

FND 3/8" I.R.
N.E. CORNER
S.W. 1/4, NE 1/4
SEC. 33-6-11

SCALE: 1"=50'
DATE: MAY 11, 1988
REVISED: 5-25-88

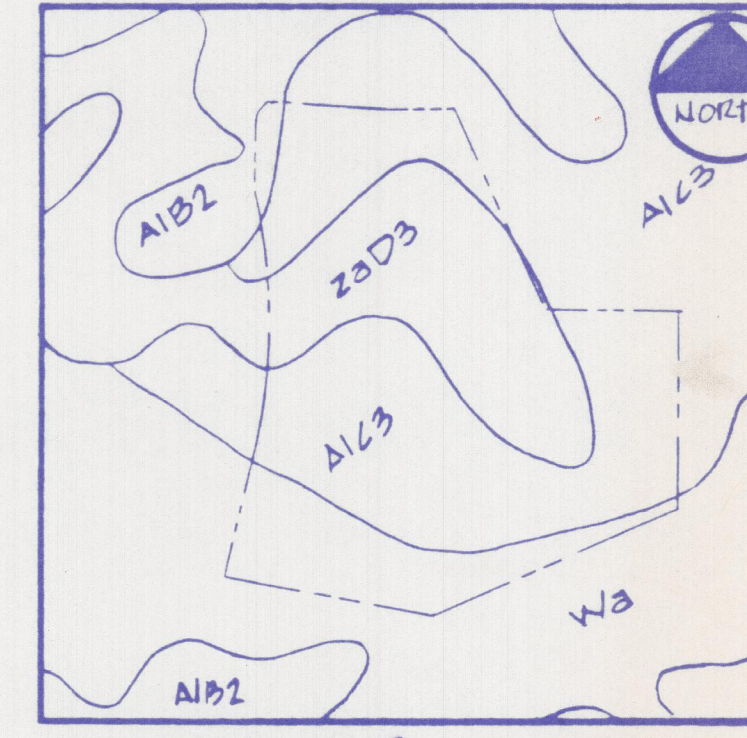
The Primary Plat of BOLIN'S MEADOW WEST SUBDIVISION

LEGEND
O - SET 1/2" I.R. UNLESS OTHERWISE NOTED
P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING LINE
D.R.E. - DRAINAGE EASEMENT
P.U. & D.R.E. - PUBLIC UTILITY & DRAINAGE EASEMENT

ADJACENT PROPERTY OWNERS:

Tax Code	Name and Address
7-63-28	Bonnie Ippock 1419 Broadway, 47712
7-63-27	Mildred A. Koewler 419 First Avenue, 47710
7-64-21	Juanita Malin 5420 N. Broadway, 47712
7-64-22	Joe and Bernita Martin 5500 Broadway, 47712
7-64-23	Gary and Charlotte Reiter 5516 Broadway, 47712
7-64-5	James R. Matthews 901 S. Meadow Road, 47712
7-63-24	Samuel and Irene Oxley 5701 Broadway, 47712
7-63-23	Lucille Winters 5711 Broadway Ave., 47712
7-63-15 thru 7-63-22	William J. and Lucille Koewler 1612 Felstead Road, 47712
7-63-12	William and Carol Nunning 5712 Bridgeview Drive, 47712
7-63-36	Donald D. and Kathleen Marrs 5706 Bridgeview Drive, 47712
7-63-11	Armin H. and Patricia S. Hearer 1601 Reiter Drive, 47712
7-63-10	Donald Bolin 5411 Bridgeview Drive, 47712
7-61-7	Gilbert and Hazel Reiter 1601 Reiter Drive, 47712
7-61-8	Raymond H. and Leona E. Bass 5613 Reiter Drive, 47712
7-61-9	Norman E. and Carolyn Sue Humpert 1623 Reiter Drive, 47712
7-61-10 and 7-61-11	Ralph and Frances Markee 5413 Broadway Ave., 47712
7-62-1	Bonnie R. and Nathaniela Ippock 5413 Broadway Ave, 47712
7-64-20	Juanita Malin and Shelly Butler 5418 Broadway Ave., 47712

