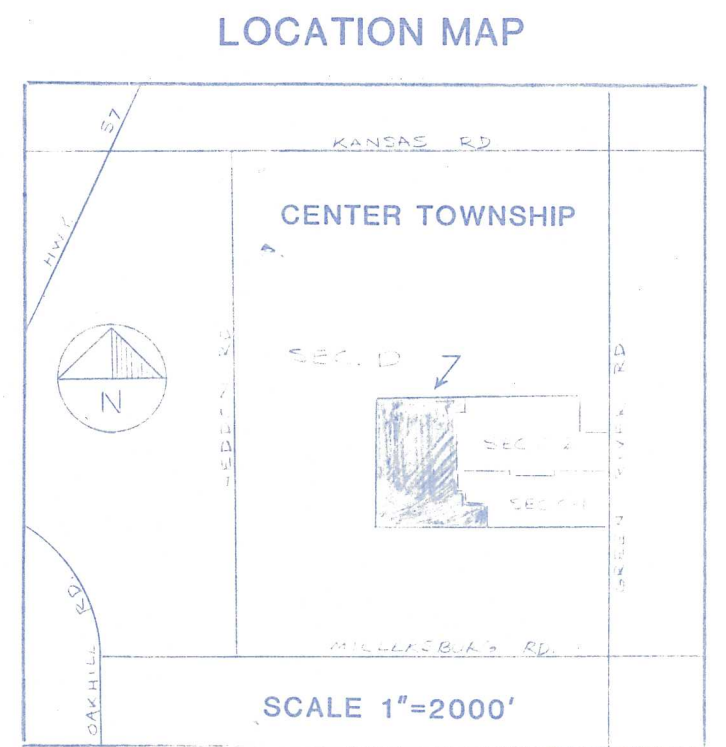


# GREEN RIVER ESTATES SECTION "D-2"



**0-56**

8:26 AM  
Oct 1 1991  
56  
91-22805

- General Notes**
- Owner/Developer: Phillip E. Easley; 4461 English Way; Evansville, Indiana 47711; 812/867-3474
  - Utilities: Water, electric, gas and sanitary sewers are available at the site.
  - Erosion Control: Slopes of 0:1 to 1:1 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 sloping. Slopes of more than 5:1 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 sloping.
  - Zoning: All surrounding property and subdivision are zoned Ag.
  - 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 385.47 feet, as determined by the Vanderburgh County Building Commissioner, MIN. FINISHED FLOOR E.L. = 387.45
  - Soil Classification: HoA, - Homeowner will loan, 7 to 6:1 slope; HoB, - Homeowner will loan, 6 to 1:1 slope; HoC, - Homeowner will loan, 4 to 1:1 slope.
  - All intersection radii shall be 25.00 feet.
  - All double frontage lots shall receive from interior streets.
  - No basements are allowed on lots within the 100 year flood zone.
  - 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.
- II. STORM DRAINAGE DETENTION SHALL BE MAINTAINED BY THE LOTS CONTAINING THE AREA.**

Storm drainage plans have been approved by Vanderburgh County Drainage Board on MARCH 27, 1991.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on MAY 1, 1990.

**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, planned and subdivided, and do hereby lay off, plan 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. From and over said 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 buildings or structures. Portions of ground of the north as shown on this plat and marked "Reserve" 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 assessment herein reserved. No structures are to be erected or maintained upon said streets or land not shown on this subdivision plat, and the public utilities shall be subject to the public utility laws.

*Phillip E. Easley*  
Notary Public  
Indiana

Notary Certificate  
State of Indiana } ss:  
County of Vanderburgh }  
Before me, the undersigned, a Notary Public in and for said County and State of Indiana, personally appeared the said Owner and Subdividers, who acknowledged the execution of foregoing plat with declarations and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth. Witness my hand and Notarial Seal this 27 day of March, 1991.

My Commission expires \_\_\_\_\_  
Notary Public  
Printed Name \_\_\_\_\_  
County \_\_\_\_\_

SCALE 1"=60'

**AREA PLAN COMMISSION CERTIFICATE**

MAY 3, 1991

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.

*Phillip E. Easley, Jr.* President  
*Richard H. Easley, Jr.* Executive Director  
*John L. Easley* Executive Director

PLAT RELEASE DATE: OCT. 1, 1991

**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 53.02 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 50.02 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 456.07 feet to the point of beginning.

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 05/03/91; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

*Ralph A. Easley, Jr.*  
Ralph A. Easley, Jr.  
Land Surveyor  
Indiana Reg. # 0006



**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