

SCALE: 1"=50'  
DATE: NOVEMBER 4TH, 1990  
• 1/2" IRON ROD UNLESS OTHERWISE NOTED

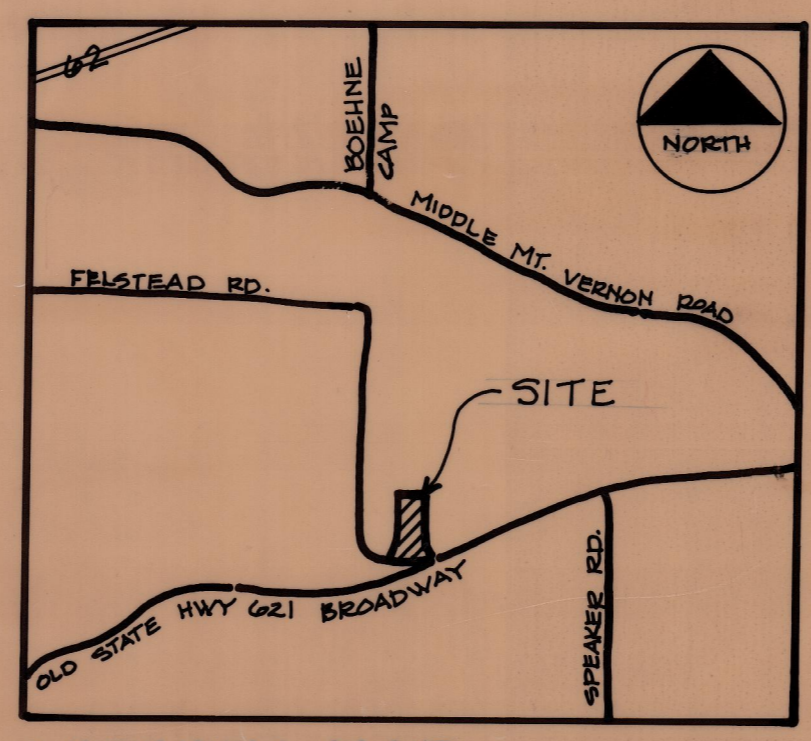
RECEIVED FOR RECORD  
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Oct 2 1991  
Plat Book 0  
Page 58  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY  
91-22934

**0-58**

OCT 02 1991 7714

*Ann Thompson*  
AUDITOR

FOUND 5/8" IRON ROD  
N.E. CORNER  
S.W. 1/4, N.E. 1/4  
SEC. 33, T 4 S, R 11 W



VICINITY MAP

NORTH  
1"=2000'

# BOLIN'S MEADOW WEST SUBDIVISION - SECTION "B"

## OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS THE SAME AS ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HERBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HERBY RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERRECTED WITHIN SAID STRIPS OF LAND, ANY FENCES ERRECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HERBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

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

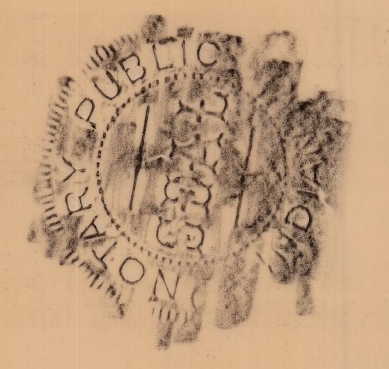
## NOTARY CERTIFICATE

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 6 DAY OF SEPT, 1991.  
MY COMMISSION EXPIRES MAY 15, 1992

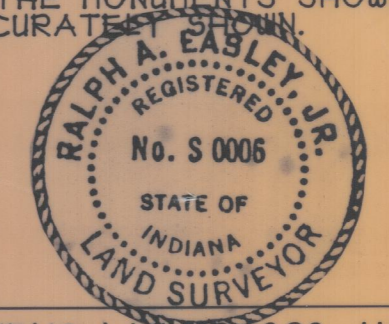
*Judith Woodall* NOTARY PUBLIC  
*Judith Woodall* PRINTED NAME  
A RESIDENT OF WARRICK COUNTY



## 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 August 22, 1988 THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY REPRESENTED.

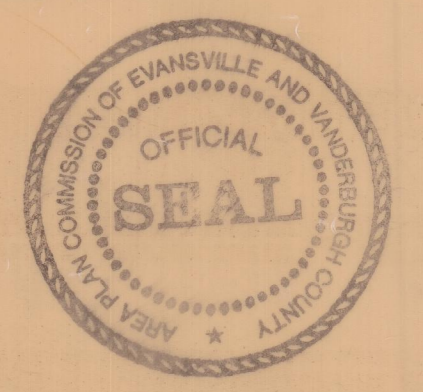
*Ralph A. Easley, Jr.*  
RALPH A. EASLEY, JR.  
INDIANA REG. NO. S 0006



## AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW 100-303, 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, 1988.

PRESIDENT *Depled H. Bann, Jr.* EXECUTIVE DIRECTOR *Bartana P. Cunningham*  
PLAT RELEASE OCTOBER 2, 1991 EXECUTIVE DIRECTOR *Bartana P. Cunningham*



