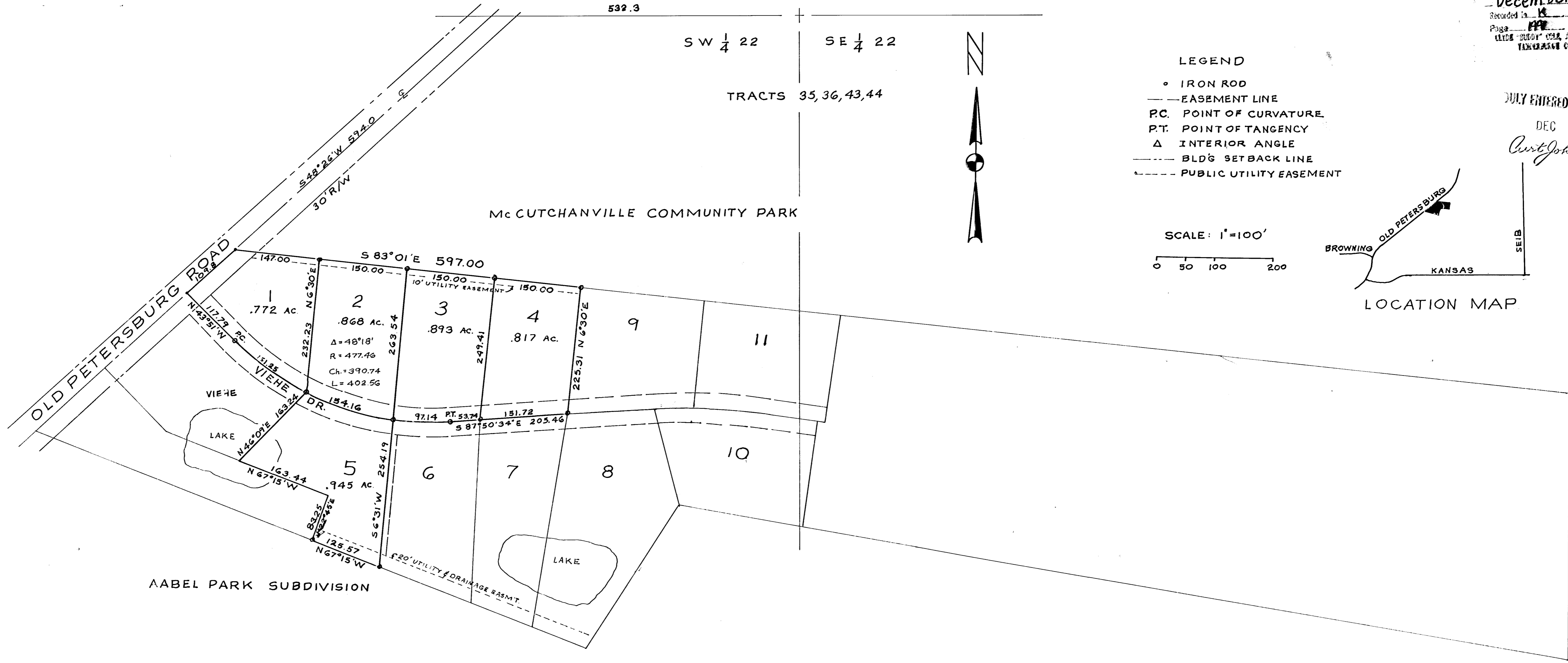


75-19900

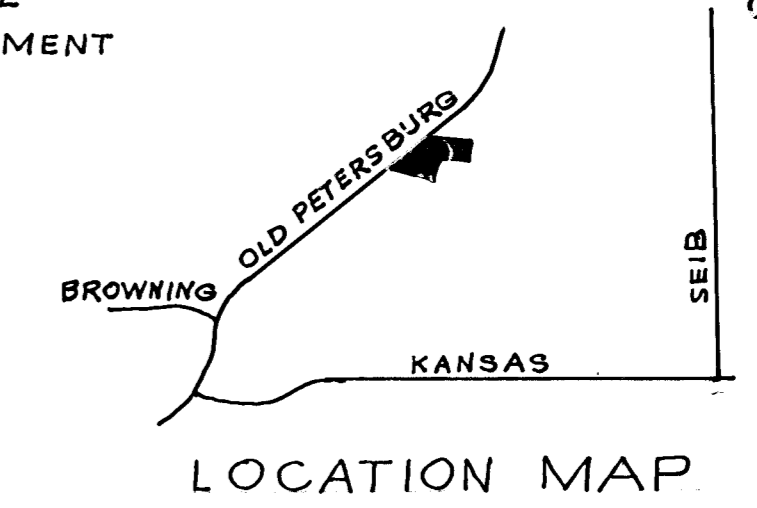
# VALLEY ROSE LOTS 1-5

RECEIVED FOR RECORD  
at 2:30 P.M.  
December 8, 1975  
Recorded in 14  
Page 177  
THIS BOOK IS A  
TAXABLE COPY



