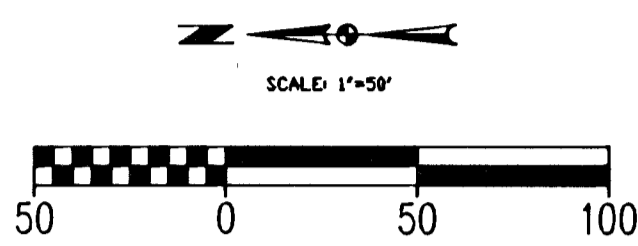


# EASTLAND ESTATES

## SECTION D-FIVE

0-30



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.  
 JAN 25 1991 720  
 Auditor

RECEIVED FOR RECORD  
 at 12:29 P.M.  
 JAN 25 1991  
 808 STEELE RECORDER  
 VANDERBURGH COUNTY  
 91-01860

AREA PLAN COMMISSION 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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on APRIL 15, 1988.

By: *Robert H. Bana, Jr.* President  
*Barbara S. Wenzel* Executive Director  
*Barbara S. Wenzel* Executive Director

PLAT RELEASE DATE 1-25-91

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:

SIGECO GAS CENTERLINE DESCRIPTION

- ① N 49°22'24" E 118.37'
- ② N 57°25'47" E 121.10'
- ③ N 57°03'48" E 129.44'
- ④ N 56°29'51" E 65.99'
- ⑤ N 57°1'46" E 76.93'
- ⑥ N 56°17'52" E 54.97'

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 1622.00 feet to the southwest corner of Eastland Estates Section D-Four, 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 68 degrees 50 minutes 07 seconds east 140.50 feet; thence south 36 degrees 57 minutes 00 seconds east 60.00 feet; thence south 16 degrees 27 minutes 49 seconds east 42.44 feet; thence south 04 degrees 19 minutes 27 seconds east 46.63 feet to a point on a curve concave to the north having a radius of 35.00 feet and a chord measuring 17.26 feet, bearing south 75 degrees 00 minutes 24 seconds east; thence along said curve for 17.44 feet; thence south 89 degrees 16 minutes 46 seconds east 159.71 feet; thence north 00 degrees 18 minutes 00 seconds east 34.87 feet; thence south 89 degrees 59 minutes 30 seconds east 120.00 feet; thence south 00 degrees 18 minutes 00 seconds west 460.79 feet; thence south 89 degrees 15 minutes 30 seconds west 480.07 feet; thence north 00 degrees 18 minutes 00 seconds east 624.50 feet to the point of beginning, containing 5.453 acres.



GENERAL NOTES

**Zoning:** The subject property is currently zoned A as shown. All abutting property is zoned A.

**Flood Plain Data:** Per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana, none of the proposed subdivision is within the designated 100 year flood zone.

