

**General Notes**

- Owner/Developer: Philip E. Heston; 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%-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 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning: All surrounding property and subdivision are zoned Ag.
- Flood Plain Data: 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.
- Soil Classification: Ho<sub>3</sub> - Hosmer silt loam, 2 to 6% slopes; Ho<sub>3</sub> - Hosmer silt loam, 6 to 12% slopes; Iv - Iva silt loam; Wa - Wakeland silt loam.
- All interconnection radii shall be 25.00 feet.
- All double frontage lots shall access from interior streets.

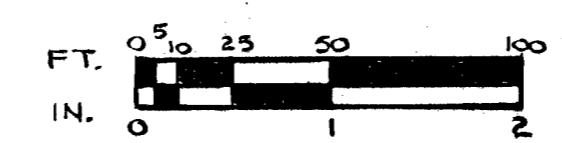
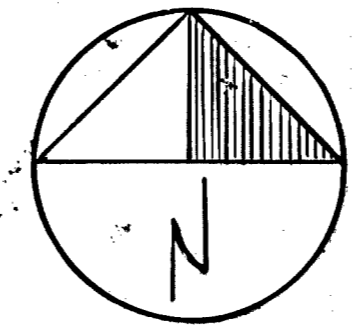
Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on MAY 27<sup>th</sup>, 1986.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on JUNE 22, 1987.

# GREEN RIVER ESTATES SECTION "C" - "2"

87-16327



DATE: JANUARY 19, 1987

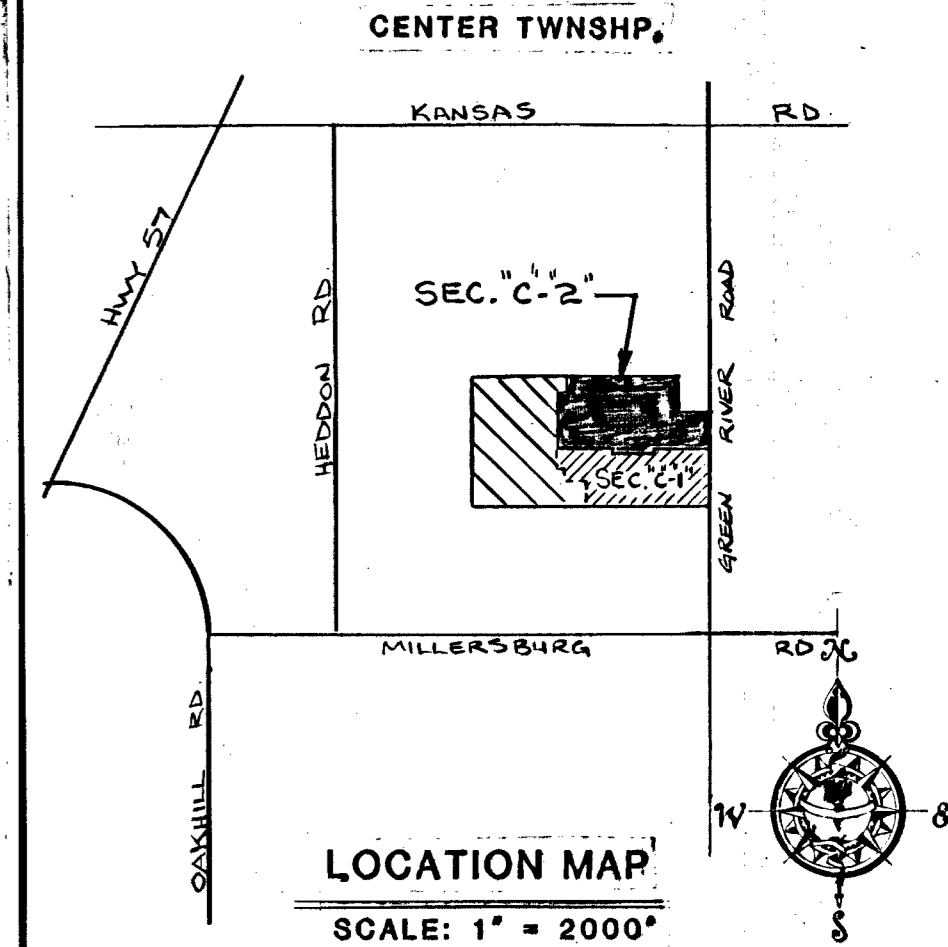
0 - SET 1/2" I.R. UNLESS OTHERWISE NOTED.