LOCATION MAP 1"=2000'



CENTERLINE CURVE DATA

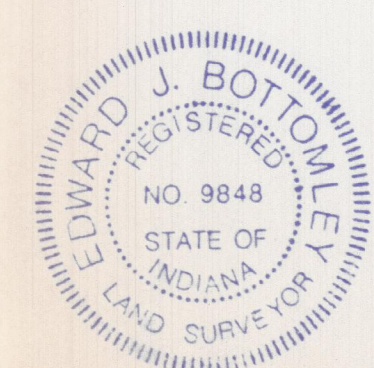
CURVE NO.	DELTA	RADIUS	LENGTH
C-1	108°23'00"	45.00'	52.14'
C-2	35°32'40"	375.00'	232.04'
C-3	27°17'00"	375.00'	154.57'
C-4	27°30'00"	375.00'	180.00'
C-5	8°24'47"	1025.00'	330.00'
C-6	7°19'43"	1025.00'	310.00'

- General Notes**
- Owner/Developer: Donald Bolin; 5411 Bridgeview Drive; Evansville, Indiana 47712; 812/425-1842
 - Utilities: Water, gas, electric and sanitary sewers are available at site.
 - Erosion Control: Slopes 07-6% 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. Slopes of more than 6% 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.
 - Zoning: All surrounding property is zoned R-1. Proposed subdivision is zoned C-4 and rezoning to R-1 is currently being sought by owner.
 - 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.
 - Soil Classification:
A1B - Alford silt loam, 2 to 6% slopes.
A1C - Alford silt loam, 6 to 12% slopes.
ZaD - Zanesville silt loam, 12 to 18% slopes.
Wa - Wakefield silt loam.
 - Minimum finished floor elevation shall be 390.0 feet according to the Vanderburgh County Building Commissioner.
 - All double frontage lots shall access on interior streets.
 - All roadway intersection radii are 25 feet.
 - 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.

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 62); thence along said northerly right of way line
- 2nd: South 55° 20' 30" West 629.27 feet to its intersection with the Northerly right of way line of Felstead Road (60 feet wide); thence along said Northerly right of way of Felstead Road
- 3rd: North 83° 32' 30" West 459.70 feet; thence
- 4th: North 18° 25' 07" 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"
- 5th: 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 7° 55' 59"
- 6th: Northerly 245.00 feet to a tangent curve concave to the East and having a radius of 333.70 feet; thence along said curve through a central angle of 12° 44' 35"
- 7th: Northerly 74.23 feet to a tangent line; thence along said line
- 8th: 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"
- 9th: Northeasterly 43.97 feet to a tangent line; thence along said line
- 10th: North 47° 54' 01" East 77.43 feet to a point on the curve concave to the South and having a radius of 738.43 feet, a radial to said point on curve being South 2° 37' 43" East; thence along said curve through a central angle of 6° 30' 24"
- 11th: Easterly 88.18 feet to a tangent line; thence along said line
- 12th: South 85° 41' 19" East 131.26 feet to the Southwest corner of Char-Lee Estates No. 2, a subdivision as per plat recorded in Plat Book 1, page 164 in the office of the Recorder of Vanderburgh County, Indiana; thence along the South line of said subdivision
- 13th: North 87° 12' 53" 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 70° 56' 41" East; thence along said curve, through a central angle of 7° 20' 54"
- 14th: Southeasterly 76.99 feet to a tangent line; thence along said line
- 15th: South 35° 24' 13" East 289.53 feet to a tangent curve concave to the Southwest and having a radius of 494.78 feet; thence along said curve through a central angle of 3° 09' 33"
- 16th: Southeasterly 27.28 feet; thence
- 17th: South 89° 56' 30" East 238.92 feet to the point of beginning, containing 18.25 Acres, more or less.



ACCU
SURVEYING AND ENGINEERING
8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-5219