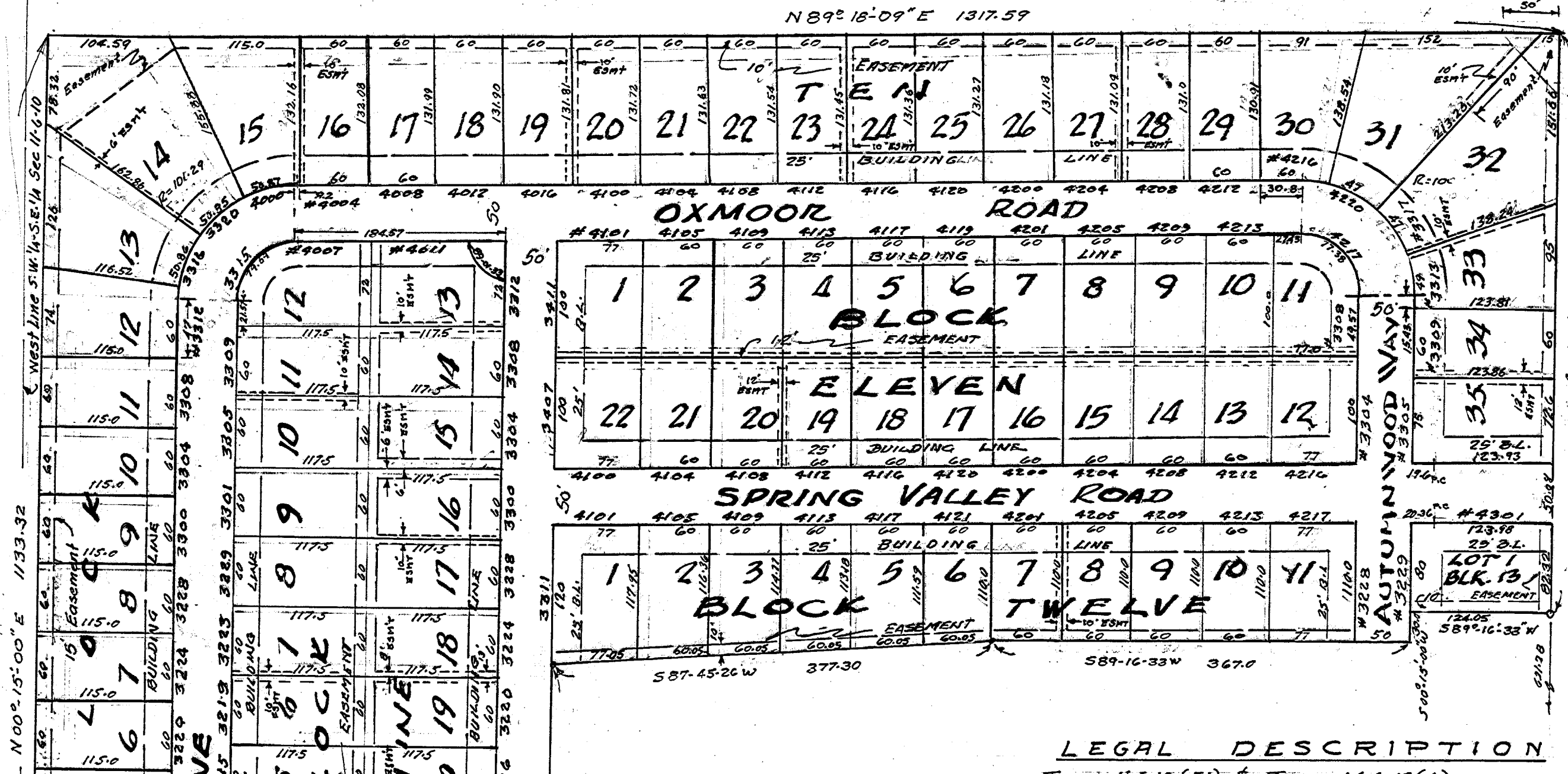
WULY ENTERED FOR TAXATION

JAN 17 1973

Levin F. Volpe
AUDITOR

Δ = 5°08'40"
D = 2,577.50'
T = 78.89'
L = 199.65'
R = 2222.06'

