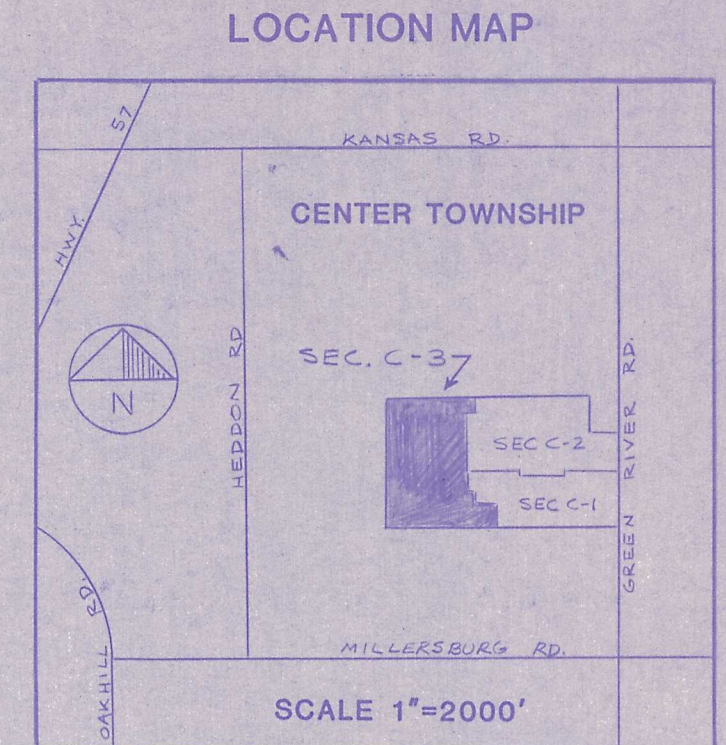
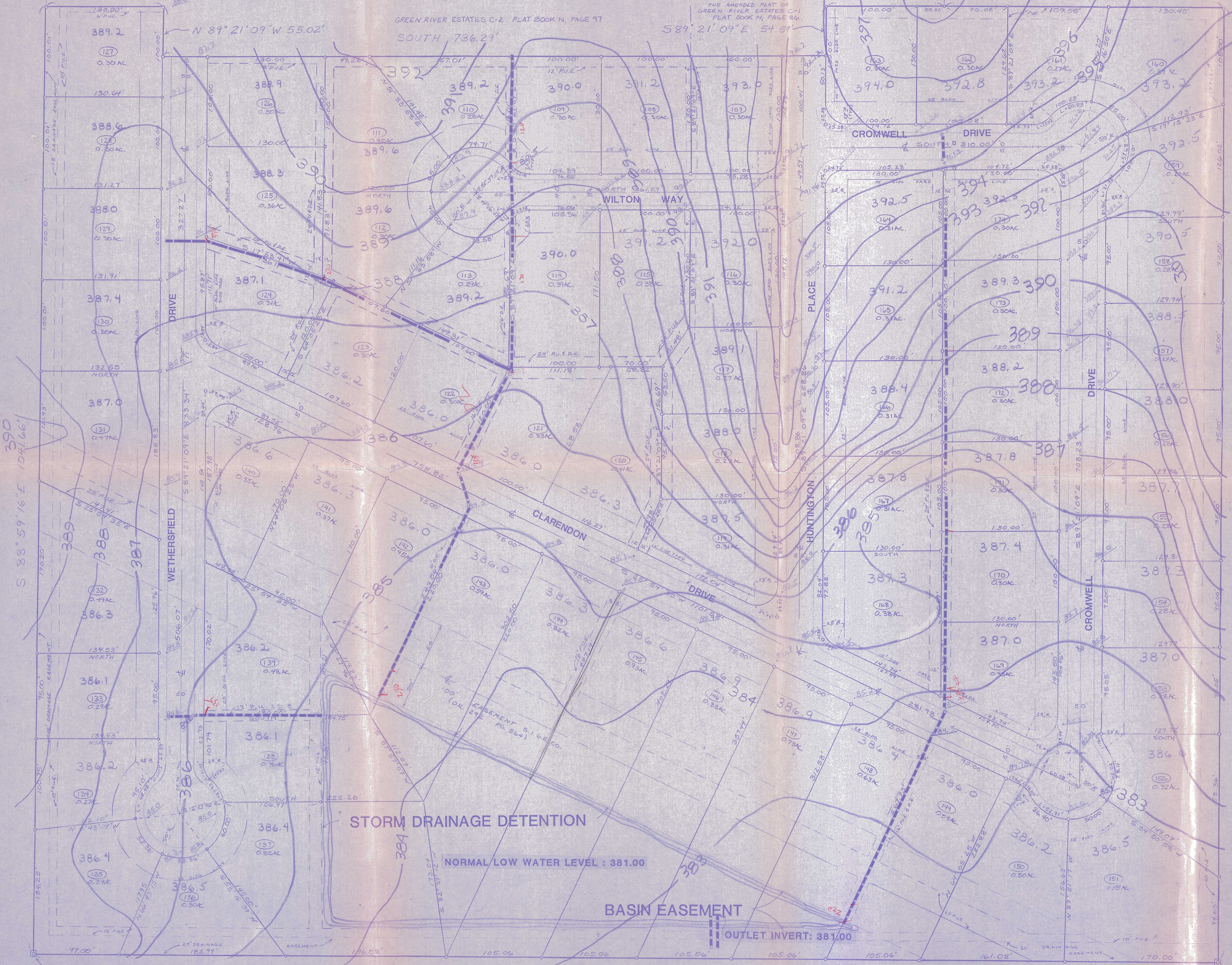