- LEGEND
- IRON ROD
  - EASEMENT LINE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - Δ INTERIOR ANGLE
  - BLDG SETBACK LINE
  - PUBLIC UTILITY EASEMENT

SCALE: 1"=100'  
0 50 100 200



JULY ENTERED for TAXATION  
DEC 8 1975  
Curt John  
AUDITOR

### VALLEY ROSE LOTS 1-5

#### LEGAL DESCRIPTION

A subdivision of part of the south half of Section 22, Township 5 South, Range 10 West bounded and described as follows:

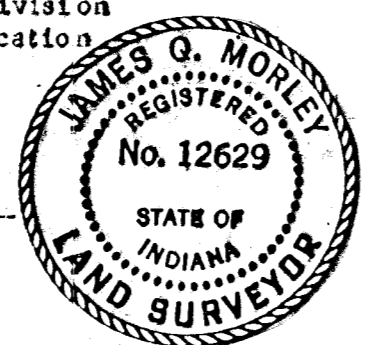
Commencing at the northeast corner of the southwest quarter of Section 22; thence west along the north line of said quarter section 532.3 feet to the centerline of Petersburg Road; thence south 48 degrees 25 minutes west along said centerline 594.0 feet to the true point of beginning; thence south 33 degrees 1 minute east along the south line of McCutchanville Community Park 597.00 feet; thence south 5 degrees 30 minutes west 225.31 feet; thence south 87 degrees 50 minutes 34 seconds west 205.45 feet to the point of tangency of a curve; thence westerly along a curve concave to the north having a radius of 477.46 feet a distance of 97.14 feet; thence south 6 degrees 31 minutes west 254.19 feet; thence north 67 degrees 15 minutes west along the line of Abel Park Subdivision 125.57 feet; thence north 22 degrees 45 minutes east 83.25 feet; thence north 67 degrees 15 minutes west 163.44 feet; thence north 45 degrees 09 minutes east 163.24 feet; thence westerly along a non tangent curve concave to the north having a radius of 477.46 feet a distance of 151.25 feet to the point of curvature; thence north 43 degrees 51 minutes west 117.79 feet; thence north 43 degrees 26 minutes east along the centerline of Petersburg Road 109.8 feet to the true point of beginning, containing 4.295 acres.

Also the right of ingress, egress and utility service over a 25 foot wide roadway and utility easement off the George O and Mabel A. Viehe Parcel adjoining the southwest side of Lot 1.

#### SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents surveys completed by me November 23, 1971 and November 26, 1972 and re-certified with minor corrections for the subdivision plat November 6, 1975, and that the monuments shown thereon actually exist and that their location and material are accurately shown.

James Q. Morley  
James Q. Morley  
Ind. Reg. No. 12629



#### OWNERS' CERTIFICATE

The undersigned, owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Valley Rose. All roads shown are hereby reserved for the use of public utilities and the owners of the lots within the subdivision. Roads are to be maintained by the owners of the lots reserving however the right to dedicate the same to public use and public maintenance.

*Geo. Viehe* *Mabel A. Viehe*  
OWNERS OF LOTS 1, 2 and 4

*David F. Viehe* *Donna M. Viehe*  
OWNERS OF LOT 5

*Allen M. Lewis* *Kateya J. Lewis*  
OWNERS OF LOT 3

#### NOTARY CERTIFICATE

STATE OF INDIANA )  
COUNTY OF VANDERBURGH )

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 the foregoing plat with the dedication 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 1 day of December 1975.  
My commission expires Sept. 17, 1978 Notary Public Camille McCullough

#### 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville, and Vanderburgh County, Indiana, at a meeting held on December 3, 1975.

*Henry H. Roberts* President  
*Kenneth O. Nelson* Secretary

Plat release date: Dec 9, 1975  
*Kenneth O. Nelson* Executive Secretary