Δ = 5°08'40"
D = 2,577.50'
T = 101.11'
L = 202.09'
R = 2252.36'



LEGAL DESCRIPTION

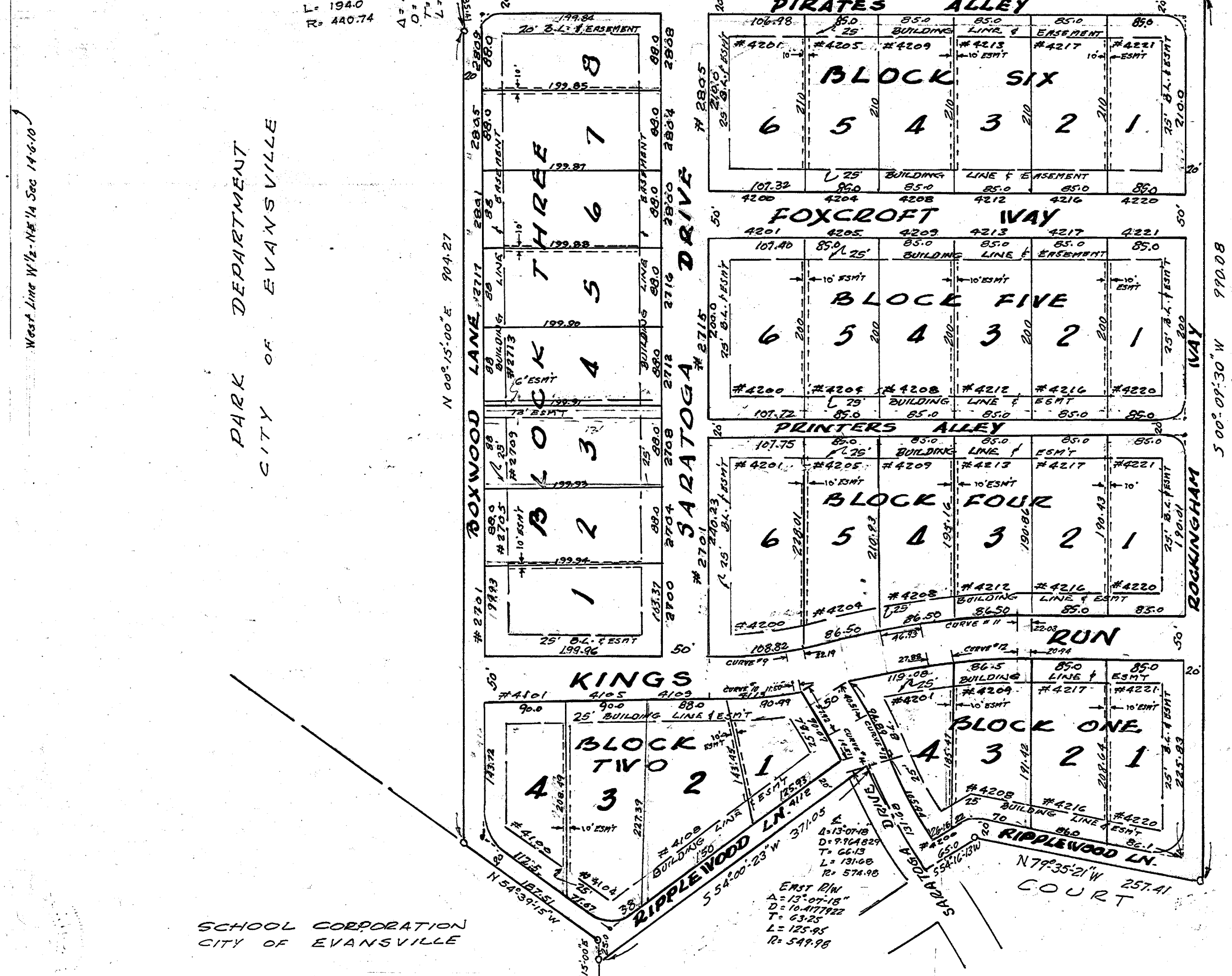
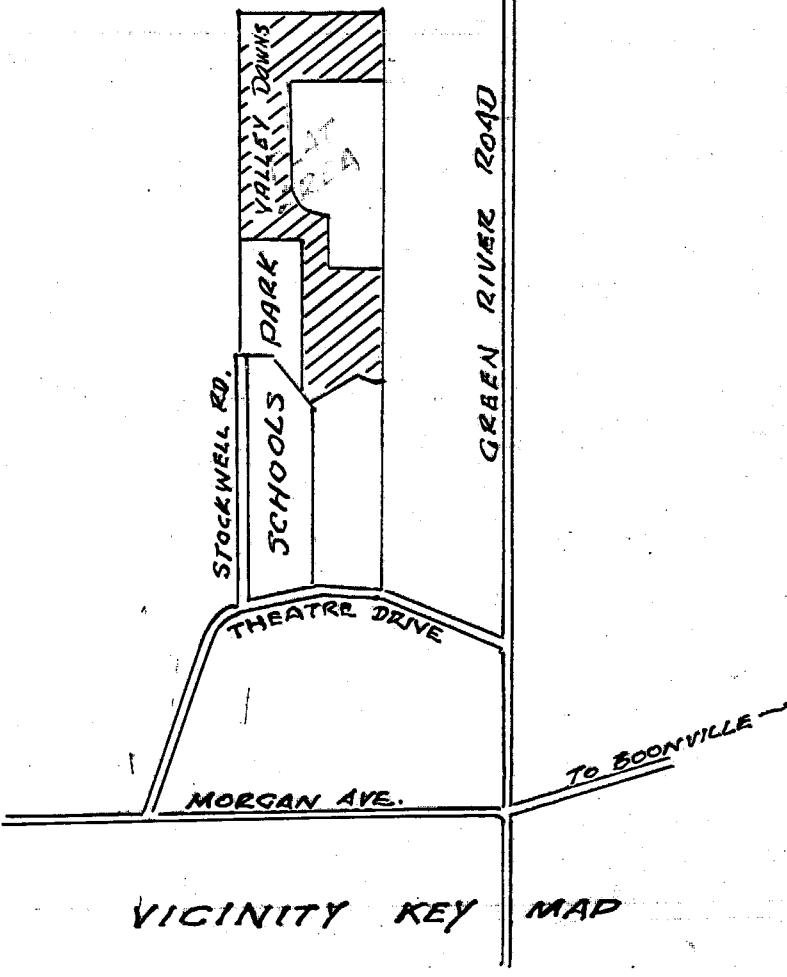
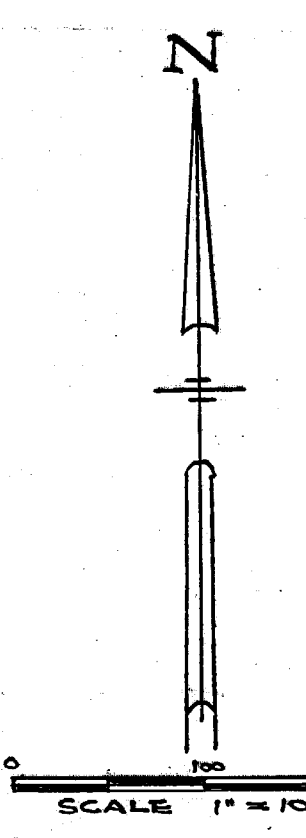
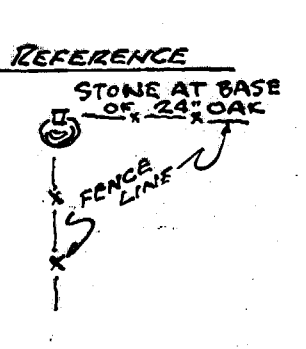
TRACT 11-G-10 (51) & TRACT 14-G-10 (4)

