EASTLAND ESTATES
SECTION D-FOUR

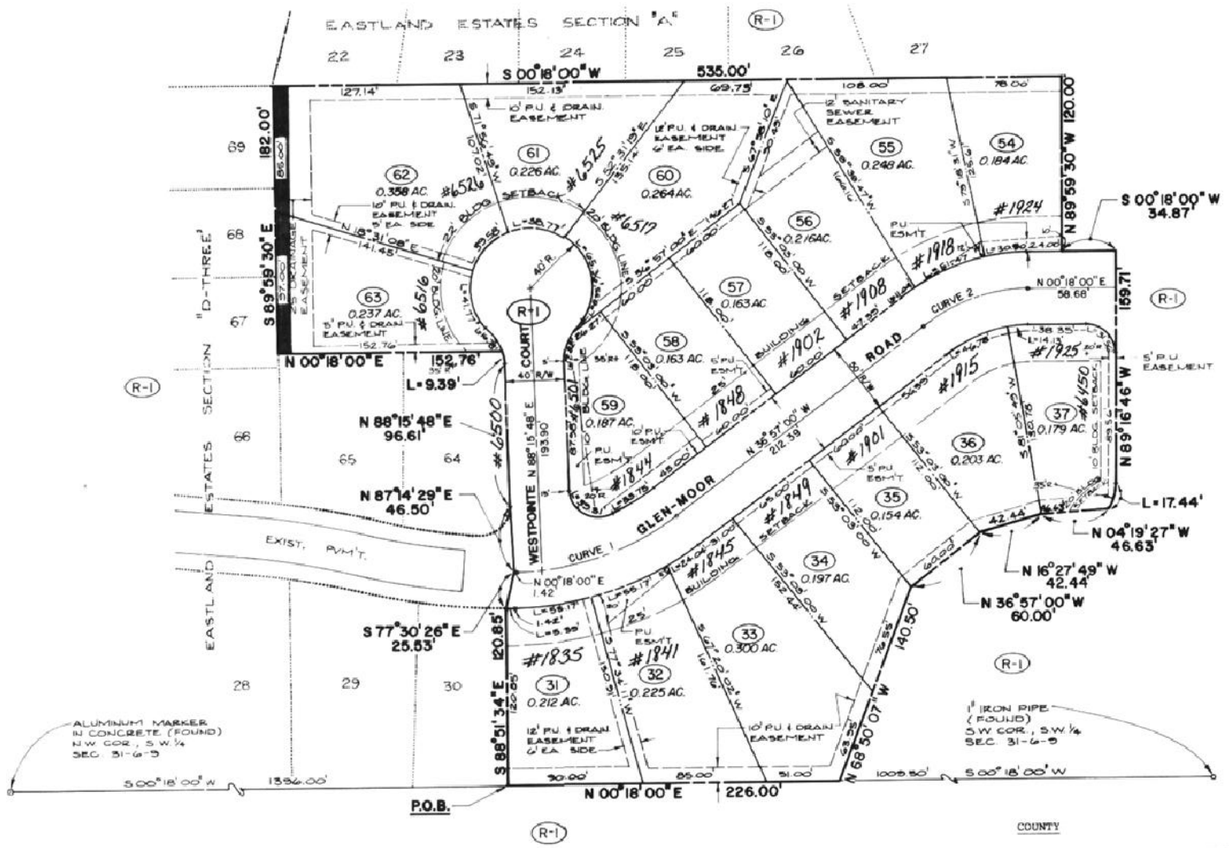
89-13274

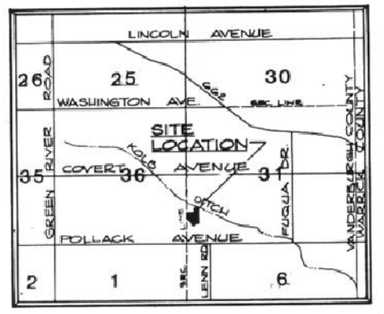
RECEIVED FOR RECORD
at 10:32 AM
JULY 19 1989
Plat Book N
Page 183
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-183

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUL 19 1989
AUDITOR
3755

SCALE : 1" = 50'





LOCATION MAP
SCALE 1"=2000'

GENERAL NOTES

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, a 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. Designated by: [redacted]

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.

