

SOUTH 130.00

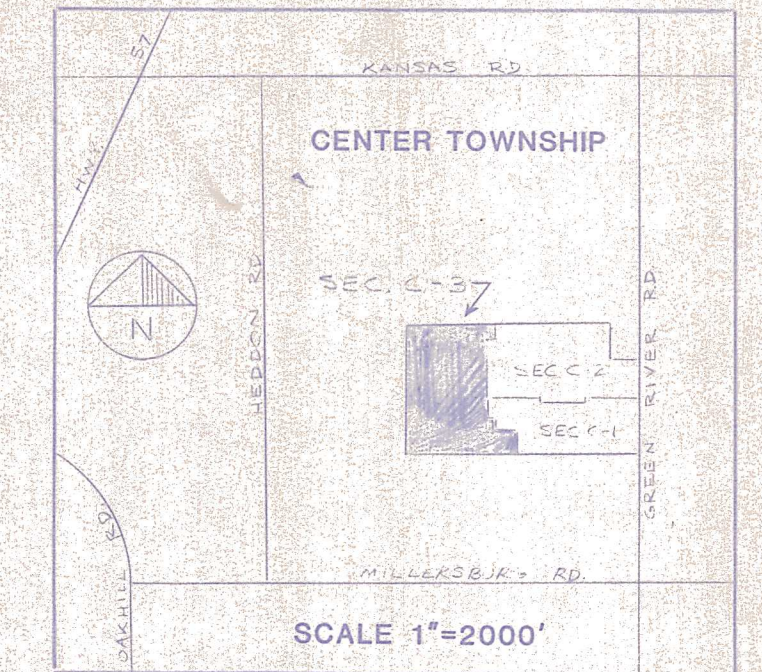
# GREEN RIVER ESTATES SECTION "D-1"

5 0° 12' 28" W. 310

0-26

LOCATION MAP

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE BY TRANSFEREE  
6-5-1990  
Auditor  
#6774  
90-24330  
2:12 P  
DEC 5, 90  
0  
26



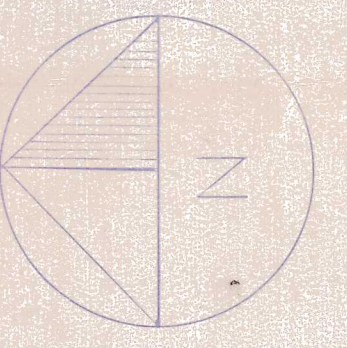
**LEGAL DESCRIPTION**  
Part of the North Half of the Southeast Quarter of Section 26, Township 5, South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:  
Beginning at the Southwest corner of said Half Quarter Section; thence along the West line of said Half Quarter Section;

- 1st: North 0° 38' 13" East 856.38 feet; thence
- 2nd: South 64° 05' 25" East 447.14 feet; thence
- 3rd: South 85° 19' 25" East 50.02 feet; thence
- 4th: South 54° 05' 25" East 59.98 feet; thence
- 5th: South 89° 21' 09" East 148.30 feet; thence
- 6th: North 170.00 feet; thence
- 7th: North 25° 54' 35" East 228.09 feet; thence
- 8th: South 89° 21' 09" East 241.83 feet to a point on the West line of Green River Estates Section C-2 as recorded in the office of the Recorder of Vanderburgh County, Indiana in Plat Book No. page 97;
- 9th: South 556.29 feet to the Southwest corner of the right of way of Huntington Place, 50.0 feet wide, as per plat of said Green River Estates Section C-1; thence along the Western boundary of said Section C-1;
- 10th: South 89° 21' 09" East 54.59 feet; thence
- 11th: South 130.00 feet; thence
- 12th: South 0° 18' 28" West 310.08 feet to a point on the South line of said Half Quarter Section; thence along said South line
- 13th: North 89° 19' 34" West 1054.06 feet to the true point of beginning, AND CONTAINING 18.62 ACRES.

### GRANTOR'S CERTIFICATE

We, the undersigned owners of the said estate shown and described herein do hereby certify that we have laid off, placed 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 on the hereunto annexed plat 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. Areas of ground of the width as shown on this plat and marked "setback" are hereby reserved for the use of public utilities for the installation of sewer, water 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 areas of ground except as they may be used for their original purpose to the right of the public utilities.



SCALE 1"=50'

DATE SEPT. 20, 1990

0-5E-2E-1R-UNLESS

RUE-PUBLIC UTILITY EASEMENT

D-E-DRAINAGE EASEMENT

### NOTARY CERTIFICATE

State of Indiana )  
County of Vanderburgh )  
I, \_\_\_\_\_, Notary Public in and for said County and State, do hereby certify that 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, and agree to be their voluntary act and deed for the uses and purposes therein set forth. Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1990.  
My Commission expires \_\_\_\_\_  
Notary Public  
A resident of \_\_\_\_\_, \_\_\_\_\_, Indiana

### APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under authority provided by Chapter 12-1-1-1 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 File No. \_\_\_\_\_ Date \_\_\_\_\_, 1990

- General Notes**
1. Owner/Developer: Philip E. Henton; 4461 English Way; Evansville, Indiana 47713; 812/867-3474
  2. Utilities: Water, electric, gas and sanitary sewers are available at the site.
  3. Erosion Control: Slopes of 12% or shall be mulched and seeded, i.e., ryegrass, red top, and wheat remain in place until final grading and staking. Slopes of more than 3% shall have straw bales until final grading and staking.
  4. Zoning: Flood Hazard: 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.
  5. Soil Classification: Ho-1 - Homers silt loam, 2 to 64 slopes; Ho-2 - Homers silt loam, 6 to 12% slopes; Iv - Iva silt loam; Wa - Wakefield silt loam.
  6. All intersection radii shall be 25.00 feet.
  7. All double frontage lots shall access from interior streets.
  8. 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.
  9. NO BASEMENTS ARE ALLOWED ON LOTS WITHIN THE 100 YEAR FLOOD ZONE.

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.

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 SEPT. 11, 1989; 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

**AE Andy Easley Engineering**  
Civil Engineering Land Surveying  
1133 W. MILL ROAD EVANSVILLE INDIANA 47710



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

1/4 SECTION 26-5-10

STONE @ NW CORNER 1/4, SE 1/4 SEC. 26-5-10

N 0° 38' 13" E 456.07'

N 0° 38' 13" E 856.38'