**Utilities:** Sewers, water, telephone and electric are available at the site.

**Road Grades:** Maximum road grades shall not exceed 5%.

**Temporary Erosion Control:** (during construction)

Slopes of 0 1/2-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

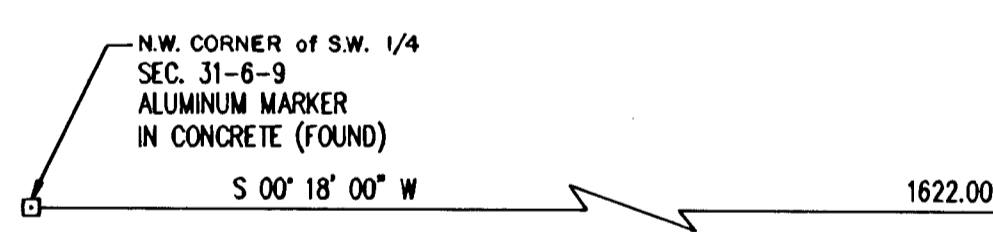
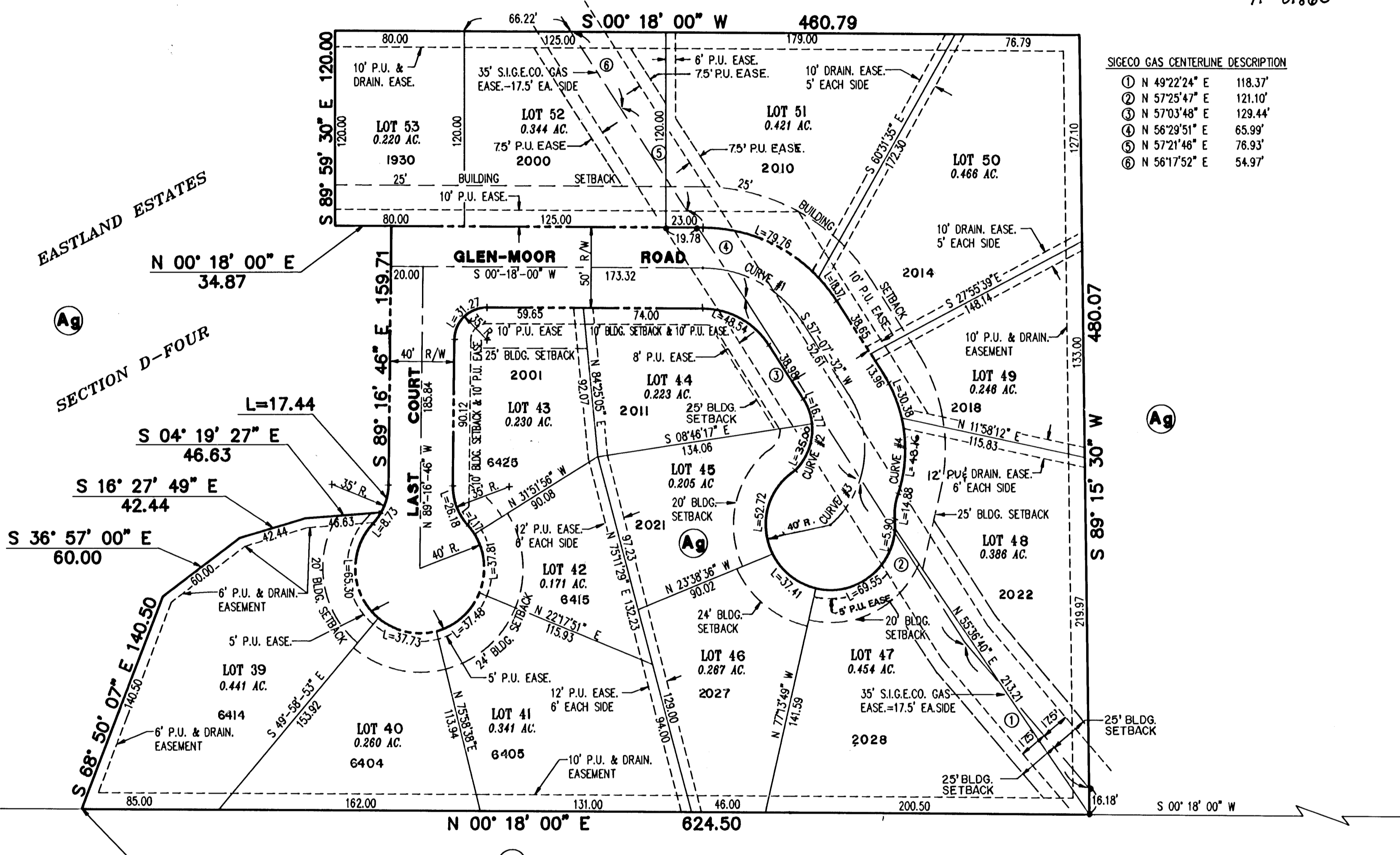
Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

**Easements:** All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are as shown hereon.

**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.

**SIGECO Easement:** No driveways, excavation, fences, portable or permanent storage sheds, dog houses, or other permanent or portable or facilities shall be placed within the SIGECO easement without prior written approval from SIGECO right-of-way department.



OWNERS' 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  
 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.*  
 W.C. Bussing Jr.  
 3 S. Brentwood Dr.  
 Evansville, IN 47715

*O.W. Kattmann Jr.*  
 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 Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 25th day of January, 1991.

