MARY LOUISE SUBDIVISION

SCALE: 1" = 40'

DATE: MAY 22, 1985

Ø - POWER POLE

⊕ - BENCH MARK. TOP OF SPIKE, SOUTH SIDE OF POWER POLE. ELEV. = 388.58'

I.P - IRON PIPE

I.R. - IRON ROD

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 31, Township 6 South, Range 9 West lying in Vanderburgh County, Indiana described as follows:

Beginning at a 1" iron pipe at the Southwest corner of said Quarter Section; thence along the South line of said Quarter Section North 89° 15' 30" East 480.0 feet to a 1" iron pipe, said pipe being the true point of beginning; thence

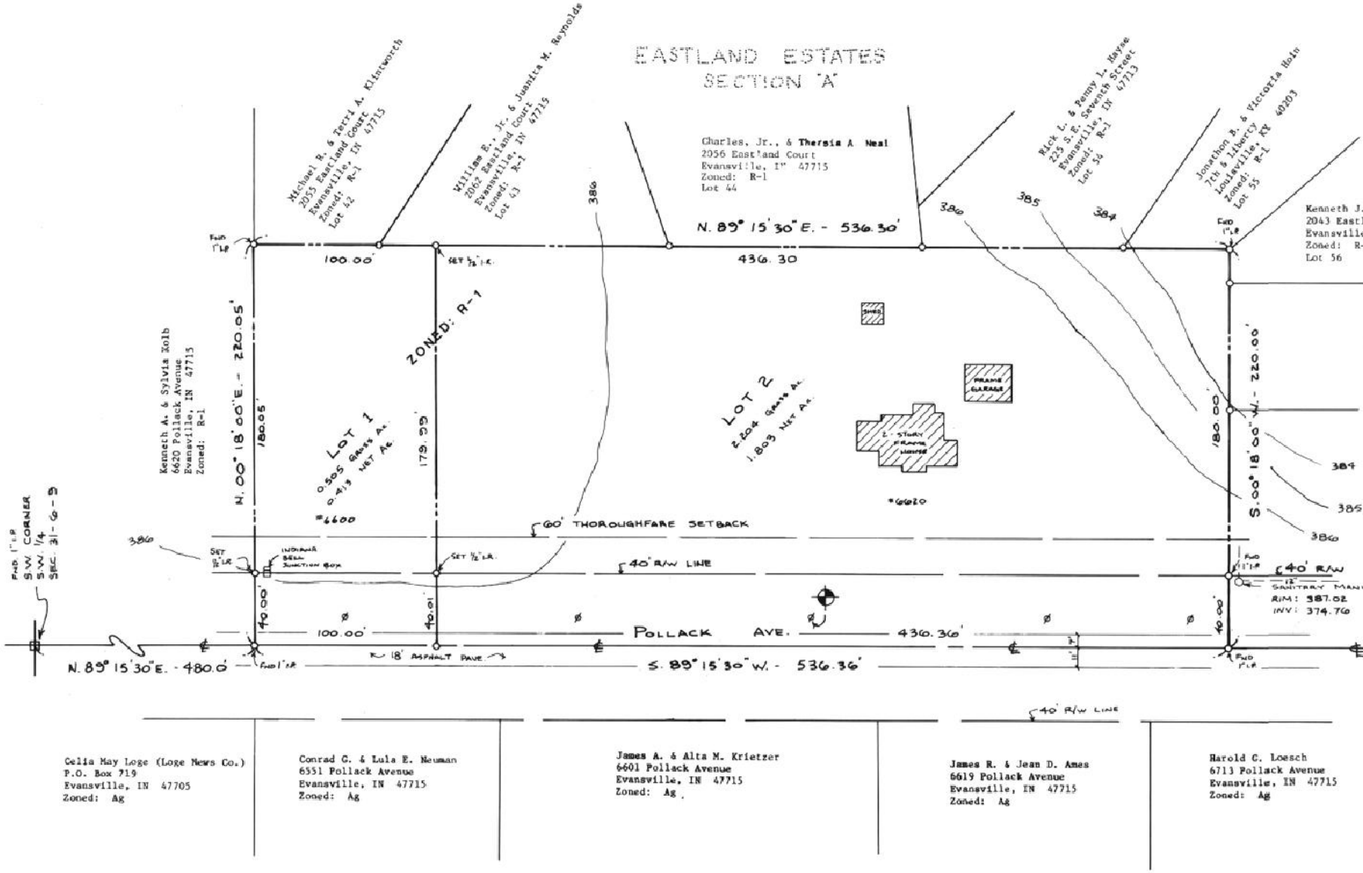
1st: North 00° 18' 00" East 220.05 feet to a 1" iron pipe, said pipe also being the Southwest corner of Eastland Estates, Section A, a Subdivision as per plat thereof recorded in Plat Book L, page 129 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said subdivision

2nd: North 89° 15' 30" East 536.30 feet to a 1" iron pipe; thence along the West line of Lots 56, 57 and 58 in said subdivision

3rd: South 00° 18' 00" West 220.00 feet to a 1" iron pipe in the South line of said Quarter Section; thence along said South line

4th: South 89° 15' 30" West 536.36 feet to the true point of beginning, containing 2.708 gross acres, more or less.

SUBJECT TO a 40 foot wide road right-of-way for Pollack Avenue, Northerly of and adjacent to the above described 4th Course.



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.

Mary Louise Kolb — Mary Louise Kolb

Kenneth A. Kolb — Kenneth A. Kolb

Betty Ann Kolb

Sylvia Sue Kolb — Sylvia Sue Kolb

Betty Ann (Kolb) Clark

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 22nd day of July, 19 85.

My Commission expires [illegible] Notary Public

Printed Name

A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

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 JUNE 6, 1985.

President Guy D. Miller

Secretary Barbara R. Cunningham

Plat Release-County Auditors Certificate Received. Date JUNE 6, 1985

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 21st, 1985; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

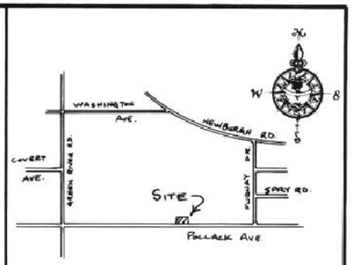
SEAL

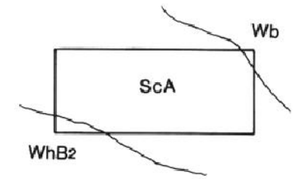
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

RECEIVED FOR RECORD at 3:57 PM JUNE 7 1985
Plat Book M Page 130
ROB STEER, RECORDER VANDERBURGH COUNTY
85-10437

ALTERED FOR TAX PURPOSES JUN 7 1985
3365





General Notes

1. Owner/Developer: Kenneth Kolb
2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: Subdivision is zoned R-1. Surrounding property is zoned R-1 and Ag as noted.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 50 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classifications:
   ScA: Sciotoville silt loam 0 - 2% slopes.
   Wb: Weinbach silt loam
   WhB2: Wheeling loam 2 - 6% slopes.
7. Any drainage to the north or east of sub. must use Eastland Estates drain plan.

M-130

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

PLAT OF
MARY LOUISE SUBDIVISION
6620 OUTER POLLACK AVE. EVANSVILLE, INDIANA

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

APPROVED BY: [signature]
DATE MAY 22, 1985 SCALE: 1" = 40'
DRAWN BY: S.R.S. JOB NO.: 4609
CHECKED BY: [signature] SHEET 1 OF 1

For easement Applying to Lot 2 2 2
See Deed Drawer 10 card 8605