# DRAINAGE PLAN D-1,-2 GREEN RIVER ESTATES SECTION "C" - "3"



**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 the Northwest corner of said Half Quarter Section; thence, along the North line of said Half Quarter Section;

1st: South 88° 59' 16" East 104.66 feet to the Northwest corner of Green River Estates Section C-2 a subdivision recorded in Plat Book N, page 97 in the Office of the Recorder of Vanderburgh County, Indiana; thence, along the Westerly boundary of said subdivision and the Westerly boundary of the Amended Plat of Green River Estates Section C-1, a subdivision recorded in Plat Book N, page 86 in the Office of the Recorder of Vanderburgh County, Indiana for the following five (5) courses,

2nd: South 130.00 feet; thence

3rd: North 89° 21' 09" West 55.02 feet; thence

4th: South 736.29 feet; thence

5th: South 89° 21' 09" East 54.59 feet; thence

6th: South 130.00 feet; thence

7th: South 0° 18' 28" West 310.08 feet to a point in the South line of said Half Quarter Section; thence along said South line

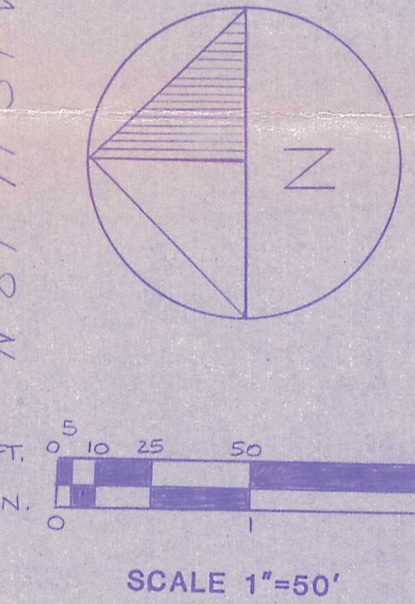
8th: North 89° 19' 34" West 1054.06 feet to the Southeast corner of said Half Quarter Section; thence along the West line of said Half Quarter Section

9th: North 0° 38' 13" East 132.45 feet to the point of beginning, containing 30.59 acres, more or less.

**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 accord on maintenance to buildings or structures. Easements of ground of the water as shown on this plat and marked "Easement" are hereby reserved for the use of public utilities for the installation of water, sewer, gas, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements herein reserved. No structures are to be erected or maintained upon said lots and no owner in this subdivision shall take their titles subject to the right of the public utilities.



**NOTARY CERTIFICATE**

State of Indiana ) ss:  
County of Vanderburgh ) ss:  
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 therein, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My Commission expires \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public  
J. Edgar \_\_\_\_\_  
A resident of \_\_\_\_\_ County

**APPROVAL CERTIFICATE**

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana, under authority provided by Chapter 133-arts of 1977, 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. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on \_\_\_\_\_

President: \_\_\_\_\_  
Director: \_\_\_\_\_

Plat Release Date: \_\_\_\_\_  
Director: \_\_\_\_\_

- General Notes**
1. Owner/Developer: Phillip E. Easley, 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 10:1 shall be mulched and seeded, i.e., eye, 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 seeding. Slopes of more than 3:1 shall have straw bales until final grading and seeding. Slopes of more than 4:1 shall have straw bales until final grading and seeding.
  4. Zoning: All surrounding property and subdivision are zoned R-1.
  5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRI Panel 23 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 Classification: Ho<sub>3</sub> - Hosmer silt loam, 2 to 6% slopes; Ho<sub>2</sub> - Hosmer silt loam, 6 to 12% slopes; Ho<sub>1</sub> - Hosmer silt loam, 12 to 20% slopes.
  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 \_\_\_\_\_, 19\_\_\_\_.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on \_\_\_\_\_, 19\_\_\_\_.

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 \_\_\_\_\_; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

**Ralph A. Easley, Jr.**  
Registered Professional Land Surveyor  
No. S 0006  
STATE OF INDIANA  
LAND SURVEYOR

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