That part of the Southwest Quarter of Southeast Quarter of Section 11, Township 6 South, Range 10 West and that part of the West half of the Northeast Quarter of Section 14, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point on the East line of the North Quarter of said Section 14 which point is 994.82 feet from the Northeast corner of said half quarter section; from said point of beginning continue South 00°30' West along said East line for 994.82 feet to the Northeast corner of Keeneland Court as per plat thereof recorded in Plat Book "K" Page 65 in the office of the Recorder of Vanderburgh County; thence North 79°35'21" West along the North line of said Keeneland Court for 257.41 feet; thence South 54°16'13" West along the North line of said Keeneland Court for 65.0 feet; thence in a Northwesterly direction along the arc of a 9.948289 degree curve to the right for 134.68 feet; thence South 54°00'23" West for 371.05 feet to a point on the East line of the land owned by the Evansville-Vanderburgh School Corporation; thence North 00°15'00" East along said East line for 250 feet to the Northeast corner thereof; thence North 54°39'15" West along the Northeast line of said school land for 187.51 feet to the Southeast corner of the land owned by the City of Evansville Park Department; thence North 00°15'00" East along the East line of said Park Department land for 704.27 feet to the beginning of a 19.918759 degree curve to the left thence in a Northwesterly direction along the arc of said curve for 143.86 feet to the end of said curve and the beginning of a 12.994278 degree curve to the right; thence in a southeasterly direction along the arc of said curve for 194.0 feet to the end of said curve; thence North 89°45'00" West for 275.0 feet; thence North 00°15'00" East for 877.43 feet to a point on the West line of the West half of the Northeast Quarter of said section 14; thence North 00°15'00" East for 1133.32 feet; thence North 89°16'33" East for 1374.59 feet to a point on the East line of the Southwest Quarter of the Southeast Quarter of said Section 11; thence South 00°12'00" West along the said East line for 511.66 feet; thence South 89°16'33" West for 1240.5 feet; thence South 00°15'00" West for 30.0 feet; thence South 89°16'33" West for 3670 feet; thence South 87°45'26" West for 373.3 feet; thence South 00°15'00" West for 843.74 feet to the beginning of a 10.373655 degree curve to the left; thence in a southeasterly direction along the arc of said curve for 237.27 feet to the end of said curve; thence South 24°21'50" East for 259.92 feet to the beginning of a 87.407253 degree curve to the left; thence in a southeasterly direction along the arc of said curve for 736 feet to the end of said curve; thence South 86°54'40" East for 123.31 feet; thence South 00°15'00" West for 100.32 feet; thence North 89°16'33" East for 551.76 feet to the place of beginning and containing 21.83 Acres.