**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:

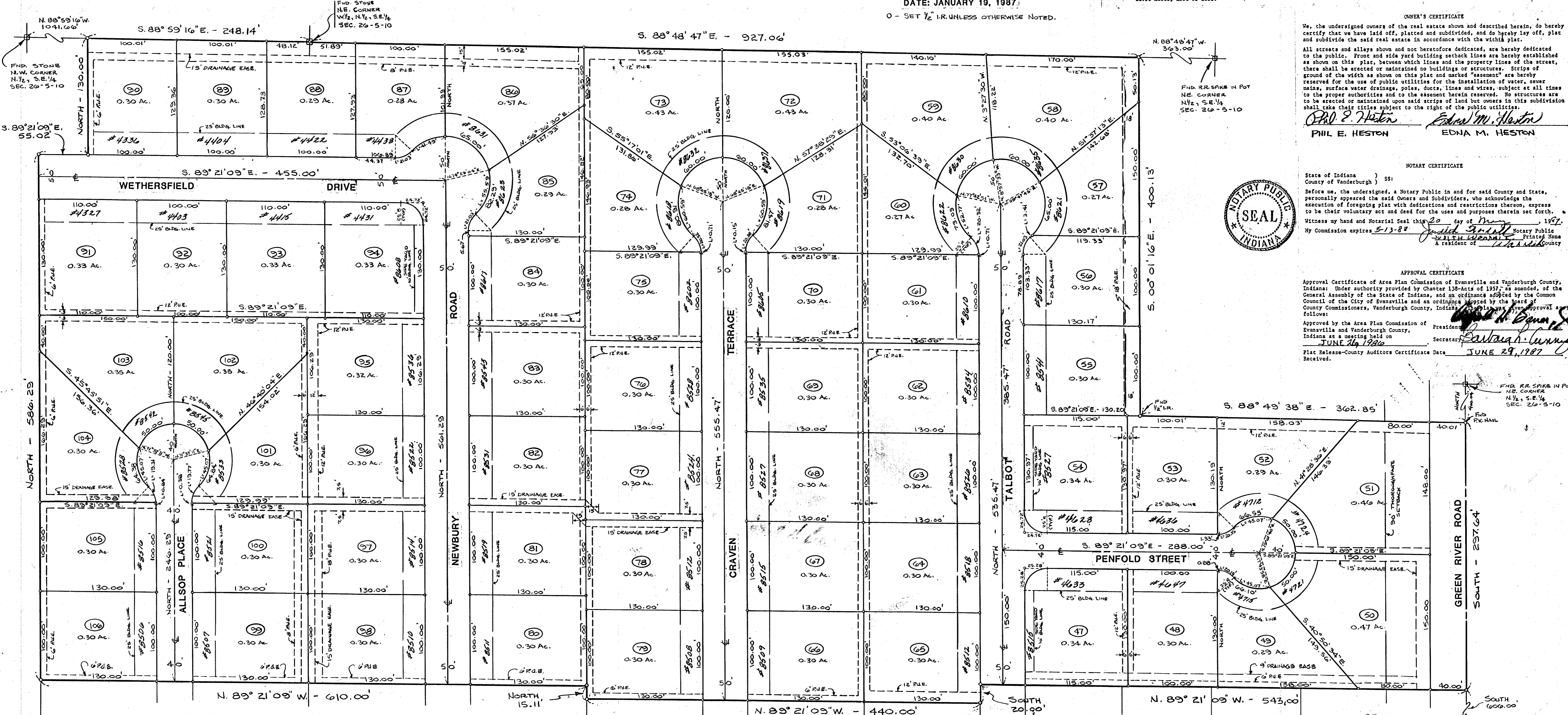
Beginning at a point in the East line of said Half Quarter Section, said point being distant North 80.00 feet from the Southeast corner of said Half Quarter Section, said point also being the Northeast corner of Green River Estates Section C-1, a Subdivision as per plat recorded in Plat Book N, page 51 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Subdivision for the following five (5) courses:

