

POLO RUN SUBDIVISION

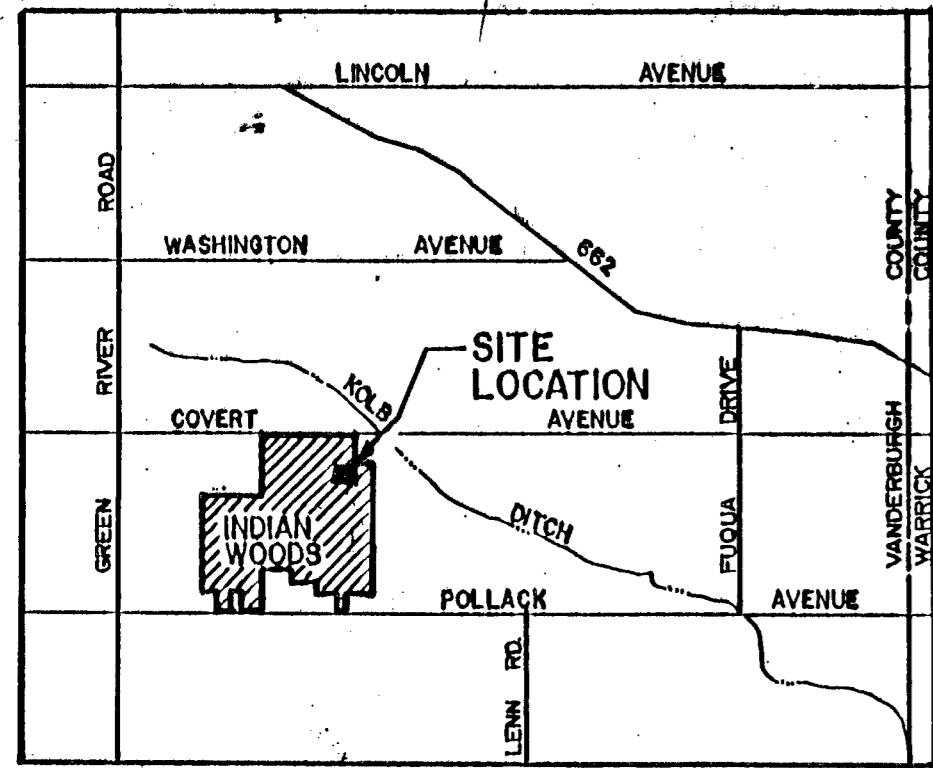
SECTION 1 OF INDIAN WOODS PUD

87-24268

BOUNDARY DESCRIPTION
POLO RUN - SECTION 1

Part of the West Half of the Southeast Quarter of Section 36, Township 6 South, Range 10 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the southeast corner of the West Half of the Southeast Quarter of Section 36-6-10; thence north 00 degrees 05 minutes 15 seconds east 2200.13 feet; thence north 89 degrees 55 minutes 18 seconds west 275.00 feet; thence south 00 degrees 05 minutes 18 seconds west 302.00 feet; thence north 89 degrees 55 minutes 18 seconds west 80.21 feet to the true point of beginning; thence north 89 degrees 55 minutes 18 seconds west 21.21 feet; thence north 84 degrees 44 minutes 27 seconds west 68.15 feet; thence north 79 degrees 00 minutes 15 seconds west 179.13 feet; thence north 68 degrees 53 minutes 46 seconds west 61.00 feet; thence north 23 degrees 42 minutes 24 seconds east 176.65 feet; thence south 89 degrees 55 minutes 18 seconds east 251.14 feet; thence south 00 degrees 05 minutes 15 seconds west 223.82 feet to the true point of beginning, containing 1.358 acres.



LOCATION MAP
SCALE: 1" = 3000'

GENERAL NOTES

Temporary Erosion Control

Slopes of 0-6%: Shall be mulched and seeded, i.e., ryegrass, 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.

Utilities: Sewer, water and electric are available near the site and can be extended to serve this development.

Flood Plain Data: No portion of the proposed subdivision is within the designated 100 year flood zone per FIRM Panel No. 180256 0050 B dated March 19, 1982, Vanderburgh County, Indiana

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.

Rear yard building set back line is 20 feet; front yard building set back line is 10 feet; side yard building set back line is 0 feet.

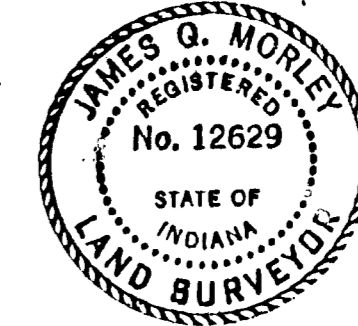
STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

JANUARY 26, 1987
(DATE)

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on December 16, 1987 and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 8th day of October, 1987.



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

OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designated on this plat as POLO RUN. 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. Twenty-five foot fence setback lines are hereby established as shown on this plat. There shall be no buildings or structures erected within this area.

JAMES MORLEY, INC.

J. Q. Morley

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 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 8th day of October, 1987.

My Commission Expires:

2-10-89

Terry A. Campbell
Notary Public

Terry A. Campbell
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on FEBRUARY 11, 1987.

