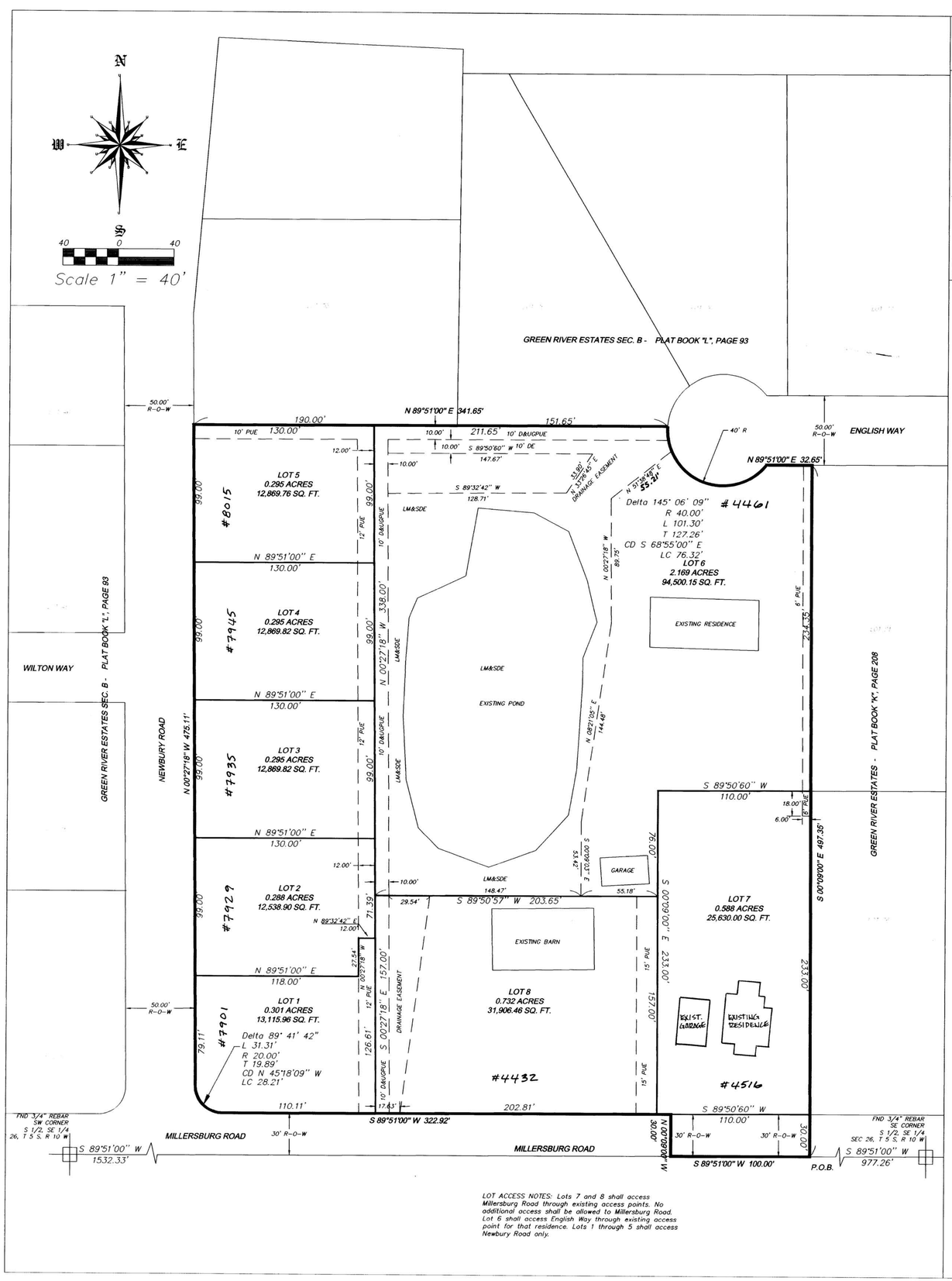
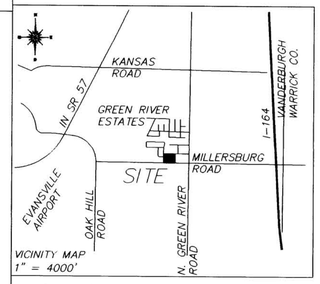
HESTON GREEN RIVER ESTATES



LOT ACCESS NOTES: Lots 7 and 8 shall access Millersburg Road through existing access points. No additional access shall be allowed to Millersburg Road. Lot 6 shall access English Way through existing access point for that residence. Lots 1 through 5 shall access Newbury Road only.



General Notes:

1. Utilities: City of Evansville water and sewer service is available. Vectren Gas and Electric service are also available.

2. Erosion Control: Slopes 0% to 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 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.

3. Flood Plain Data: NO portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 18163C0140D dated MARCH 17, 2011 for Vanderburgh County and Incorporated Areas, Indiana.

4. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:
(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.
(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.
(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
(6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

5. LOT ACCESS NOTES: Lots 7 and 8 shall access Millersburg Road through existing access points. No additional access shall be allowed to Millersburg Road. Lot 6 shall access English Way through existing access point for that residence. Lots 1 through 5 shall access Newbury Road only.

