

# POLO RUN SUBDIVISION

## SECTION 2 OF

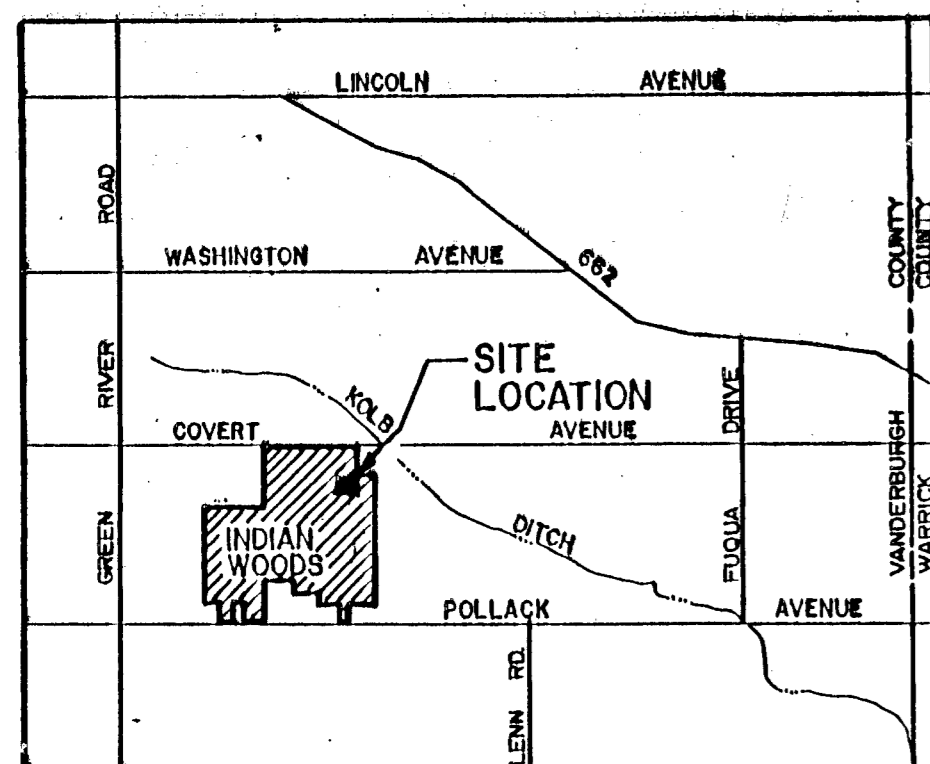
## INDIAN WOODS PUD

88-04070

BOUNDARY DESCRIPTION  
POLO RUN - SECTION 2

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 18 seconds east 2200.13 feet; thence north 89 degrees 55 minutes 18 seconds west 313.59 feet to the true point of beginning; thence south 31 degrees 37 minutes 26 seconds west 91.74 feet; thence north 89 degrees 55 minutes 18 seconds east 244.77 feet; thence north 23 degrees 42 minutes 24 seconds east 19.02 feet to the point of curvature of a curve concave to the northwest, having a radius of 403.28 feet and a chord of 64.28 feet, bearing north 19 degrees 08 minutes 08 seconds east; thence south 89 degrees 55 minutes 18 seconds east 264.16 feet to the true point of beginning, containing 0.45 acres (19,791 square feet).



LOCATION MAP  
SCALE: 1" = 3000'

23	= S58-43-25W	34	= S31-55-34W
24	= S31-29-49W	35	= S58-16-38E
25	= S58-18-32E	36	= S31-36-35W
26	= S31-36-41W	37	= S58-29-35E
27	= S58-12-00E	38	= S31-37-55W
28	= S31-45-28W	39	= S58-46-41E
29	= S58-06-00E	40	= S31-59-59W
30	= S31-16-54W	41	= S58-10-14E
31	= S58-21-40E	42	= S31-32-01W
32	= S31-28-29W	43	= S58-03-06E
33	= S58-10-23E		

### SECTION 2 LOT AREAS

LOT NO.	AREA
1	1543 SF
2	1504 SF
3	1506 SF
4	1509 SF
5	1511 SF
6	1508 SF
7	1507 SF
8	1511 SF
9	1507 SF
10	1510 SF
11	1958 SF

### GENERAL NOTES

#### Temporary Erosion Control

Slopes of 0-6%: 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.

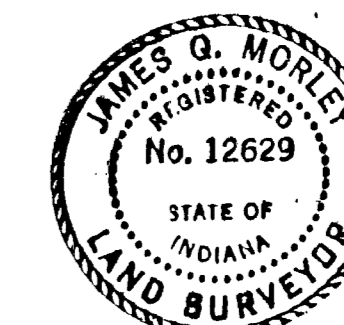
Utilities: Sewer, water and electric are available near the site and can be extended to serve this development.

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.

### SURVEYOR'S CERTIFICATE

I, James O. 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, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 7th day of March, 1988.



*James O. Morley*  
James O. Morley, L.S.  
Indiana Registration No. 12629

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 8 feet; side yard building set back line is 0 feet.

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

1-26-87 (DATE)

### 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 designates the same 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 lines set back lines are hereby established as shown on this plat. There shall be no buildings or structures erected within this area.

JACOB HONESTY, INC.

*W.R. Honesty*

### 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 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 7th day of March, 1988.

