BOLIN'S MEADOW WEST SUBDIVISION - SECTION "A"

RECEIVED FOR RECORD
at 3:13 P.M.
July 6 1989
Plat Book N
Page 180
Bob STEELE, RECORDER
VANDERBURGH COUNTY

89-12551



LEGAL DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 33, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at a point in the East line of said Quarter Quarter Section, said point being distant South 1° 02' 30" East 579.28 feet from the Northeast corner of said Quarter Quarter Section; thence along said East line

1st: South 1° 02' 30" East 441.73 feet to a point in the Northerly right-of-way line of Broadway Avenue (60 feet wide, formerly known as State Highway No. 62); thence along said Northerly right-of-way line

2nd: South 65° 20' 30" West 629.27 feet to its intersection with the Northerly right-of-way line of Felstead Road (60 feet wide); thence

3rd: North 9° 11' 45" West 171.23 feet; thence

4th: North 11° 27' 07" West 50.06 feet; thence parallel with said East line

5th: North 1° 02' 30" West 332.81 feet; thence

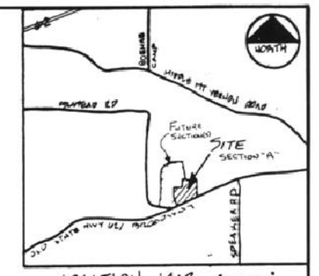
6th: South 89° 56' 30" East 180.01 feet; thence parallel with said East line

7th: South 1° 02' 30" East 6.00 feet; thence

8th: South 89° 56' 30" East 130.00 feet; thence parallel with said East line

9th: North 1° 02' 30" West 160.00 feet; thence

10th: South 89° 56' 30" East 300.00 feet to the point of beginning, containing 6.93 acres, more or less.



LOCATION MAP 1" = 1000'

General Notes

1. Owner/Developer: Donald Bolin; 5411 Bridgeview Drive; Evansville, Indiana 47712; 812/425-1842
2. Utilities: Water, gas, electric and sanitary sewers are available at the site.
3. Erosion Control:
   A. Site Grading: Slopes 0I-6I 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. Slopes of more than 6I shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
   B. Ditch Grading: Slopes of 0I-2I shall be mulched and seeded within 45 days of construction/disturbance. Slopes of 2I-8I shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8I require rip rap concrete channel liner or other approved (by Vanderburgh County Drainage Board) stabilization at completion of ditch grading if total ditch length at that point, is greater than 100 feet.
4. Zoning: All surrounding property is zoned R-1. Proposed subdivision is zoned R-1
5. Flood Plain Data: Portion of property is located within 100-year flood zone according to FIRM Panel 100 of 100 dated March 19, 1982 for Vanderburgh County, Indiana
6. Soil Classification:
   AlB_2 - Alford silt loam, 2 to 6% slopes.
   AlC_2 - Alford silt loam, 6 to 12% slopes.
   ZaD_3 - Zanesville silt loam, 12 to 18% slopes.
   Wa - Wakeland silt loam.
7. Minimum finished floor elevation shall be 390.0 feet according to the Vanderburgh County Building Commissioner.
8. All double frontage lots shall access on interior streets.
9. All roadway intersection radii are 25 feet.
10. Encroachment within open drainage channels, underground drainage conduits or designated easements by fences, trees, shrubs, grass, or by permanent structures other than those designated by the drainage plan for the subdivision is prohibited.

CURVE DATA

Curve No.	Delta	Radius	Length	Tangent
C-1	15° 55' 36"	375.00'	104.24'	52.46'
C-2	23° 37' 00"	362.38'	149.37'	75.76'
C-3	66° 23' 00"	21.88'	25.35'	14.31'
C-4	66° 23' 00"	50.20'	58.16'	32.84'
C-5	[illegible]	69.21'	[illegible]	[illegible]

Storm drainage plans have been approved by Vanderburgh County Drainage Board on June 27, 1989.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on August 23, 1988.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUL 6 1989
Auditor 3557

OWNER'S 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 V. Bolin
DONALD V. BOLIN
5411 BRIDGEVIEW DRIVE
EVANSVILLE, INDIANA 47712

Rachael L. Bolin
RACHAEL L. BOLIN
5411 BRIDGEVIEW DRIVE
EVANSVILLE, INDIANA 47712

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 5TH day of JULY, 1989

My Commission expires: OCTOBER 17, 1992 Lori R. Swinger Notary Public
LORI R. SWINGER Printed Name
A Resident of VANDERBURGH County

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JULY 6, 1989.

President
Executive Director

Plat Release JULY 6, 1989
Executive Director

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 June 1, 1989; 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

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710
#550

For restrictions see misc dr 3 cd 1420
Instr. 89-12719 Date 7-10-89
Patti Gullatte DRVC attest: BOB STEELE RECORDER VANDERBURGH CO.

For easement Applying to Lot NW Corner Bolins Mead. West
Book Deed Drawer 10 card 1730

For easement Applying to Lot NW Corner Sec A
Book Deed Drawer 6 card 7038