## 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:

August 22, 1988

## DATE

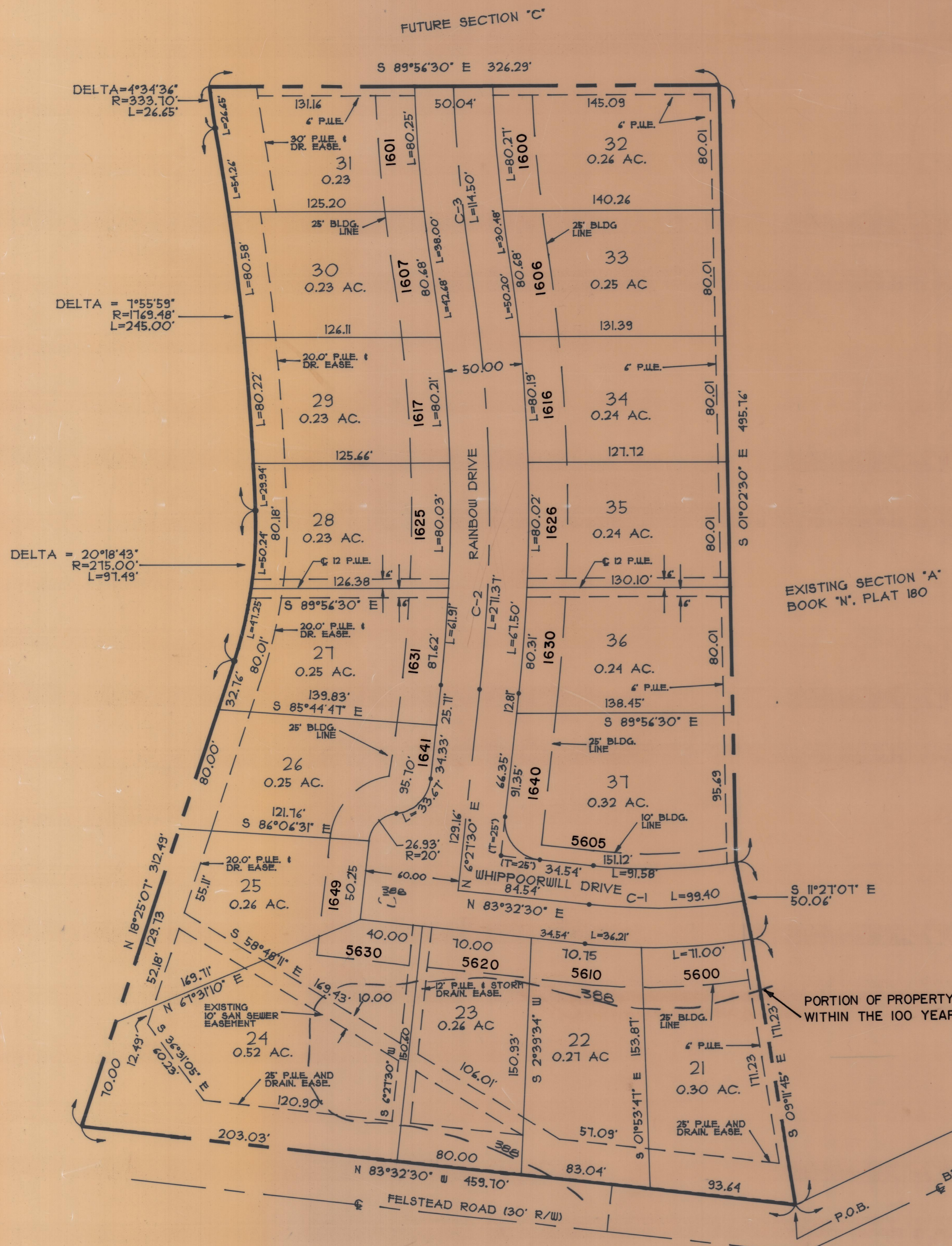
SIDEWALKS WERE WAIVED ON:

JULY 3, 1989

## LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, INDIANA DESCRIBED AS FOLLOWS:

- 1st: NORTH 83°32'30" WEST 459.10 FEET;
- 2nd: NORTH 18°25'01" EAST 312.49 FEET TO A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 215.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°18'43";
- 3rd: NORTHERLY 97.49 FEET TO A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1169.48 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°55'59";
- 4th: NORTHERLY 215.00 FEET TO A TANGENT CURVE CONCAVE TO THE EAST AND HAVIG A RADIUS OF 333.10 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°34'34";
- 5th: NOTHERLY 26.65; THENCE
- 6th: SOUTH 89°56'30" EAST 326.29 FEET; THENCE PARALLEL WITH SAID EAST LINE
- 7th: SOUTH 01°02'30" EAST 495.16 FEET; THENCE
- 8th: SOUTH 11°21'01" EAST 50.06 FEET; THENCE
- 9th: SOUTH 09°11'45" EAST 111.23 FEET TO THE POINT OF BEGINNING, CONTAING 5.45 ACRES, MORE OR LESS.



CENTER LINE CURVE DATA: WHIPPOORWILL DRIVE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	15°11'3"	375.00'	99.40'	49.99'

CENTER LINE CURVE DATA: RAINBOW DRIVE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT
C-2	14°59'21"	1037.31'	271.37'	136.46'
C-3	6°24'02"	1025.00'	114.50'	57.31'

## GENERAL NOTES:

1. OWNER/DEVELOPER: DONALD BOLIN; 5411 BRIDGEVIEW DRIVE; EVANSVILLE INDIANA 47122 812/425-1842
2. UTILITIES: WATER, GAS, ELECTRIC AND SANITARY SEWERS ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
  - A. SLOPES 0% TO 4% SHALL BE MULCHED AND SEEDED, I.E. 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 4% 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 45 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABILIZED 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 13, 1982 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
  - A1C3 ALFORD SILT LOAM, 6 TO 12% SLOPES, SEVERLY ERODED
  - ALB2 ALFORD SILT LOAM, 2 TO 6% ERODED
  - Za33 ZANESVILLE SILT LOAM, 12 TO 18% SLOPES.
  - Wa1 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 RADI 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.

EXISTING SECTION "A"  
BOOK "N", PLAT 180

PORTION OF PROPERTY LOCATED  
WITHIN THE 100 YEAR FLOOD ZONE.