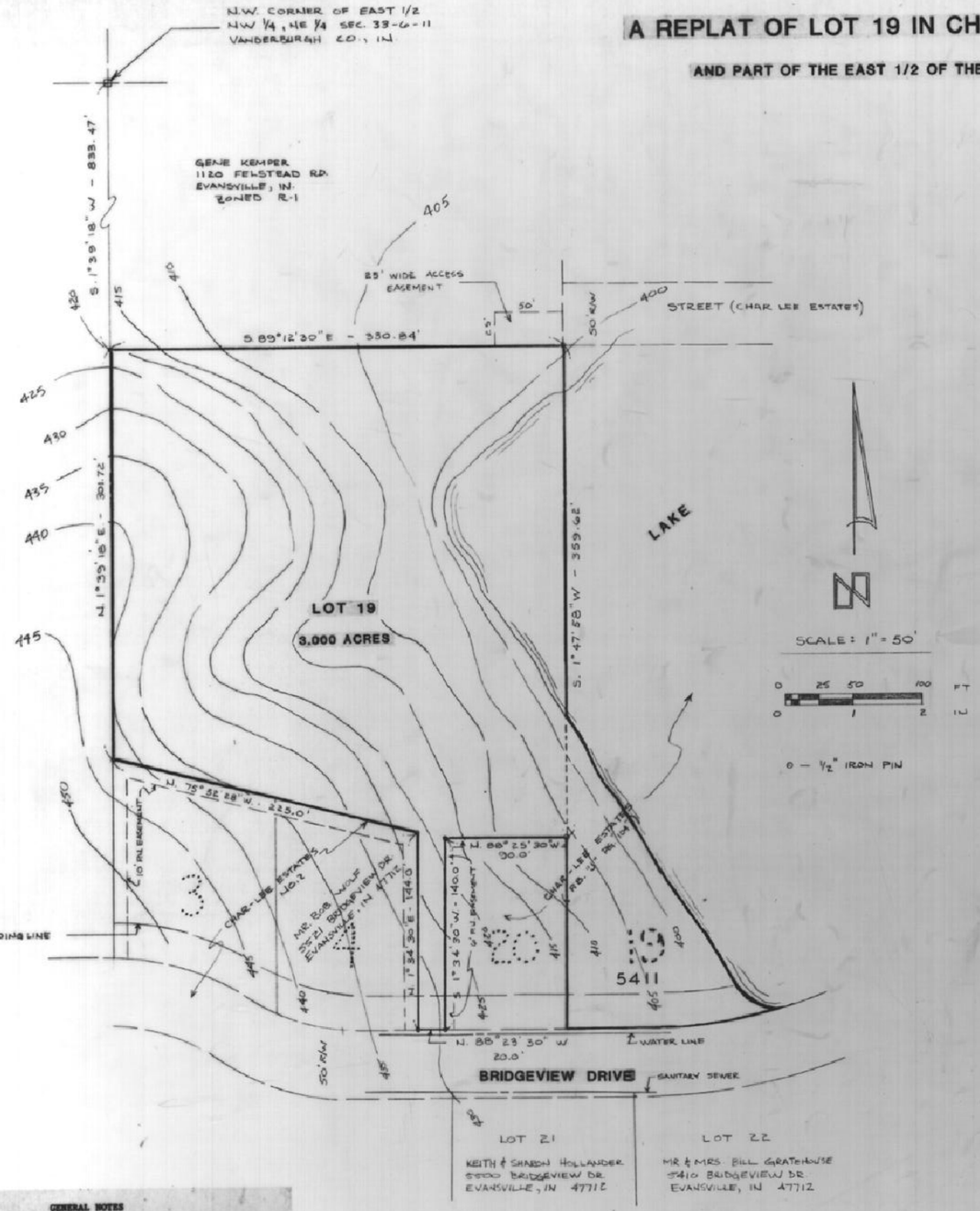
84-05803

A REPLAT OF LOT 19 IN CHAR-LEE ESTATES SUBDIVISION

AND PART OF THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SEC. 33-6-11



LEGAL DESCRIPTION

Part of the East half of the Northwest Quarter of the Northeast Quarter of Section 33, Township 6 South, Range 11 West in Vanderburgh County, Indiana.

