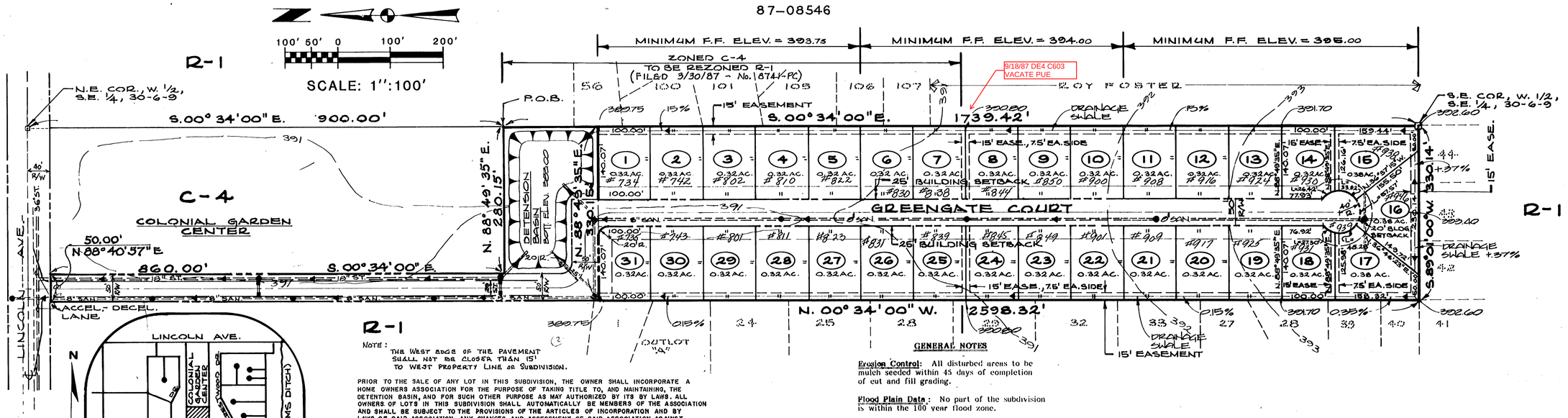
GREENGATE COURT SUBDIVISION

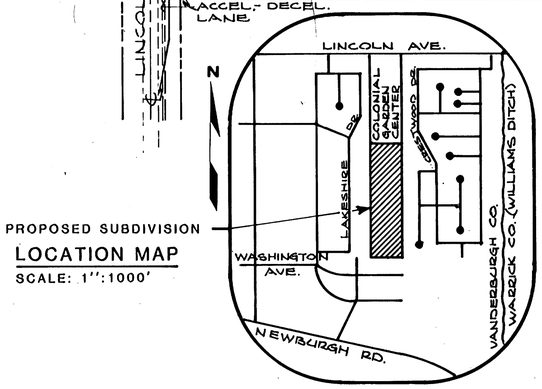
87-08546



R-1

NOTE: THE WEST EDGE OF THE PAVEMENT SHALL NOT BE CLOSER THAN 15' TO WEST PROPERTY LINE OF SUBDIVISION.

PRIOR TO THE SALE OF ANY LOT IN THIS SUBDIVISION, THE OWNER SHALL INCORPORATE A HOME OWNERS ASSOCIATION FOR THE PURPOSE OF TAKING TITLE TO, AND MAINTAINING, THE DETENTION BASIN, AND FOR SUCH OTHER PURPOSE AS MAY AUTHORIZED BY ITS BY LAWS. ALL OWNERS OF LOTS IN THIS SUBDIVISION SHALL AUTOMATICALLY BE MEMBERS OF THE ASSOCIATION AND SHALL BE SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY LAWS OF SAID ASSOCIATION. ANY CHANGES AND ASSESSMENT OF SAID ASSOCIATION AGAINST ANY LOT IN THIS SUBDIVISION SHALL BE A LIEN AND ENFORCABLE IN ACCORDANCE WITH THE BY LAWS OF THE ASSOCIATION.