Table with 11 columns: CURVE #1 through CURVE #11. Each column contains bearing, distance, tangent, and radius values.

Table with 4 columns: WEST R/W, EAST R/W, CURVE #13, CURVE #14. Each column contains bearing, distance, tangent, and radius values.

VALLEY DOWNS



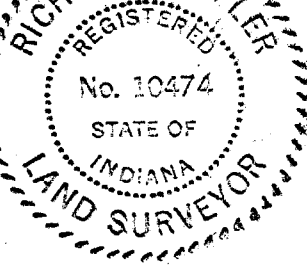
CERTIFICATE

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 in the County of Vanderburgh, Indiana, this PLAT was given final approval by the AREA PLANNING COMMISSION of EVANSVILLE and VANDERBURGH COUNTY of a meeting held on December 14, 1972.

Forced to Release in _____
PLAT RELEASE
January 11, 1973
DATE

SURVEYOR'S CERTIFICATE

I, Richard C. Effer, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and certify that this plat correctly represents a survey completed by me on July 13, 1972 and that all monuments shown actually exist and that the location, type, and material is as noted.



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 designates same as VALLEY DOWNS. All streets within the PLAT are dedicated to the Public. Building setback lines are established as shown on the PLAT between which lines and 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 thereon are reserved for the use of the various PUBLIC UTILITIES and subject at all times to the proper authorities and to the easement holders. No structures are to be erected in said strips and owners of lots shall take title subject to the rights of the various utilities in said strips.

GUTHRIE MAY & CO., INC.
Guthrie May, Pres.
Alice G. May, Secy.

State of Indiana
County of Vanderburgh, S.S.
I, _____, being the undersigned, a Notary Public in and for said State and County, personally appeared GUTHRIE MAY & ALICE G. MAY, President and Secretary respectively, of GUTHRIE MAY & CO., Inc., an Indiana Corporation, who acknowledged the execution of the foregoing plat of VALLEY DOWNS with the dedications and restrictions thereon expressed to be their intent and for the uses and purposes therein set forth. My commission expires Sept 8, 1975.

July 1st - New Use Number placed on this plat