GREEN TREE ACRES SUBDIVISION

8902215
RECEIVED FOR RECORD
at 11:06 A.M.
FEB 8 1989
Plat Book N
Page 169
ROB STEELE, RECORDER
VANDERBURGH COUNTY

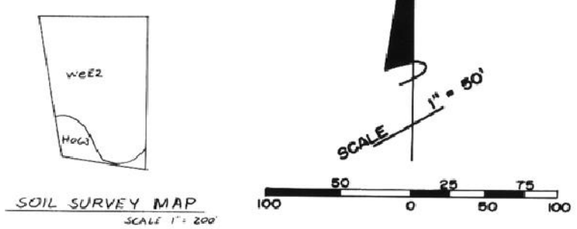
N-169

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
FEB 8 1989
AUDITOR 551

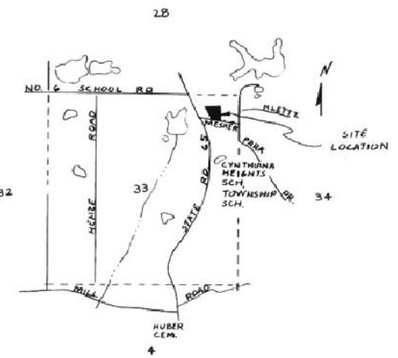
LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP-5-SOUTH, RANGE-11-WEST IN VANDERBURGH COUNTY INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID QUARTER, QUARTER SECTION; THENCE S 89° 26' W ALONG THE NORTH LINE OF THE SAID QUARTER QUARTER SECTION 575.00 FT.; THENCE S 00° 31' W AND PARALLEL TO THE EAST LINE OF THE SAID QUARTER, QUARTER SECTION 300 FT. TO THE POINT OF BEGINNING; THENCE S 00° 31' W 427.06 FT. TO THE CENTERLINE OF MESKER PARK DRIVE; THENCE N 81° 25' W ALONG THE SAID CENTERLINE 236.47 FT; THENCE N 09° 28' 41" W 394.14 FT.; THENCE N 89° 26' E 302.59 FT TO THE POINT OF BEGINNING

CONTAINING 2.50 ACRES MORE OR LESS



SOIL SURVEY MAP
SCALE 1" = 200'



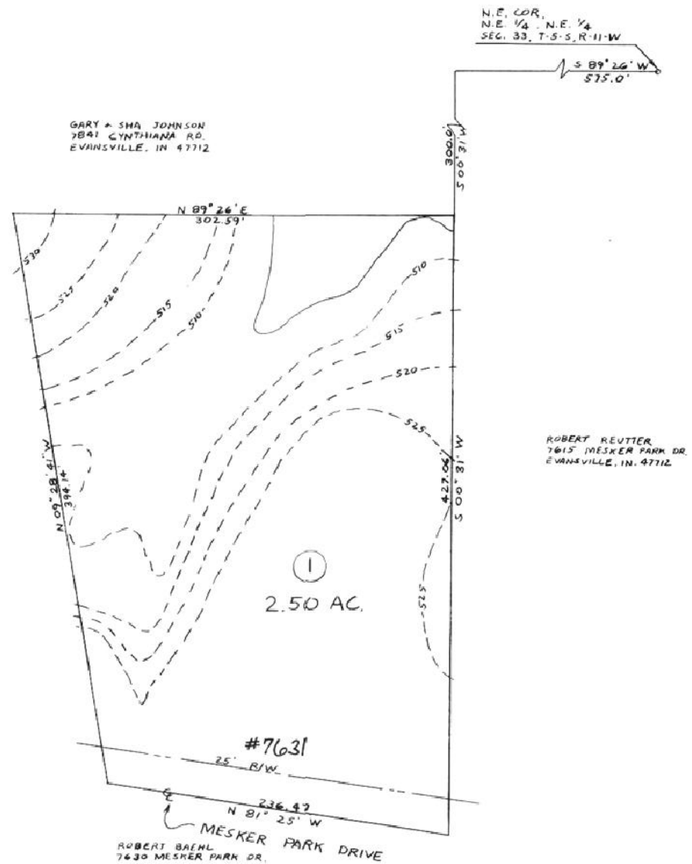
LOCATION MAP
SCALE 1" = 2000'

NOTES:

- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL.
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.
- WATER SERVICE TO BE SUPPLIED BY GERMAN TOWNSHIP WATER DISTRICT

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.



DEDICATION CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GREEN TREE ARCES SUBDIVISION. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT, WITHIN THESE EASEMENTS NO STRUCTURE PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 7 DAY OF Feb, 19 89

Harold Roeder
HAROLD ROEDER
7725 BIG CYNTHIANA RD.
EVANSVILLE, IN 47712

SURVEYORS CERTIFICATE

I, FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 30, 1987 THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

Fred J Kuester
FRED J. KUESTER L.S.
IN. REG. NO. S0137

I, FRED J. KUESTER HEREBY CERTIFY THE BUILDING LOCATION OF LOT 1 OF GREEN TREE ACRES SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN

VANDERBURGH AREA PLAN COMMISSION

UNDER THE AUTHORITY PROVIDED BY THE ACT OF 1981, PUBLIC LAW NO. 309, 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 FEB. 8, 1989

Richard A. Bauer, Jr.
PRESIDENT

Barbara J. Cummings
EXECUTIVE DIRECTOR

FEB. 8, 1989
PLAT RELEASE

Barbara J. Cummings
EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FORE GOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 7th DAY OF Feb. 19 89

Alma Jane Whipples
NOTARY PUBLIC

MY COMMISSION EXPIRES Nov 28 19 92

TOLERANCES (3 PLACES AS NOTED)	REVISIONS			FRED J. KUESTER
DECIMAL ±	NO.	DATE	BY	PROFESSIONAL ENGINEER LAND SURVEYOR
FRACTIONAL ±	1	4-7-88	V.W.	
ANGULAR ±	2	1-12-89	V.W.	
	3	1-25-89	V.W.	
	4			
	5			

DRAWN BY V. WOLFE | SCALE 1" = 50' | MATERIAL
CHK'D | DATE 10-30-87 | DRAWING NO
TRACED | APP'D