My Commission Expires:

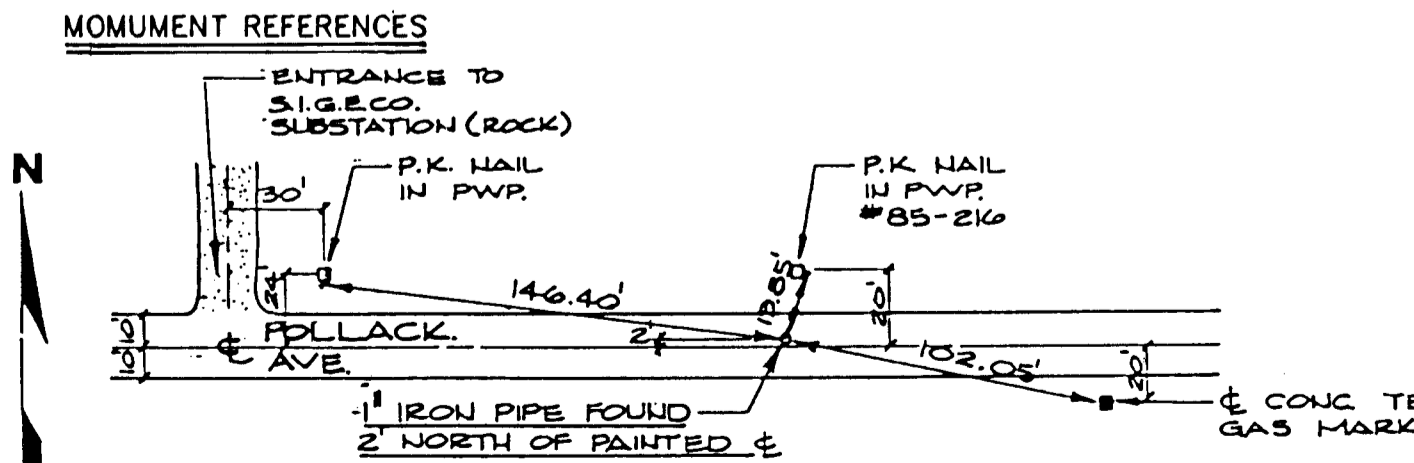
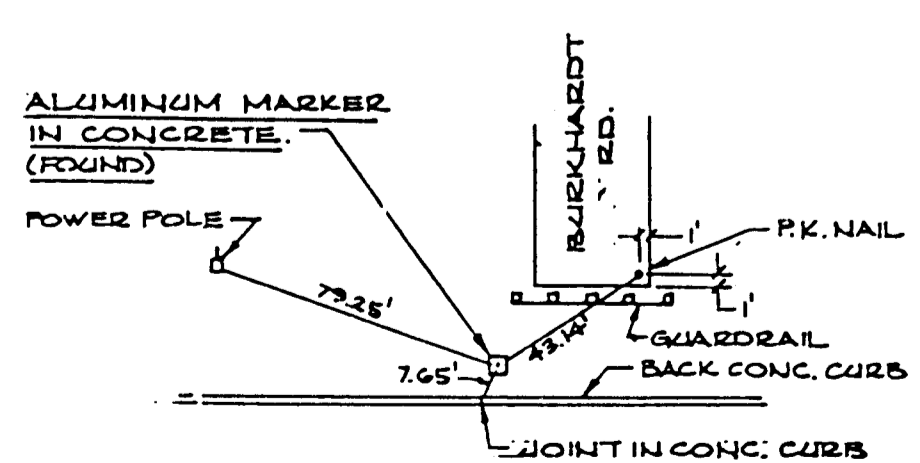
2-10-93

Notary Resides In  
 Vanderburgh  
 County, Indiana

*Serry A. Campbell*  
 Notary Public  
 TERRY A. CAMPBELL  
 (typed or printed name)

CURVE DATA

CURVE #	RADIUS	TANGENT	CHORD	DEGREE OF CURVE	LENGTH
CURVE #1	73.94	40.00	70.36	77°-30'-00"	73.33
CURVE #2	35.00	31.93	47.17	163°-42'-08"	51.77
CURVE #3	61.64	53.64	80.93	92°-57'-08"	88.28
CURVE #4	86.64	57.81	96.17	66°-07'-51"	101.95



COUNTY

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

5-27-86  
 DATE

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

1-22-91  
 DATE

SIDEWALKS WERE WAIVED BY THE BOARD OF COUNTY COMMISSIONERS ON:

1-26-87  
 DATE

PRIMARY APPROVAL

5-7-86  
 DATE

SANITARY SEWER PLANS WERE APPROVED BY THE STATE OF INDIANA 7-24-86 & APPROVED FOR CONSTRUCTION BY THE EVANSVILLE WATER AND SEWER UTILITIES ON:

5-20-86  
 DATE

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a land surveyor, licenced in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on 2-12-88, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of January, 1991.

*James Q. Morley*  
 James Q. Morley  
 Indiana Registration No. 12629



LOCATION MAP

