GREEN RIVER ESTATES SECTION "D-2" AMENDED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 26 1992 991

Auditor

0-68

RECEIVED FOR RECORD
8:51 A
FEB 26 92
0
68

92-05097

SOUTH 130.00'

N 89° 21' 09" W 55.02'

GREEN RIVER ESTATES C-2 PLAT BOOK N, PAGE 97

THE AMENDED PLAT OF GREEN RIVER ESTATES C-1 PLAT BOOK M, PAGE 186

S 89° 21' 09" E 54.59'

SOUTH 556.29'

SOUTH 130.00'

S 0° 18' 28" W 310.08'

PHIL HESTON
4401 ENGLISH WAY
EVANSVILLE, INDIANA 47711
867-3474 (R) 477-3141 (W)

SOUTH 180.0'

SOUTH 170.0'

S 88° 59' 16" E 1041.66'

N 0° 38' 13" E 456.07'

N 0° 38' 13" E 856.38'

N 89° 19' 34" W 1054.06'

S 25° 54' 35" W 228.09'

N 85° 21' 09" W 241.83'

100 YEAR FLOOD ZONE

CLARENDON DRIVE

WETHERSFIELD DRIVE

SECTION "D-2"

STORM DRAINAGE D

4304 4242 4224 4200 4134 4131 4110 4044 4034 4014 4000 4036 4049 4229 4215 4301

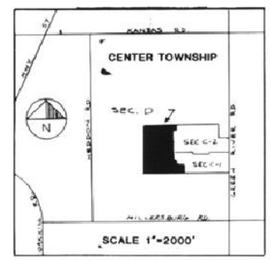
8348 8349 8341 8340 8330 8321 8311 8520 8510

*NOTE:
MINIMUM FINISHED FLOOR ELEVATION IS 387.50 FOR THESE LOTS

STONE @ N.W. CORNER N½, SE¼ SEC. 26-5-10

I.P.S @ S.W. CORNER N½, SE¼, SEC 26-5-10

LOCATION MAP



General Notes

1. Owner/Developer: Philip R. Heston; 4401 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 3 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: Portion of property is located within 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; MBH, FINISHED FLOOR Elev. 387.5
6. Soil Classification: HnA - Homer silt loam, 2 to 6% slopes; HnC2 - Homer silt loam, 6 to 12% slopes; Lv - Ivy 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.
9. No basements are allowed on lots within the 100 year flood zone.
10. Easements:

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.

11. STORM DRAINAGE DETENTION SHALL BE MAINTAINED BY THE LOT(S) CONTAINING THE AREA

Storm drainage plans have been approved by Vanderburgh County Drainage Board on MARCH 27, 1989.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on MAY 1, 1989.

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.

Philip R. Heston Barbara M. Heston

NOTARY PUBLIC SEAL INDIANA

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, anyones to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 6th day of FEBRUARY, 1992

My Commission expires 1-15-92, Notary Public
Printed Name
A resident of VANDERBURGH County

FT. 0 25 50 100
IN. 0 1 2

*SCALE 1"=50'

FEBRUARY 18 1992

○ - SET ½" I.R. UNLESS OTHERWISE NOTED
P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 Nov. 1, 1989.

Executive Director

PLAT RELEASE DATE: 2-26-92

Executive Director

LEGAL DESCRIPTION

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

Beginning at the Northwest corner of said Half Quarter Section; thence along the North line of said Quarter Section

1st: South 88° 59' 16" East 1041.66 feet; thence
2nd: South 130.0 feet; thence
3rd: North 89° 21' 09" West 55.02 feet; thence
4th: South 180.0 feet; thence
5th: North 89° 21' 09" West 241.83 feet; thence
6th: South 25° 54' 35" West 228.09 feet; thence
7th: South 170.0 feet; thence
8th: North 89° 21' 09" West 148.50 feet; thence
9th: North 64° 05' 25" West 59.98 feet; thence
10th: North 65° 19' 25" West 50.02 feet; thence
11th: North 64° 05' 25" West 447.14 feet; thence
12th: North 0° 38' 13" East 436.07 feet to the point of beginning.

SEAL

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 APRIL 22, 1991; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF LAND SURVEYOR

Ralph A. Easley, Jr.
Land Surveyor
Indiana Reg. S 0006

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1139 W. HILL ROAD EVANSVILLE, INDIANA 47710

493