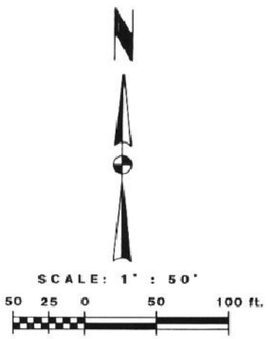
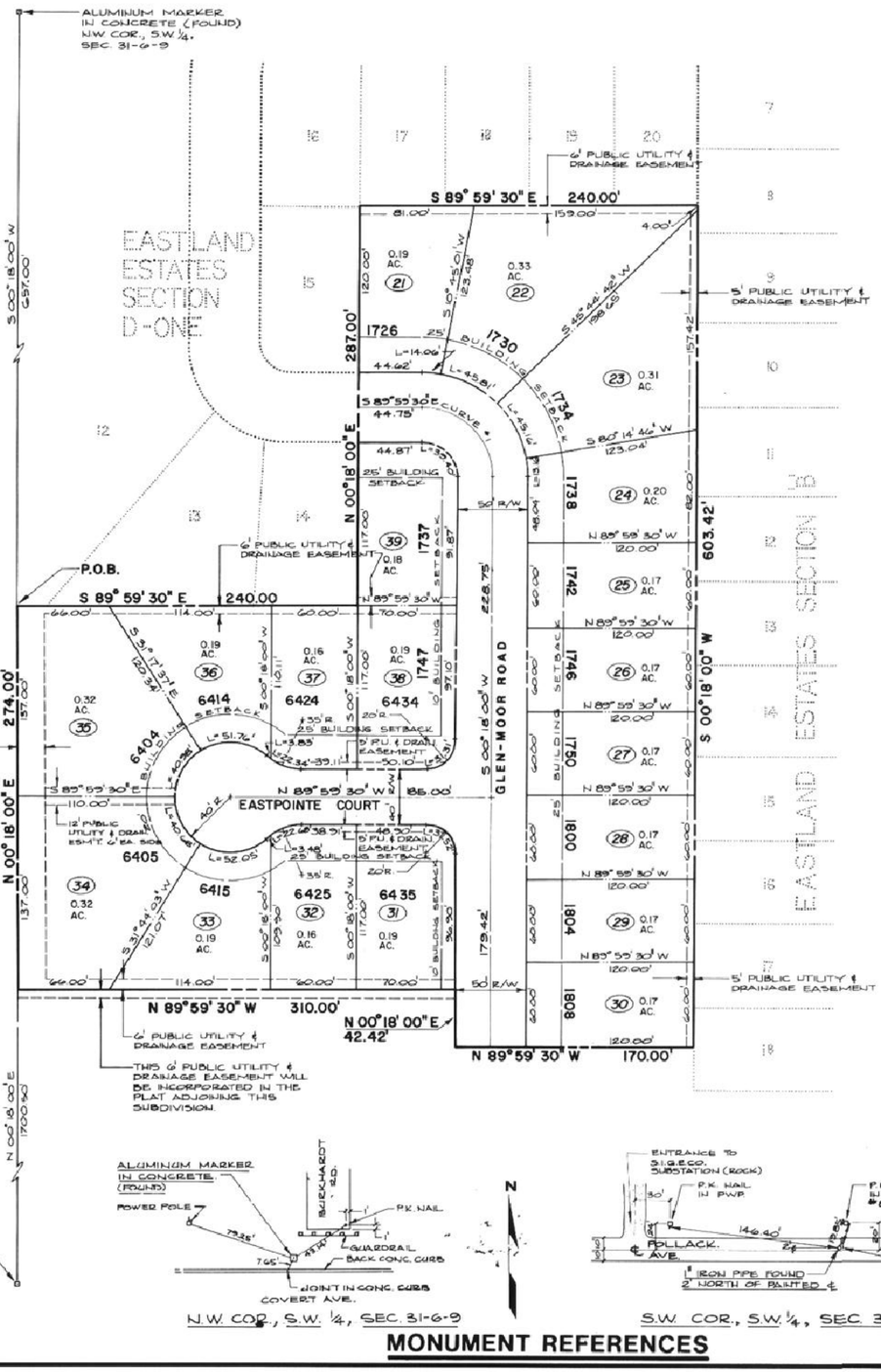
EASTLAND ESTATES
SECTION D-TWO



