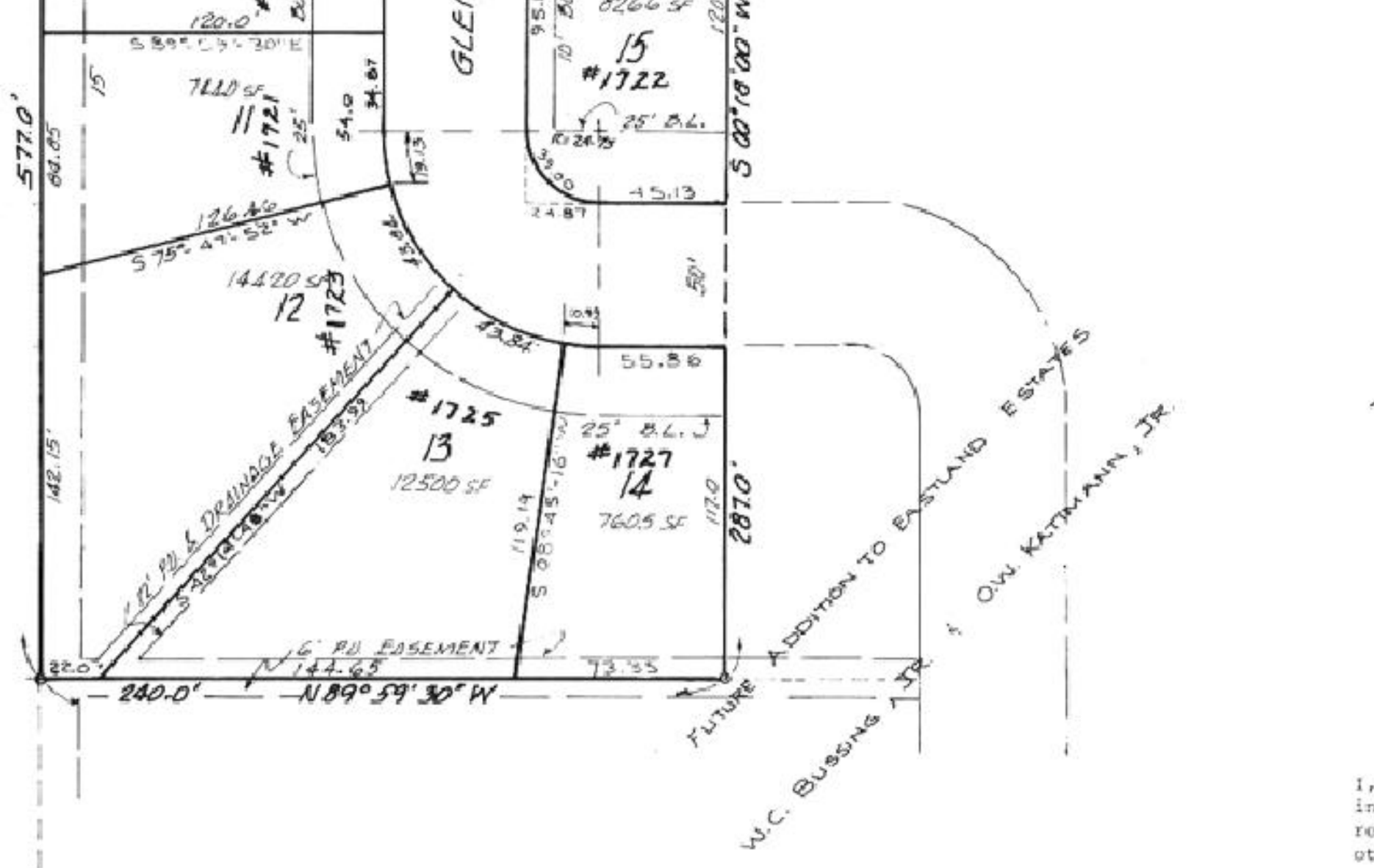
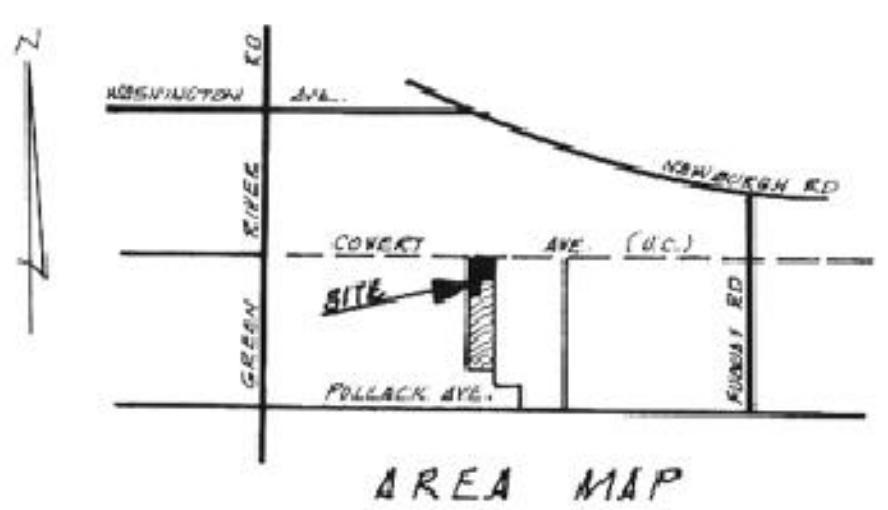




