GREEN RIVER ESTATES SECTION "C" - "2"

87-16327

General Notes

1. Owner/Developer: Philip E. Heston; 4461 English Way; Evansville, Indiana 47711; 812/867-3474
2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
3. 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 5% 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.
4. Zoning: All surrounding property and subdivision are zoned Ag.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana. Flood elevation is 385.5 as determined by the Vanderburgh County Building Commissioner.
6. Soil Classifications: HoB_2 - Hosmer silt loam, 2 to 6% slopes; HoC_3 - Hosmer silt loam, 6 to 12% slopes; Iv - Iva silt loam; Wa - Wakeland silt loam.
7. All intersection radii shall be 25.00 feet.
8. All double frontage lots shall access from interior streets.

Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on MAY 27th, 1987.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on JUNE 22, 1987.

Maintenance of the Retention Basin

Each owner of a lot that is contiguous to and is underneath part of the retention basin is responsible for:

1. Keeping the weeds, including along the shoreline and in the Retention Basin on their property, controlled according to the County Ordinances.
2. Keeping that part of the retention basin on their property clear of trash and debris.
3. Keeping all storm sewers discharging out of retention basin on their property clear at all times.
4. Keeping shoraline and embankment free from all erosion and protect all banks for erosion.

N

FT. 0 5 10 25 50 100
IN. 0 1 2

SCALE: 1" = 50'

DATE: JANUARY 19, 1987

O - SET ½" I.R. UNLESS OTHERWISE NOTED.

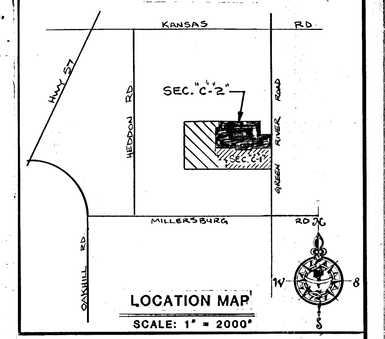
LEGAL DESCRIPTION

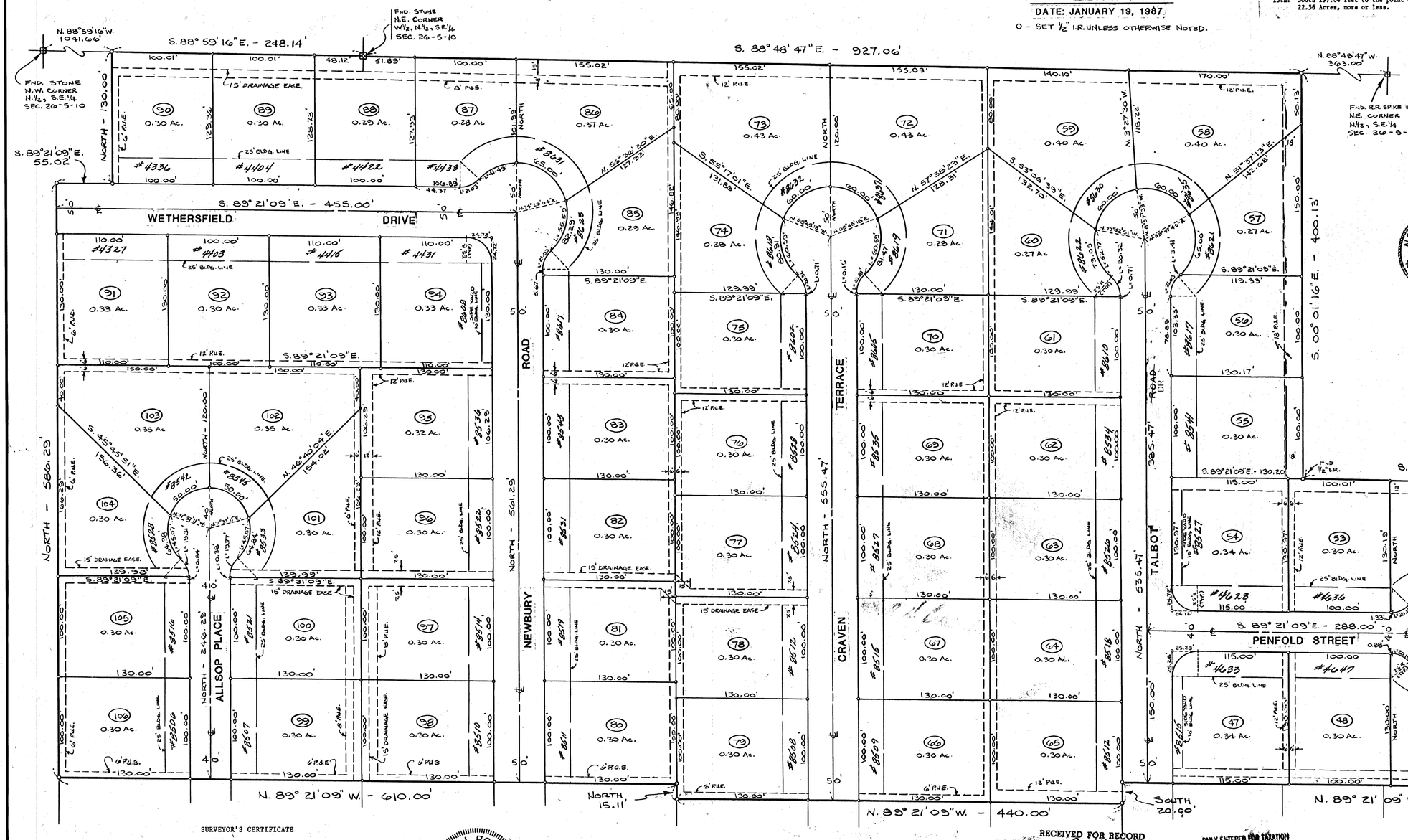
Part of the North Half of the Southeast Quarter of Section 26, Township 5 South, Range 10 West in Vanderburgh County, Indiana described as follows:

Beginning at a point in the East line of said Half Quarter Section, said point being distant North 606.00 feet from the Southeast corner of said Half Quarter Section, said point also being the Northeast corner of Green River Estates Section C-1, a Subdivision as per plat recorded in Plat Book N, page 51 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Subdivision for the following five (5) courses:

1st: North 89° 21' 09" West 543.00 feet; thence
2nd: South 20.00 feet; thence
3rd: North 89° 21' 09" West 440.00 feet; thence
4th: North 15.11 feet; thence
5th: North 89° 21' 09" West 610.00 feet; thence parallel with said East line
6th: North 586.29 feet; thence parallel with said North line
7th: South 89° 21' 09" East 55.02 feet; thence parallel with said East line
8th: North 130.00 feet to a point in the North line of said Half Quarter Section; thence along said North line
9th: South 88° 59' 16" East 248.14 feet to the Northeast corner of the West Half of said Half Quarter Section; thence continuing along said North line
10th: South 88° 48' 47" East 927.06 feet; thence
11th: South 00° 01' 16" East 400.13 feet; thence
12th: South 89° 49' 38" East 362.85 feet to a point in said East line; thence along said East line
13th: South 297.64 feet to the point of beginning, containing 22.56 Acres, more or less.

CENTER TWNSHP.





OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Phil E. Heston — Edna M. Heston

PHIL E. HESTON — EDNA M. HESTON

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

Witness my hand and Notarial Seal this 20 day of June, 1987.

My Commission expires 5-13-88 — Judith Sandlin, Notary Public, Printed Name

A resident of Warrick County

NOTARY PUBLIC SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under 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 JUNE 24, 1986

President: Edward H. Bennett, Jr.

Secretary: Barbara H. Cunningham

Plat Release-County Auditors Certificate Date Received. JUNE 29, 1987

SURVEYOR'S CERTIFICATE

I, Edward J. Bottomley, 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 ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Edward J. Bottomley
Edward J. Bottomley
Indiana Reg. No. 9848

EDWARD J. BOTTOMLEY REGISTERED NO. 9848 STATE OF INDIANA LAND SURVEYOR

RECEIVED FOR RECORD at 9:28 A.M. JUNE 29 1987 Rec. Book N Page 97 BOB STEELE, RECORDER VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION JUN 29 1987 4667 Jim Bagley AUDITOR

N-97

ACCU
SURVEYING AND ENGINEERING
8248 E. HERITAGE DRIVE, EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-5219