- 1st: North 89° 21' 09" West 543.00 feet; thence
- 2nd: South 20.00 feet; thence
- 3rd: North 89° 21' 09" West 440.00 feet; thence
- 4th: North 15.11 feet; thence
- 5th: North 89° 21' 09" West 610.00 feet; thence parallel with said East line
- 6th: North 586.29 feet; thence parallel with said North line
- 7th: South 89° 21' 09" East 55.02 feet; thence parallel with said East line
- 8th: North 130.00 feet to a point in the North line of said Half Quarter Section; thence along said North line
- 9th: South 88° 59' 16" East 248.14 feet to the Northeast corner of the West Half of said Half Quarter Section; thence continuing along said North line
- 10th: South 88° 48' 47" East 927.06 feet; thence
- 11th: South 00° 01' 16" East 400.13 feet; thence
- 12th: South 88° 49' 38" East 362.85 feet to a point in said East line; thence along said East line
- 13th: South 297.64 feet to the point of beginning, containing 22.36 Acres, more or less.



**Maintenance of the Retention Basin**

- Each owner of a lot that is contiguous to and is underneath part of the retention basin is responsible for:
1. Keeping the weeds, including along the shoreline and in the Retention Basin on their property, controlled according to the County Ordinances.
  2. Keeping that part of the retention basin on their property clear of trash and debris.
  3. Keeping all storm sewers discharging out of retention basin on their property clear at all times.
  4. Keeping shoreline and embankment free from all erosion and protect all banks for erosion.



**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.

*Phil E. Heston*      *Edna M. Heston*  
**PHIL E. HESTON**      **EDNA M. HESTON**



**NOTARY CERTIFICATE**

State of Indiana )  
 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 thereof, and the contents of the foregoing plat with dedications 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 20 day of May, 1987.

My Commission expires 5-3-88 *Janet Arnold* Notary Public  
 WALTHAM, MA Printed Name  
 A Resident of Waltham County

**APPROVAL CERTIFICATE**

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, 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 following approval follows:

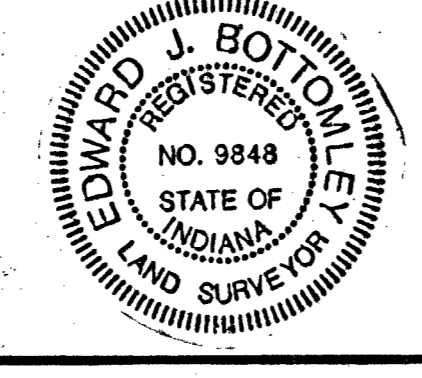
Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 29, 1987 Secretary *Barbara L. ...*

Plat Release-County Auditors Certificate Date Received. JUNE 29, 1987

**SURVEYOR'S CERTIFICATE**

I, Edward J. Bottomley, 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 JUNE 29, 1987; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

*Edward J. Bottomley*  
 Edward J. Bottomley  
 Indiana Reg. No. 3848



RECEIVED FOR RECORD  
 at 9:28 A.M.  
JUNE 29, 1987  
 Bob Steele, Recorder  
 Vanderburgh County

ONLY ENTERED FOR REVISION  
 JUN 29 1987 4667  
*Don Murphy*  
 Auditor

**N-97**

**ACCU**  
**SURVEYING AND ENGINEERING**  
 8248 E. HERITAGE DRIVE, EVANSVILLE, INDIANA 47716  
 TELEPHONE (812) 477-9219