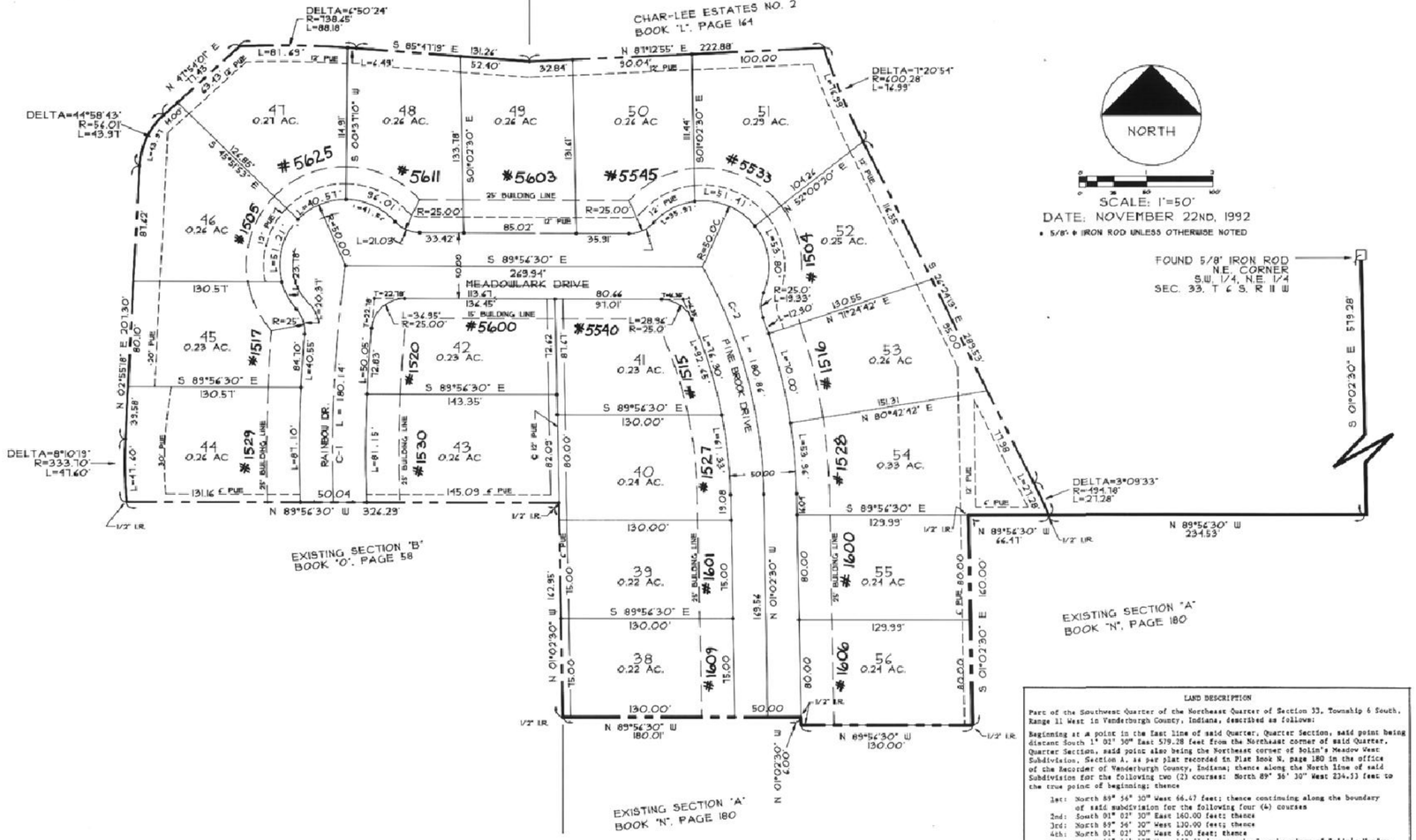
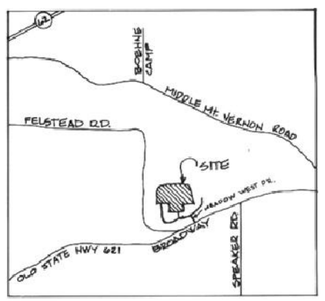
BOLIN'S MEADOW WEST SUBDIVISION – SECTION "C"



CENTER LINE CURVE DATA: RAINBOW DRIVE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	10°04'10"	1025.00'	181.14'	90.30'
CENTER LINE CURVE DATA: PINE BROOK DRIVE				
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-2	27°38'00"	375.00'	180.86'	92.22'

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. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED, IE., 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 5 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:
   AlG3: ALFORD SILT LOAM, 6 TO 12% SLOPES, SEVERLY ERODED
   AlB2: ALFORD SILT LOAM, 2 TO 6%, ERODED
   ZaD3: ZANESVILLE SILT LOAM, 12 TO 18% SLOPES.
   Wa: WAKELAND SILT LOAM.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 390.00 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.