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as **EASTLAND ESTATES SECTION "D-FOUR"**. 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.
3 S. BRENTWOOD DR.
EVANSVILLE, IN 47715

O.W. KATTMANN JR.
120 MAIN ST.
EVANSVILLE, IN 47708

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 14th day of July, 1989.

My Commission Expires:
2-10-93

Terry A. Campbell
Notary Public
Terry A. Campbell
(typed of printed name)

Notary Resides in
Vanderburgh
County, Indiana

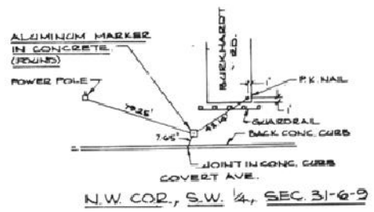
NOTARY PUBLIC SEAL INDIANA

Restrictions See Misc. dr. 3 cd 1584
Instr. 89-14494 Pg. 8-3-89
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Gulbatte DRVC

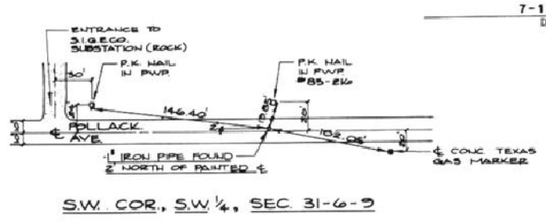
Path 2 Road Insurance on Lot 68
See Misc Dr. 6 Pg. 5049, 6-10-98
Instr# 98-19039 Attest: BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY By Rebecca L. Kachanuk, DRVC

CURVE DATA

CURVE #	RADIUS	TANGENT	CHORD	DEGREE OF CURVE	LENGTH
1	178.62	60.20	114.09	32-04-36	116.12
2	118.69	40.00	75.81	48-16-24	77.16



N.W. COR., S.W. 1/4, SEC. 31-6-9



S.W. COR., S.W. 1/4, SEC. 31-6-9

MONUMENT REFERENCES

AREA PLAN COMMISSION CERTIFICATE

Under the Authority provided by the Acts of 1981, Pub. Law 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 DATE: JULY 19, 1989

Executive Director

COUNTY

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

5-27-86
DATE

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

7-17-89
DATE

BOUNDARY DESCRIPTION

Part 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 section; thence south 00 degrees 18 minutes 00 seconds west along the west line of said quarter section for 1396.00 feet to the southwest corner of Eastland Estates D-Three, as per plat thereof, recorded in plat Book N, Page 159 , in the office of the Recorder of Vanderburgh County, Indiana, and to the point of beginning; thence south 89 degrees 51 minutes 34 seconds east 120.85 feet; thence south 77 degrees 30 minutes 26 seconds east 25.53 feet; thence north 87 degrees 14 minutes 29 seconds east 46.50 feet; thence north 88 degrees 15 minutes 48 seconds east 96.61 feet to the point of curvature of a curve concave to the northwest having a radius of 35.00 feet and a chord measuring 9.36 feet bearing north 80 degrees 34 minutes 44 seconds east; thence along said curve 9.39 feet; thence north 00 degrees 18 minutes 00 seconds east 152.76 feet; thence south 89 degrees 59 minutes 30 seconds east 182.00 feet; thence south 00 degrees 18 minutes 00 seconds west 535.00 feet; thence north 89 degrees 59 minutes 30 seconds west 120.00 feet; thence south 00 degrees 18 minutes 00 seconds west 34.87 feet; thence north 89 degrees 16 minutes 46 seconds west 159.71 feet to the point of curvature of a curve concave to the northeast having a radius of 35.00 feet and a chord measuring 17.26 feet bearing north 75 degrees 00 minutes 24 seconds west; thence along said curve 17.44 feet; thence north 04 degrees 19 minutes 27 seconds west 46.63 feet; thence north 16 degrees 27 minutes 49 seconds west 42.44 feet; thence north 36 degrees 57 minutes 00 seconds west 60.00 feet; thence north 68 degrees 30 minutes 07 seconds west 140.50 feet; thence north 00 degrees 18 minutes 00 seconds east 226.00 feet and to the point of beginning, containing 4.593 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on February 10, 1989 and that all monuments shown exist at locations as noted.

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

Witness my hand and seal this 13th day of July, 1989.

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

89-1770-4 SHEET 2