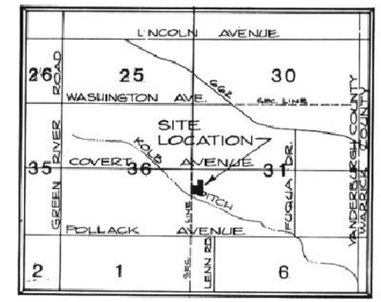


MONUMENT REFERENCES

88-10148

RECEIVED FOR RECORD
AT 3:14 P M
JUNE 7 1988
PLAT BOOK N
PAGE 138
RECORDER VANDERBURGH COUNTY

N-138



LOCATION MAP
SCALE: 1"=3000'

GENERAL NOTES

Control Monument: The alumunimum marker located at the northwest corner of the Southwest Quarter of Section 31-6-9, and which is recognized as the true corner by the Vanderburgh County Surveyor's office, has a discrepancy in relation to the boundaries of Eastland Estates Section D-One and Eastland Estates Section "B". This marker which was reset during the Covert Avenue Widening Project is set north 00 degrees 18 minutes 00 seconds east 0.33 feet from its original location based on the boundary markers of Section "B" and D-One. Based on the above information, the north lines of Lots 35, 36, 37, 21, and 22 in Eastland D-Two overlap onto Lots 12, 13, 14, 17, 18, 19 and 20 in Eastland D-One by 0.33 feet unless all of the pins in Section "B" and Section "D-One" are reset to conform to the marker recognized by the Vanderburgh County Surveyor.

Temporary Erosion Control: Slopes of 0-6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Utilities: Sewers, water, and electric are available near the site and can be extended to serve this development.

Flood Plain Data: Per F.I.R.M. Panel No. 180256 0050 B dated 3/19/82, Vanderburgh County, Indiana, no portion of the proposed subdivision is within the designated 100 year flood zone. The 100 year flood elevation for this subdivision, based on the aforementioned F.I.R.M. panel, is 381.0.

Public Drainage Easement: The individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement.

Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

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 Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 6th day of June, 1988.

My Commission Expires: 2-10-89

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
Terry A. Campbell
(Typed or printed name)

NOTARY PUBLIC SEAL INDIANA

COUNTY

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

May 27, 1986
DATE

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

May 31, 1988
DATE

DULY ENTERED FOR TAXATION
JUN 1988
2618

OWNER'S CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as Eastland Estates Section D-Two. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

W. C. Bussing, Jr.

O. W. Kattmann, Jr.

AREA PLAN COMMISSION CERTIFICATE

Under the 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 May 7, 1986.

President

Plat Release Date June 7, 1988

Director

Director

BOUNDARY DESCRIPTION

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

Commencing at the northwest corner of said quarter quarter section; thence south 00 degrees 18 minutes 00 seconds west along the west line of said quarter quarter section 657.00 feet to the southwest corner of Eastland Estates Section D-One, as per plat thereof recorded in Plat Book N, page 75, in the office of the Recorder of Vanderburgh County, Indiana, and to the point of beginning; thence south 89 degrees 59 minutes 30 seconds east along the south line of said Eastland Estates Section D-One 240.00 feet; thence north 00 degrees 18 minutes 00 seconds east along the east line of said Eastland Estates Section D-One 287.00 feet; thence south 89 degrees 59 minutes 30 seconds east along the south line of said Eastland Estates Section D-One 240.00 feet to the west line of Eastland Estates Section B, as per plat thereof recorded in Plat Book M, page19, in the office of the Recorder of Vanderburgh County, Indiana; thence south 00 degrees 18 minutes 00 seconds west along said west line 603.42 feet; thence north 89 degrees 59 minutes 30 seconds west 170.00 feet; thence north 00 degrees 18 minutes 00 seconds east 42.42 feet; thence north 89 degrees 59 minutes 30 seconds west 310.00 feet to the west line of said quarter quarter section; thence north 00 degrees 18 minutes 00 seconds east along said west line to the point of beginning, containing 4.766 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on February 12, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 6th day of June, 1988.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

Restrictions see misc. dr. Bk ed 8719
Instr. 88-10151 Date 6-7-88
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Hullette D.R.C.