My Commission Expires: 2-10-89

*Terry A. Campbell*  
Terry A. Campbell  
Notary Public  
(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 JANUARY 4, 1988.

*Robert H. Bann*  
Robert H. Bann, Jr.  
President  
*Barbara Cunningham*  
Barbara Cunningham  
Director

Plat Release Date MARCH 9, 1988

### SECTION 1 LOT AREAS

LOT NO.	AREA
32	1594 SF
31	1573 SF
30	1573 SF
29	1579 SF
28	1586 SF
27	1569 SF
26	1573 SF
25	1578 SF
24	1590 SF
23	1600 SF
22	1849 SF

### SECTION 1 COMMON AREA

41,478 SF (0.952 AC)

### ADJACENT PROPERTY OWNERS

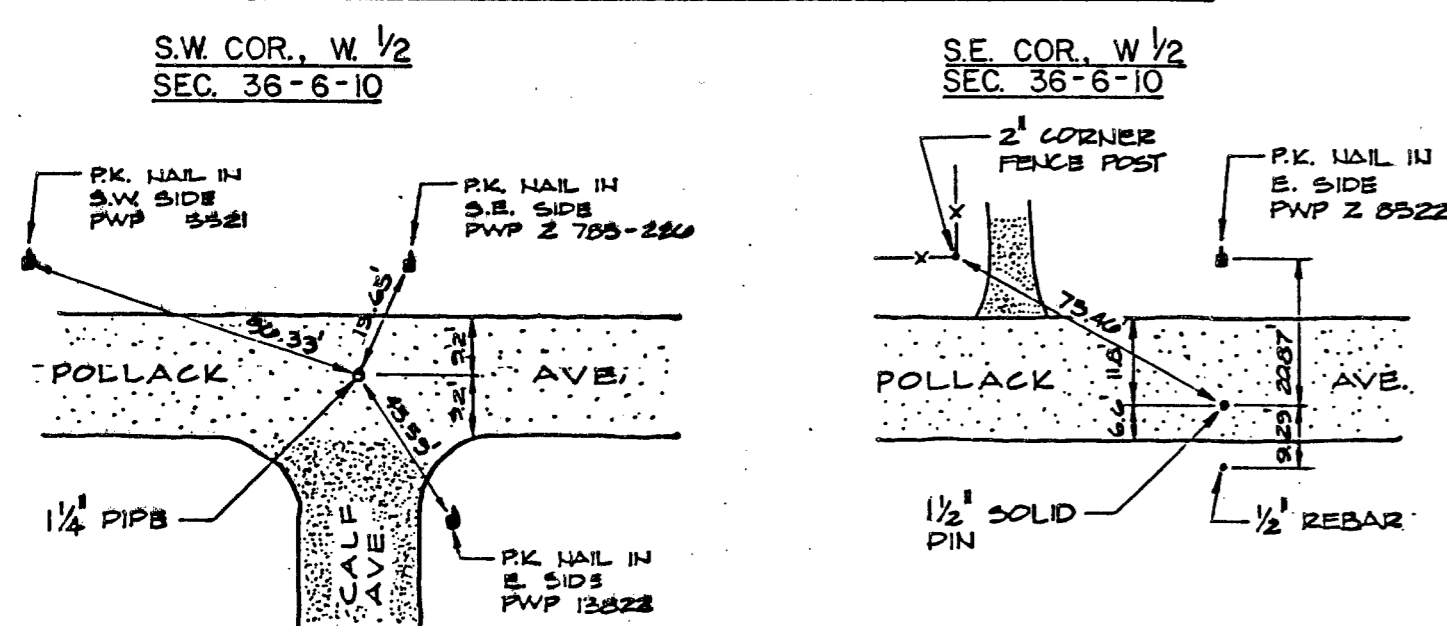
- (A) CHAL Corporation  
P.O. Box 208  
Evansville, IN 47702
- (B) Edward Martin Will  
5201 Old Boonville Highway  
Evansville, IN 47711
- (C) Theodore & Catherine Will  
5522 Outer Pollack Avenue  
Evansville, IN 47715
- (D) CHAL Corporation  
P.O. Box 208  
Evansville, IN 47702
- (E) CHAL Corporation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

PUD (A)

PUD (A)

PUD (A)

### 1/2 QUARTER SECTION REFERENCES



1	= S88°38'28"W	11	= S27°07'55"E, 6.14'
2	= S89°59'58"W	12	= S27°02'42"E, 8.00'
3	= S89°40'02"W	13	= S27°02'42"E, 8.00'
4	= S89°37'17"W	14	= S27°39'58"E, 6.00'
5	= S89°30'10"W	15	= S27°32'02"E, 6.00'
6	= S89°18'45"W	16	= S27°30'10"E, 6.02'
7	= S89°15'54"W	17	= S27°30'10"E, 6.02'
8	= S89°20'45"W	18	= S27°06'03"E, 8.23'
9	= S89°32'58"W	19	= S27°06'03"E, 8.00'
10	= S89°05'45"W	20	= S27°03'55"E, 6.12'
11	= S89°05'29"W		
12	= N89°44'16"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

RECEIVED FOR RECORD  
of 321 PM  
MARCH 9 1988  
Plat Cost: N  
Page: 135  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

N-135

BUY ENTERED FOR TAXATION  
MAR 9 1988 981  
*Don Douglas*  
NOTARY