Robert H. Dancy, Jr.
President

Plat Release Date: October 8, 1987

Barbara P. Cunningham
Director

Barbara P. Cunningham
President

RECEIVED FOR RECORD
at 3:53 P.M.
OCTOBER 8 1987
Phy Book 116
JOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
OCT 8 1987 6659
Ann Stangley
AUDITOR

N-116

ADJACENT PROPERTY OWNERS

- (A) CHAL Corporation
P.O. Box 208
Evansville, IN 47702
- (B) Edward Martin Mill
5201 Old Boonville Highway
Evansville, IN 47711
- (C) Theodore & Catherine Will
5522 Outer Pollack Avenue
Evansville, IN 47715
- (D) CHAL Corporation
P.O. Box 208
Evansville, IN 47702
- (E) CHAL Corporation
P.O. Box 208
Evansville, IN 47702

PUD (A)

PUD (D)

R-1 (B)

(C)

N89d55'18"W

273.00'

10' PUBLIC UTILITY ESMT

S89d55'18"E 251.14'

COMMON AREA

COMMON AREA

10' PUBLIC UTILITY EASEMENT

COMMON AREA #5800

COMMON AREA

COMMON AREA (TYP)

COMMON AREA

COMMON AREA

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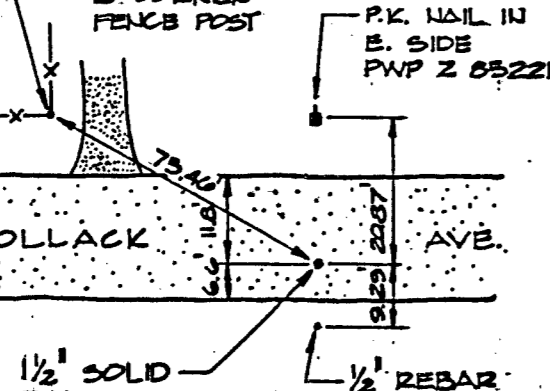
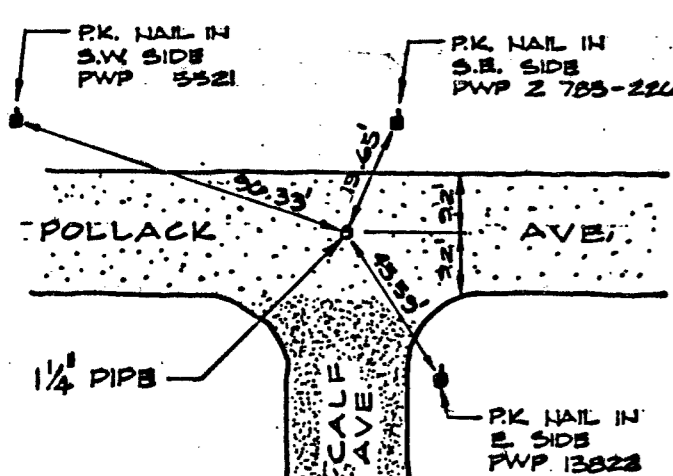
COMMON AREA

COMMON AREA

1/2 QUARTER SECTION REFERENCES

S.W. COR. W 1/2
SEC. 36-6-10

S.E. COR. W 1/2
SEC. 36-6-10



- | | |
|-----------------|-----------------|
| ① - S89°55'18"W | ⑩ - S20°05'15"E |
| ② - S89°55'18"W | ⑪ - S20°05'15"E |
| ③ - S89°55'18"W | ⑫ - S20°05'15"E |
| ④ - S89°55'18"W | ⑬ - S20°05'15"E |
| ⑤ - S89°55'18"W | ⑭ - S20°05'15"E |
| ⑥ - S89°55'18"W | ⑮ - S20°05'15"E |
| ⑦ - S89°55'18"W | ⑯ - S20°05'15"E |
| ⑧ - S89°55'18"W | ⑰ - S20°05'15"E |
| ⑨ - S89°55'18"W | ⑱ - S20°05'15"E |

SW COR
W 1/2 SE 1/4
36-6-10
1 1/4" IRON PIPE

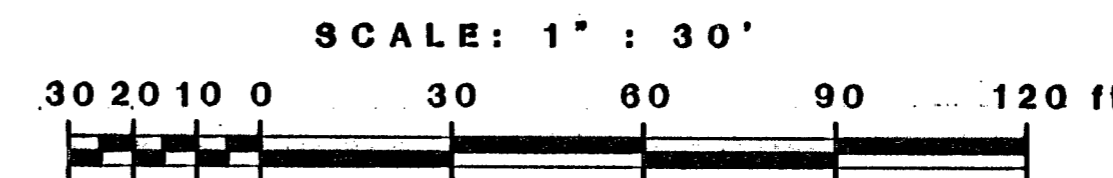
N89d54'03"E 1305.84'

POLLACK AVENUE

SE COR
WEST HALF
SE 1/4
36-6-10
1 1/2" SOLID IRON PIN

N89d55'18"W
21.21'
TRUE POINT OF BEGINNING

Easements for public utilities and surface water drainage recorded in Vanderburgh County Recorder's office, Deed File 3, Card 3453.



SCALE: 1" = 30'