Beginning at the Northwest corner of the said East Half Quarter; thence along the West line of said East Half Quarter Section South 1°39'18" West 833.47 feet to the true point of beginning; thence,

1st: South 89°12'30" East 330.84 feet to a point on the West line of Char-Lee Estates, a subdivision recorded in Plat Book "J", page 104 in the office of the Recorder of Vanderburgh County, Indiana; thence along said West line for the following 3 courses,

2nd: South 1°47'58" West 359.62 feet; thence,

3rd: North 88°35'30" West 90.0 feet; thence,

4th: South 1°34'30" West 140.00 feet to the North right-of-way line of Bridgeview Drive, being 50' feet in width; thence along said right-of-way line,

5th: North 88°23'30" West 20.00 feet to the Southeast corner of Lot 4 in Char-Lee Estates No. 2 as recorded in Plat Book "J", page 164 in the office of the Recorder of Vanderburgh County, Indiana, thence along the East line of said Lot 4,

6th: North 1°34'30" West 144.00 feet to the Northeast corner of said Lot 4; thence, along the North line of said Char-Lee Estates No. 2,

7th: North 75°32'28" West 225.00 feet to the Northwest corner of said Char-Lee Estates No. 2; thence, along the said West line of said East Half Quarter,

8th: North 1°39'18" East 301.72 feet to the true point of beginning containing 2.626 acres more or less.

Together with an access roadway easement 25 feet in width described as follows:

Beginning at the Northeast corner of the above described parcel; thence,

1st: North 0°47'30" East 25.00 feet; thence,

2nd: North 89°12'30" West 30.00 feet; thence,

3rd: South 0°47'30" West 25.00 feet; thence,

4th: South 89°12'30" East 30.00 feet to the point of beginning.

ALSO LOT 19 IN SAID CHAR-LEE ESTATES SUBDIVISION

OWNERS' 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.

Donald W. Bolin Rachael L. Bolin

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 March 6, 1984.

Plat Release-County Auditors Certificate Received.

PRESIDENT Jordan L. Cunningham

SECRETARY

DATE March 29, 1984

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 28th day of March, 1984

My Commission Expires 9-23-1984 Beverly M. Behme Notary Public

A Resident of Vanderburgh County

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 FEBRUARY 10, 1984; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL

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

GENERAL NOTES

Owner and Developer: Donald Bolin

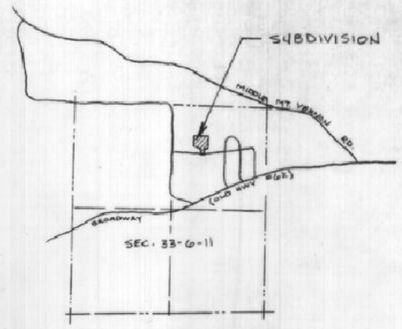
Soil Classification: WeD3 - Wellston silt loam, 12 to 18% slopes
AlB2 - Alford silt loam, 2 to 6% slopes

Zoning: R-1

Utilities: Water and sewer - Evansville Public, Electric - SIGECO

Erosion Control: All disturbed areas to be mulch needed; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. Soil erosion control to be implemented by 45 days after soil disturbance.

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.



LOCATION MAP
1" = 2000'

RECEIVED FOR RECORD
at 12:42 P.M.
March 29 19 84
Recorded in BK. M Recorded No.
Page 52
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

SOIL MAP
1" = 100'

DULY ENTERED FOR TAXATION
MAR 29 1984 1402
Alice VanBuskirk AUDITOR

M-52

				ANDY EASLEY ENGINEERING, CIVIL ENGINEERING, LAND SURVEYING, 1133 W. MILL ROAD, EVANSVILLE, INDIANA 47710
6				A REPLAT OF LOT 19 IN CHAR-LEE ESTATES SUBDIVISION
5				PART OF THE E1/2, NW1/4, NE1/4, OF
4				SECTION 33-6-11, VANDERBURGH CO., INDIANA
3				
2				APPROVED BY: Ralph A. Easley
1	8/14/84	SAS	DATE: FEB. 13, 1984	SCALE: 1" = 50'
NO.	DATE	BY	DRAWN BY: S.A.S.	JOB NO.: 378
REVISIONS			CHECKED BY: RAE	SHEET 1 OF 1