ADJACENT PROPERTY OWNERS

Reland B. Jr. & Carolyn J. Foster
5040 S. Plaza Drive
Newburgh, IN 47630

Marion K. & Olivia Ann Yates
727 Crestwood Drive
Evansville, IN 47715

William E. & Barbara A. Brooks
8030 Crestwood Court
Evansville, IN 47715

E. Ray & Olive R. Polley
8031 Crestwood Court
Evansville, IN 47715

Richard E. & Debra J. Nichols
821 Nottingham Court
Evansville, IN 47715

Randall M. & Ann E. Schulz
827 Nottingham Court
Evansville, IN 47715

Robert L. Jr. & Marlene R. Brannon
831 Nottingham Court
Evansville, IN 47715

Alan Tolley
8343 Lancaster
Newburgh, IN 47630

Fred E. & Carolyn Sue Dormeier
7934 Washington Avenue
Evansville, IN 47715

David P. & Sue Ellen Dearmond
7930 Washington Avenue
Evansville, IN 47715

Dean W. & Marilyn J. Gintert
948 Brookshire Drive
Evansville, IN 47715

Ronald U. & Nancy A. Lacey
946 Brookshire Drive
Evansville, IN 47715

Jimmy E. & June T. Manis
942 Brookshire Drive
Evansville, IN 47715

Clement A. Frank
934 Brookshire Drive
Evansville, IN 47715

James Bruce & Norma Lucell Heuer
7860 Cedar Ridge
Evansville, IN 47715

Richard A. & Patrice C. Schroeder
920 Colony Road
Evansville, IN 47715

Earl Roger & Cynthia E. Bullock
7860 Brookshire Court
Evansville, IN 47715

John Dennis M.D. & Jane Ann Guletz
7861 Brookshire Court
Evansville, IN 47715

Steven B. & Angela M. Theising
7860 Brookshire Court
Evansville, IN 47715

Eddie L. Jr. & Jeannette A. Hickey
7861 Lakeshire Court
Evansville, IN 47715

Douglas D. & Judy E. Clawson
7860 Lakeshire Court
Evansville, IN 47715

Nelson V. & Sharon M. Graham
730 Brookshire Drive
Evansville, IN 47715

Rosanne Brogno
716 Brookshire Drive
Evansville, IN 47715

McCarty's Colonial Garden Center
735 S. Green River Road
Evansville, IN 47715

DULY ENTERED FOR TAXATION
APR 02 1987 2898
AUDITOR

Storm drainage plans have been approved by Vanderburgh County Drainage Board on APRIL 29th, 1985.

Preliminary road construction plans have been approved by the County Council on APRIL 29th, 1985.

RECEIVED FOR RECORD
11:49 A.M.
APRIL 2, 1987
Plat Book N
Page 78
SUE E. ROESSLER, RECORDER
VANDERBURGH COUNTY

N-78

NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, TREES OR DEBRIS SHALL BE PLACED WITHIN THE DRAINAGE SWALES ON THE PLAT.

GENERAL NOTES

Erosion Control: All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.

Flood Plain Data: No part of the subdivision is within the 100 year flood zone.

Zoning: Subject property is currently zoned C-4 and R-1 as shown; C-4 portion to be rezoned R-1. All adjacent property is zoned R-1 excepting Colonial Garden Center property which is zoned C-4.

Soils: Soil type for area--Pu (Patton silty clay loam), Rs (Reesville silt loam), Ra (Rugsdale silt loam).

Road Grades: Maximum road grades not to exceed 7 %.

Easements: All easements shown are intended for public utility and drainage use only.

BOUNDARY DESCRIPTION

Part of twenty acres off the east side of the West Half of the Southeast Quarter of Section 30, Township 6 South, Range 9 West, more particularly described as follows:

Commencing at the Northeast corner of said half quarter section; thence south 0 degrees 34 minutes east along the east line of said half quarter section a distance of 900.00 feet to the point of beginning; thence continue south 0 degrees 34 minutes east 1739.42 feet to the southeast corner of said half quarter section; thence south 89 degrees 01 minutes west a distance of 330.14 feet; thence north 0 degrees 34 minutes west a distance of 2598.32 feet to a point on the South line of the Right-of-way of Lincoln Avenue; thence North 88 degrees 40 minutes 57 seconds East along said Right-of-way line for 50.00 feet; thence South 00 degrees 34 minutes East for 860.00 feet; thence North 88 degrees 49 minutes 35 seconds East for 280.15 feet and containing 14.16 acres more or less.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on Oct. 30, 1984, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 6th day of Oct., 19 84.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
Indiana Registration No. 12629

OWNER(S)' 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 GREENGATE COURT SUBDIVISION. All easements shown are hereby dedicated for public utility service to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

James A. McCarty Sr. Pres.
McCarty's Colonial Garden Center, Inc.
by: James A. McCarty, Sr.

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
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 (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 5th day of June, 1986.

My Commission Expires:
5-13-88

Judith Woodall
Notary Public
JUDITH WOODALL

Notary Resides in Warrick County.

NOTARY PUBLIC SEAL 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 DECEMBER 5, 1984.

President

Plat Release Date April 2, 1987

Director

Director

PROJ. NO. 84-952-4