VICINITY MAP

1"=2000'

LAND 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 519.28 feet from the Northeast corner of said Quarter, Quarter Section, said point also being the Northeast corner of Bolin's Meadow West Subdivision, Section A, as per plat recorded in Plat Book N, page 180 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Subdivision for the following two (2) courses: North 89° 56' 30" West 234.53 feet to the true point of beginning; thence

1st: North 89° 56' 30" West 66.47 feet; thence continuing along the boundary of said subdivision for the following four (4) courses
2nd: South 01° 02' 30" East 160.00 feet; thence
3rd: North 89° 56' 30" West 130.00 feet; thence
4th: North 01° 02' 30" West 6.00 feet; thence
5th: North 89° 56' 30" West 180.01 feet to the East boundary of Bolin's Meadow West Subdivision Section B, as per plat recorded in Plat Book O, page 58 in the office of the Recorder of Vanderburgh County, Indiana; thence along said boundary for the following two (2) courses
6th: North 01° 02' 30" West 142.95 feet; thence
7th: North 89° 56' 30" West 326.29 feet to a point on a curve concave to the East and having a radius of 333.70 feet, a radial to said point on the curve being North 84° 44' 59" East; thence along said curve through a central angle of 8° 10' 19"
8th: Northerly 47.60 feet to a tangent line; thence along said line
9th: North 2° 55' 18" East 207.30 feet to a tangent curve concave to the Southeast and having a radius of 56.01 feet; thence along said curve through a central angle of 44° 58' 43"
10th: Northeasterly 43.97 feet to a tangent line; thence along said line
11th: North 47° 54' 01" East 77.43 feet to a point on a curve concave to the South and having a radius of 738.65 feet, a radial to said point on curve being South 2° 37' 47" East; thence along said curve through a central angle of 6° 50' 24"
12th: Easterly 88.18 feet to a tangent line; thence along said line
13th: South 85° 47'19" East 131.26 feet to the Southwest corner of Char-Lee Estates No. 2, a subdivision as per plat recorded in Plat Book L, page 164 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said subdivision
14th: North 87° 12' 55" East 222.88 feet to a point on a curve concave to the Northeast and having a radius of 600.28 feet, a radial to said point on curve being North 79° 36' 41" East; thence along said curve, through a central angle of 7° 28' 42"
15th: Southeasterly 76.99 feet to a tangent to said curve; thence along said line
16th: South 26° 24' 13" East 289.53 feet to a tangent curve concave to the Southwest and having a radius of 486.28 feet; thence along said curve through a central angle of 3° 09' 33"
17th: Southeasterly 27.28 feet to the point of beginning, containing 5.86 acres, more or less.

DWNER' CERTIFICATE

93-20936

The undersigned owner(s) of said real estate shown and described heron does hereby plat and subdivide said real estate as shown and designates the same as BOLIN'S MEADOW WEST SUBDIVISION - SECTION "C". All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked 'Public Utility Easement', are hereby dedicated to the public for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utilities.

Strips of ground marked 'Drainage Easement' are dedicated for surface water and/or subsurface water drainage; provided however that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such a manner to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Property owners shall maintain the drainage easements located within each particular lot. No structure or obstructions shall be placed within said strips of land and any structure or obstruction located within said strips of land is subject to removal.

Donald V. Bolin — DONALD V. BOLIN
Rachael L. Bolin — RACHAEL L. BOLIN

0-115

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 06 1993

AUDITOR 4273

RECEIVED FOR RECORD
AT 9:42 A.M.
AUG. 6 1993
PLAT BOOK O
PAGE 115
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-20936

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 5 DAY OF AUGUST, 1993
MY COMMISSION EXPIRES 5-15-96 — Judith Woodall — NOTARY PUBLIC
JUDITH WOODALL — PRINTED NAME
A RESIDENT OF WARRICK COUNTY

SEAL

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 JULY 17, 1993; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley Jr.
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 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, 1993

Alfred H. Bauer, Jr. — PRESIDENT
Barbara L. Cunningham — EXECUTIVE DIRECTOR

PLAT RELEASE AUGUST 6, 1993
Barbara L. Cunningham — EXECUTIVE DIRECTOR

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:
JUNE 27, 1988
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:
FEBRUARY 8, 1993
DATE

STREETS WERE ACCEPTED FOR MAINTENANCE BY VANDERBURGH COUNTY ON:
JULY 26, 1993
DATE

For easement Applying to Lot 49 & 50
See Deed Drawer R card 6315