

GREEN RIVER ESTATES SECTION "D-1"

SOUTH 130.00' S 0°18'28"W 310.08'

0-26

LOCATION MAP

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC - 5 1990 #6774

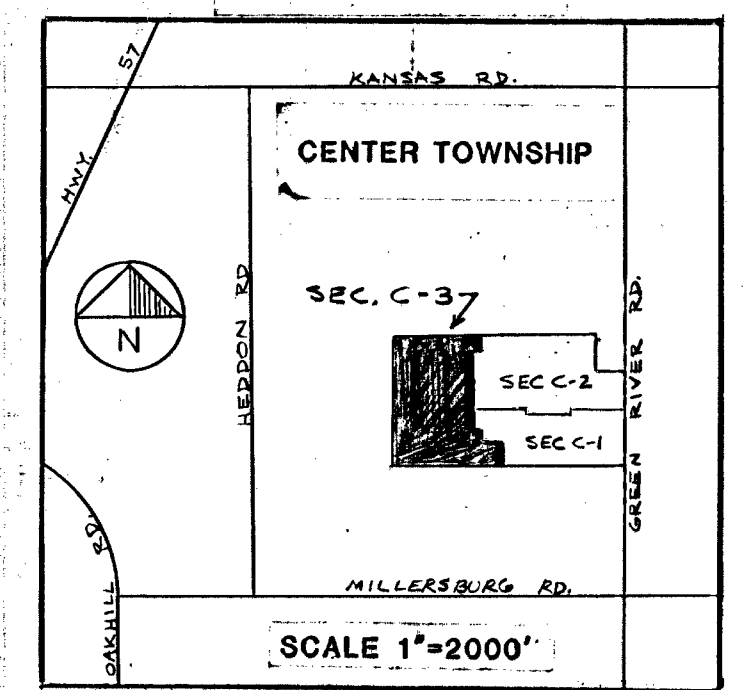
RECEIVED #01 RECORD at 2:12 P.M. DEC 5, 1992

Plat Book 0

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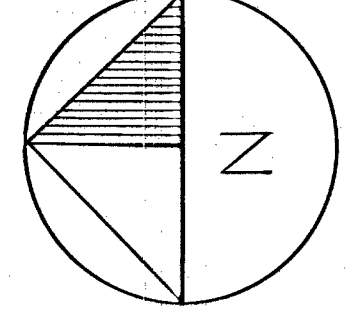
BOB STEELE, RECORDER

VANDERBURGH COUNTY



LEGAL DESCRIPTION
Part of the North Half of the Southeast Quarter of Section 26, Township 3, 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 65° 19' 25" East 50.02 feet; thence
- 4th: South 64° 05' 25" East 59.38 feet; thence
- 5th: South 89° 21' 09" East 148.50 feet; thence
- 6th: North 170.0 feet; thence
- 7th: North 25° 54' 35" East 228.09 feet; thence
- 8th: South 89° 21' 09" East 241.93 feet to a point on the West line of the Recorder of Vanderburgh County, Indiana in Plat Book N, page 97; thence along the West line of said subdivision and continuing along the West line of Green River Estates Section C-1 as recorded in the office of the Recorder of Vanderburgh County in Plat Book N at page 85.
- 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 westerly 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 0° 19' 14" West 105.06 feet to the true point of beginning, AND CONTAINING 0.82 ACRES.



OWNER'S CERTIFICATE
We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, placed and subdivided, and do hereby lay off, place and subdivide the said real estate in accordance with the vicinia 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 plan, between the lot lines and the property lines of the street. There shall be erected or maintained on buildings or structures, strips of ground of the width as shown on this plan and marked "reservations" are hereby reserved for the use of public utilities for the installation of water, sewer, electric, gas, telephone, cable, 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 proper precautions to the right of the public utilities.
Phillip H. Hester *Edward M. Hester*

NOTARY CERTIFICATE
State of Indiana)
County of Vanderburgh)
Before me, the undersigned, a Notary Public in and for said County, and personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and reservations thereon, express to be their voluntary act and deed for the uses and purposes therein set forth. Witness my hand and Notarial Seal this 21 day of Sept 1990.
My Commission expires 5/15/92 *James Hester* Notary Public
I, *Phillip H. Hester* Notary Public
a resident of Vanderburgh County, Indiana

SCALE 1"=50'

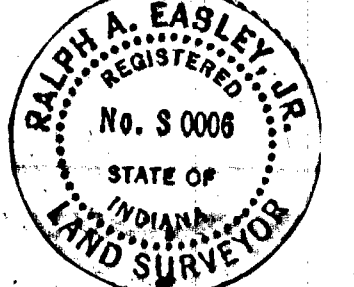
DATE: SEPT. 20, 1990

OTHERWISE NOTED
R.U.E.—PUBLIC UTILITY EASEMENT
D.E.—DRAINAGE EASEMENT

APPROVAL CERTIFICATE
Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under authority provided by Chapter 130-10-1 of the Code of the City of Evansville and an ordinance adopted by the Council of the City of Evansville and an ordinance adopted by the County Commissioners, Vanderburgh County, Indiana, the plan is approved as follows:
Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on **NOV. 1, 1989**.
Plat Release Date: **Dec. 5, 1990** Director: *Barbara A. ...*

- General Notes**
1. Owner/Developer: Phillip H. Hester, 4461 English Way, Evansville, Indiana 47711; 812/867-3474
 2. Utilities: Water, electric, gas and sanitary sewers are available at the site. (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 3 days of disturbance of soil and must remain in place until final grading and shaping.
 3. Zoning: All surrounding 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 585.5 as determined by the Vanderburgh County Building Commissioner.
 4. Soil Classification: H08 - Homer silt loam, 2 to 8% slopes; H09 - Homer silt loam, 8 to 12% slopes; I - Iva silt loam; M - Wakeland silt loam.
 5. All intersection radii shall be 25.00 feet.
 6. All double frontage lots shall access from interior streets.
 7. Encroachments 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. NO BARREMENTS ARE ALLOWED ON LOTS WITHIN THE 100 YEAR FLOOD ZONE.
 8. Storm drainage plans have been approved by Vanderburgh County Drainage Board on **MARCH 27, 1989**.
 9. 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.
Ralph A. Easley, Jr.
Land Surveyor
Indiana Reg. S 0008

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710



SOUTH 130.00'

GREEN RIVER ESTATES C-2 PLAT BOOK N, PAGE 97

THE AMENDED PLAT OF GREEN RIVER ESTATES C-1 PLAT BOOK N, PAGE 816
589° 21' 09" E 54.59'

SOUTH 556.29'

N 89° 21' 09" W 55.02'

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N 0° 38' 13" E 856.38'

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

1/4 S.W. CORNER N 1/4, SE 1/4, SEC 26-5-10

N 0° 38' 13" E 456.07'