6. All lot corners are monumented with a #5 rebar, 24 inches long with a plastic id cap stamped "Donald E. Gries LS 2990003"

7. THE VANDERBURGH COUNTY COMMISSIONERS VOTED AT THEIR AUGUST 15, 2010 MEETING TO WAIVE THE SIDEWALK REQUIREMENT FOR THIS SUBDIVISION.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER'S OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS HESTON GREEN RIVER ESTATES.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "PUE" (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DE" (DRAINAGE EASEMENT) ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES PROVIDED, THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND EROSION CONTROL OF SAID EASEMENTS AND SHALL NOT PLACE LANDSCAPING, EARTH BERMS, FENCES OR OTHER OBSTRUCTIONS THAT IMPEDE OR REDUCE THE FLOW OF WATER.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "D&UGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW, ACCESS ALONG THE EASEMENT, OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "LM&SDE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE, AND STORAGE OF STORM WATER. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. FENCES MAY NOT BE EXTENDED INTO THE LAKE MAINTENANCE AND STORM DETENTION EASEMENTS.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR NECESSARY CONSTRUCTION, MAINTENANCE OR RECONSTRUCTION.

PHIL HESTON
4461 ENGLISH WAY
EVANSVILLE, IN 47725
PHILLIP E. HESTON, CO-TRUSTEE
PHILLIP E. HESTON REVOCABLE TRUST
EDNA M. HESTON REVOCABLE TRUST

EDNA HESTON
4461 ENGLISH WAY
EVANSVILLE, IN 47725
EDNA M. HESTON, CO-TRUSTEE
PHILLIP E. HESTON REVOCABLE TRUST
EDNA M. HESTON REVOCABLE TRUST
Doc 2011R0000857

NATHAN COOK
4516 MILLERSBURG RD
EVANSVILLE, IN 47725

DANNA COOK
4516 MILLERSBURG RD
EVANSVILLE, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said PHIL HESTON and EDNA HESTON, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22nd day of June 2011.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Notary Public Patricia E. Keith

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said NATHAN COOK and DANNA COOK, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 21st day of June 2011.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Notary Public Patricia E. Keith

(typed or printed name)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 23, 2011 (DATE)
JOE GRIES
4040 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 08-23-11 2:01 PM
PLAT BOOK T
PAGE 4
INSTR# 2011R0001854
Z TULEY RECORDER
VANDERBURGH COUNTY

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 July 8, 2010.

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is released for recording.

Executive Director

08-23-2011
Plat Release Date

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on APRIL 8, 2010, and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT

I, Donald E. Gries, hereby affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Donald E. Gries
Indiana Registration No. S-29900003

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

STREET AND DRAINAGE PLANS WERE GIVEN FINAL APPROVAL ON JULY 6 AND JULY 20 OF 2010, RESPECTIVELY. STREET AND DRAINAGE IMPROVEMENTS ACCEPTED FOR MAINTENANCE BY THE COUNTY COMMISSIONERS ON DECEMBER 7, 2010.

BOUNDARY DESCRIPTION

A Replat of Lot 20 in Green River Estates, as per plat thereof, recorded in Plat Book "K", page 208; Lots 71, 72, 73, 74 and Outlot 1 in Green River Estates Section B, as per plat thereof, recorded in Plat Book "L", page 93; and Lots 1, 2, 3, 4 and 5 in the Replat of Lots 71, 72, 73 and 74 of Green River Estates Section B, as per plat thereof, recorded in Plat Book "M", page 70 in the office of the Recorder of Vanderburgh County, Indiana

Also, a part of the South Half of the Southeast Quarter of Section 26, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Half Quarter Section; thence along the South line of said Half Quarter Section and the centerline of Millersburg Road, South 89° 51'00" West 977.26 feet to the point of beginning; thence continue along said lines

1st: South 89°51'00" West 100.00 feet; thence

2nd: North 00°09'00" West 30.00 feet to the North right-of-way line of Millersburg Road; thence along the South boundary of Green River Estates Section B and the Replat of Lots 71, 72, 73 and 74

3rd: South 89°51'00" West 322.92 feet; thence along the West boundary of the Replat of Lots 71, 72, 73 and 74 for the following 2 (two) courses

4th: Northwesterly 31.31 feet along a curve to the right, through a central angle of 89°41'42", having a radius of 20.00 feet and bearing a chord of North 45°18'09" West 28.21 feet; thence

5th: North 00°27'18" West 475.11 feet to the Northwest corner of Lot 1 in said Replat of Lots 71, 72, 73 and 74; thence along the North boundary of said Replat, Lot 71 and Outlot 1 in Green River Estates Section "B"

6th: North 89°51'00" East 341.65 feet; thence continue along the North boundary of Outlot 1 for the following 2 (two) courses

7th: Easterly 101.30 feet along a curve concave to the Northeast, through a central angle of 145°06'09", having a radius of 40.00 feet and bearing a chord of South 68° 55'00" East 76.32 feet; thence

8th: North 89°51'00" East 32.65 feet to the Northeast corner of said Outlot 1; thence along the East line of Outlot 1 and the West line of Lots 21 and 26 in Green River Estates

9th: South 00°09'00" East 497.35 feet to the point of beginning and containing 5.034 acres more or less.

Subject To: The right-of-way for Millersburg Road, being 30 feet in width and lying Northerly of and coincident with the second course of the above described parcel.

T-4
APC# 4-3-2010

AE2 ANDY EASLEY ENGINEERING, INC
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
HESTON
GREEN RIVER ESTATES
VANDERBURGH CO., IN

DATE: 04-15-10
PROJECT NO.: 9053
REVISIONS JWS 5/16/11
DRAWN BY: JWS
CHECKED BY: DEG
SCALE: 1" = 40'

SHEET NO.: 1 OF 1

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