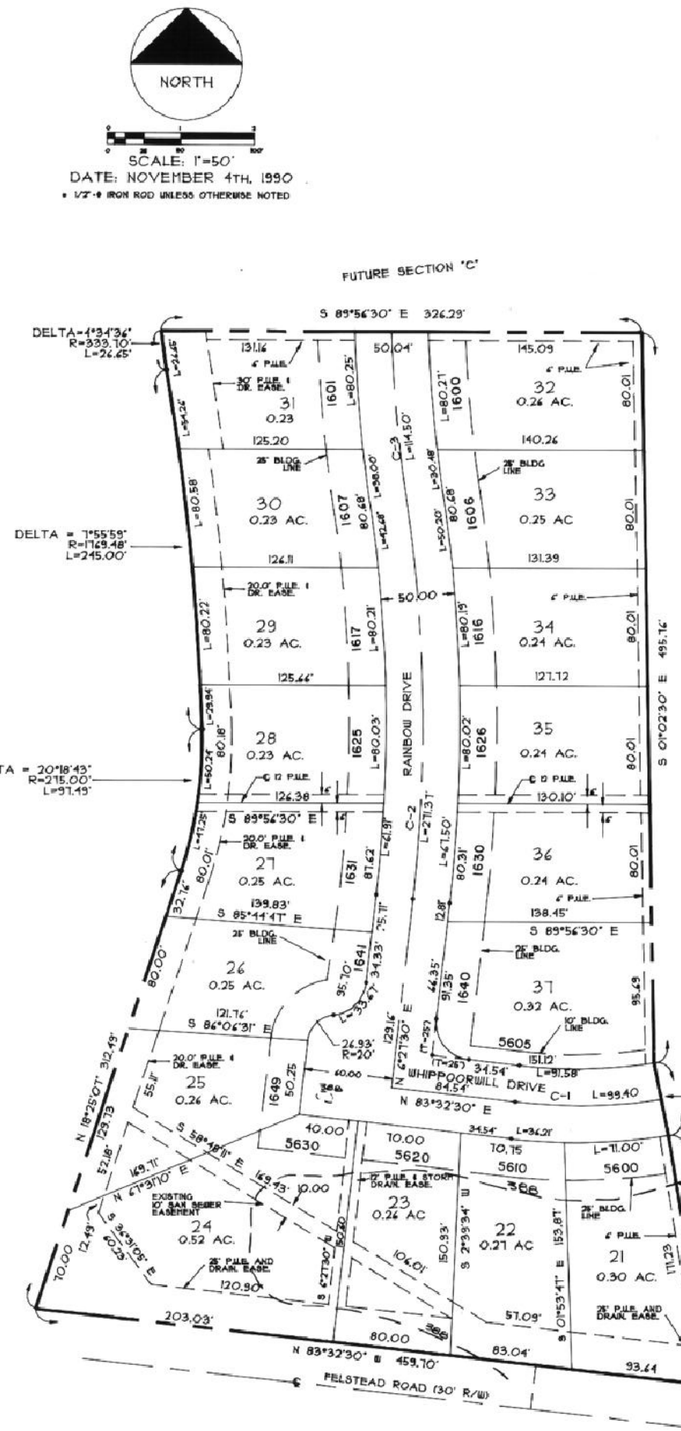
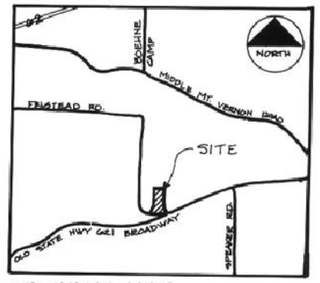
BOLIN'S MEADOW WEST SUBDIVISION – SECTION "B"





VICINITY MAP

1"=2000'

RECEIVED FOR RECORD
Book 959 A
Oct 2 91
Rec'd Book 0
Page 58
Recorded By
Fee Paid
91-22934

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 02 1991 7714

AUDITOR

0-58

FOUND 5/8" IRON ROD N.E. CORNER S.W. 1/4, N.E. 1/4 SEC. 33, T 6 S, R 11 W

CENTER LINE CURVE DATA: WHIPPOORWILL DRIVE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	15°11'13"	375.00'	99.40'	49.99'
CENTER LINE CURVE DATA: RAINBOW DRIVE				
C-2	14°59'21"	1031.31'	271.37'	136.46'
C-3	6°24'02"	1025.00	114.50'	57.31'

GENERAL NOTES:

1. OWNER/DEVELOPER: DONALD BOLIN; 5411 BRIDGEVIEW DRIVE; EVANSVILLE INDIANA 47712; 812-425-1942
2. UTILITIES: WATER, GAS, ELECTRIC AND SANITARY SEWERS ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABALIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% 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 ZONE ACCORDING TO FIRM PANEL 100 OF 100 DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   MC3 ALFORD SILT LOAM, 6 TO 12% SLOPES, SEVERLY ERODED
   ALB2 ALFORD SILT LOAM, 2 TO 6% ERODED
   ZeD3 ZANESVILLE SILT LOAM, 12 TO 18% SLOPES.
   VaA WAKELAND SILT LOAM.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 380.00 FEET ACCORDING TO THE VANDERBURGH CO. 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, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS _____. ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HERBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND. NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND. ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED " PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

Donald V Bolin Rachael L Bolin

DONALD V. BOLIN RACHAEL L. BOLIN

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

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 VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF SEPT, 1991.

MY COMMISSION EXPIRES MAY 15, 1992 Judith Worrell NOTARY PUBLIC

JUDITH WORRELL PRINTED NAME

A RESIDENT OF WARRICK COUNTY

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 August 27, 1991; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley

RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

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

AREA PLAN COMMISSSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW 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 9, 1991.

PRESIDENT Ralph H. Bower, Jr. EXECUTIVE DIRECTOR Barbara D. Cunningham

PLAT RELEASE OCTOBER 2, 1991 Barbara D. Cunningham EXECUTIVE DIRECTOR

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DATE JUNE 27, 1988

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

DATE August 22, 1988

SIDEWALKS WERE WAIVED ON:
JULY 3, 1989

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 FOLLOES;

BEGINNING AT A POINT IN THE EAST LINE OF SAID QUARTER QUARTER SECTION, SAID POINT BEING DISTANT SOUTH 01°02'30" EAST 102.01 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION 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

1ST: NORTH 83°32'30" WEST 459.10 FEET;

2ND: NORTH 18°25'01" EAST 312.49 FEET TO A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 275.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'43";

3RD: NORTHERLY 97.49 FEET TO A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1769.48 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'59";

4TH: NORTHERLY 245.00 FEET TO A TANGENT CURVE CONCAVE TO THE EAST AND HAVIG A RADIUS OF 333.10 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°34'36";

5TH: NOTHERLY 26.65'; THENCE

6TH: SOUTH 89°56'30" EAST 326.29 FEET; THENCE PARALLEL WITH SAID EAST LINE

7TH: SOUTH 01°02'30" EAST 495.76 FEET; THENCE

8TH: SOUTH 11°21'01" EAST 50.06 FEET; THENCE

9TH: SOUTH 09°11'45" EAST 111.23 FEET TO THE POINT OF BEGINNING, CONTAING 5.45 ACRES, MORE OR LESS.

Ratification to this Plat see misc. dr. 3 card 7665 Instr. 92-05490 Date 2-28-92
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Gullatte DRVC