NOTE:

W.C. Bussing, Jr. and O.W. Kattmann, Jr. are the owners and developers of Eastland Estates Section "D-One" and also the owners of the adjoining land South of and East of Eastland Estates Section "D-One". Easements shown on this plat and lying outside of the boundaries thereof are hereby dedicated for public utilities and shall be incorporated in future platting.

W.C. Bussing, Jr.   O.W. Kattmann, Jr.



AREA MAP

Restrictions see misc. dr. 2
Card 5586 Instr 87-07230
Date: 3-18-87
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti R. Gullatt, DRVC

FINAL PLAT

Eastland Estates Section "D-One"

87-07221

LEGAL DESCRIPTION

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

Beginning at a point on the West line of said quarter and South 00°18'00"West a distance of 80.00 feet from the Northwest corner thereof; thence South 89°59'30"East and parallel to the north line of said quarter for 480.00 feet; thence South 00°18'00" West for 290.00 feet; thence North 89°59'30" West for 240.00 feet; thence South 00°18'00" West for 287.00 feet; thence North 89°59'30" West for 240.00 feet to a point on the West line of said quarter; thence North 00°18'00" East along the said West line for 577.00 feet to the place of beginning and containing 4.78 acres.

OWNER'S CERTIFICATE

We, the undersigned owners of thereal estate shown and described hereon, do hereby lay-off, plat, and subdivide said real estate as shown and designate it as
EASTLAND ESTATES, SECTION "D-ONE".
All streets shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on the plat, between which lines and the property lines of the streets, 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, sewers, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No structures are to be erected or maintained upon said strips of land, and owners of lots in this subdivision shall take title subject to the rights of the public utilities.

W.C. BUSSING, JR.   O.W. KATTMANN, JR.

NOTARY CERTIFICATE

State of Indiana }- SS:
County of Vanderburgh)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledge the execution of this plat to be their voluntary act and dee.
WITNESS my hand and seal this 13 day of March, 1987.

My commission expires: July [illegible] 1988   Notary Public

Resident of Warrick County, Indiana   [illegible] printed name

A.P.C. CERTIFICATE

Under the authority provided by yhe Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given Secondary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on MAY 7, 1986.

President   Executive Director

PLAT RELEASE: MARCH 18, 1987   Executive Director
Date

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherewise noted.

March 13 1987   Sam Biggerstaff, LS
Date   Indiana Reg. No. 9839

DULY ENTERED FOR TAXATION
MAR 18 1987 2642
AUDITOR

RECEIVED FOR RECORD
at 2:27 P M
MARCH 18 1987
Plat Book N
Page 75
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-75

NOTES:

FLOOD ZONE : This property lies outside of the 100 year flood zone (except for Kolb Ditch) according to FIRM panel 50 of 100, dated March 19, 1982 for Vanderburgh, County, Indiana.

EROSION CONTROL: The A.P.C. requires that all disturbed areas with slopes from 0% to 6% be mulched seeded, i.e., rye, redtop, and wheat (to be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Owner/Developer: W.C.Bussing, Jr. and O.W.Kattman, Jr.

SURVEYOR : Sam Biggerstaff

1) DRAINAGE PLANS APPROVED AT DRAINAGE BOARD APRIL 28, 1986.
2) STREET IMPROVEMENTS ACCEPTED JANUARY 5, 1987.
3) ALL DOUBLE FRONTAGE LOTS MUST ACCESS INTERNALLY (NO ACCESS ON COVERT AVE) ENCROACHMENT WITHIN OPEN DRAINAGE CHANNEL UNDERGROUND DRY CONDUITS OR DESIGNATED DRAINAGE EASEMENTS BY ANY FENCE, TREE, SHRUB, GARDEN, VEGETATION (OTHER THAN GRASS) OR ANY PERMANENT STRUCTURES, OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THIS SUBDIVISION IS PROHIBITED.

Associated Land Surveyors & Civil Engineers, Inc. 1270 MAXWELL AVE., EVANSVILLE, INDIANA 47711				
REVISIONS				FINAL PLAT EASTLAND ESTATES SECTION "D-ONE" EVANSVILLE, IN.
NO.	DATE	DESCRIPTION	BY	
				DWN. BY: / SCALE: / DWG. NO.
				APP'D. / DATE: