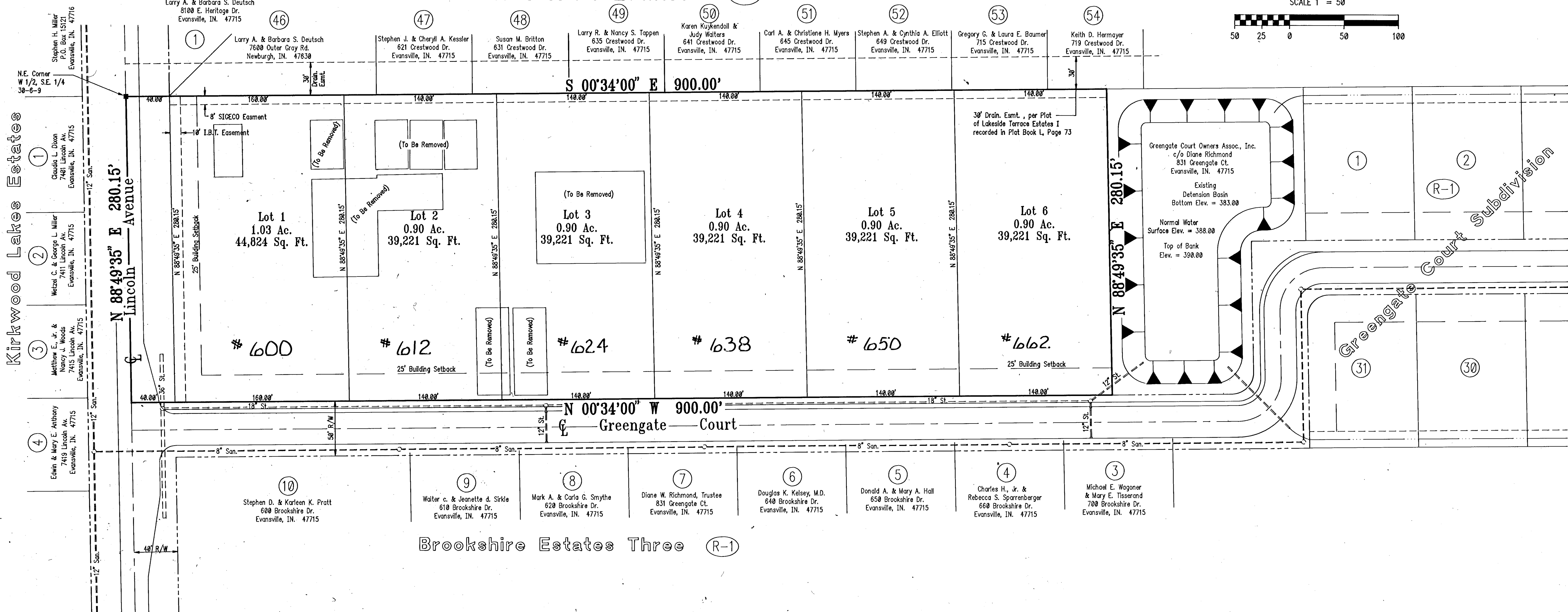
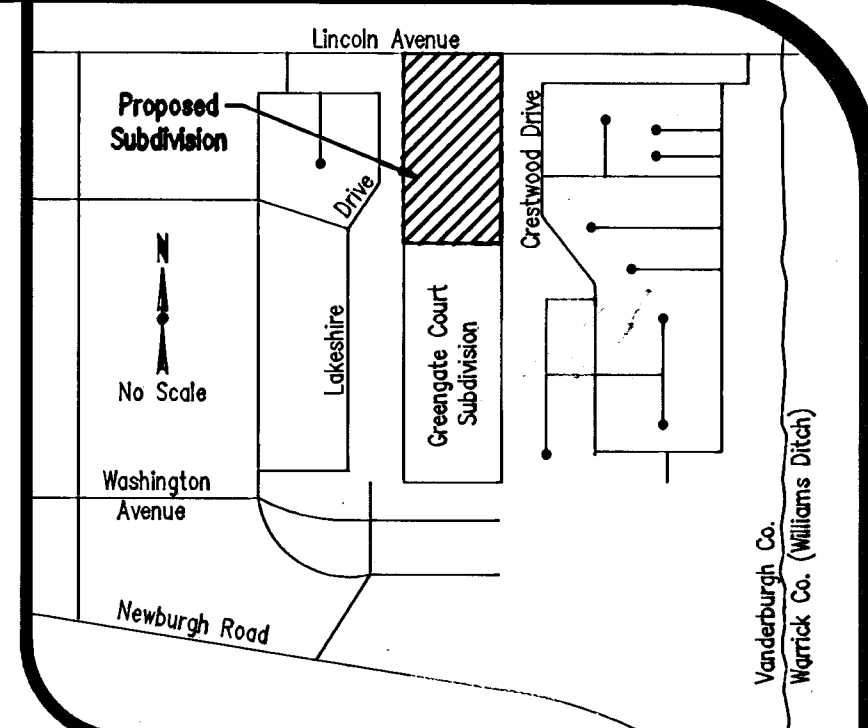
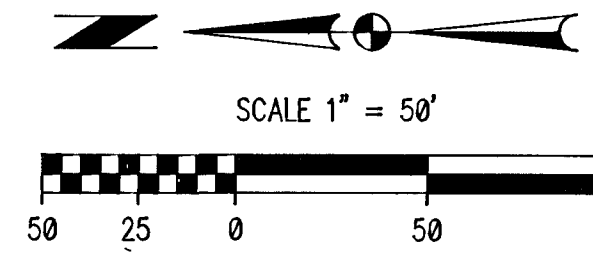


Greengate Court II Subdivision

Lakeside Terrace Estates (R-1)



Location Map

0-123

RECEIVED FOR RECORD
at 3:25 P.M.
SEPT 8 1993
Page 123
BETTY J. HEMANN RECORDER
VANDERBURGH COUNTY
93-24303

BOUNDARY DESCRIPTION

Part of twenty acres off the east side of the West Half of the Southeast Quarter of Section 34, Township 6 South, Range 9 West, and more particularly described as follows:
Beginning at the northeast corner of said half quarter section; thence south 00 degrees 34 minutes 00 seconds east along the east line of said half quarter section a distance of 900.00 feet to the northeast corner of Greengate Court Subdivision, as per plat thereof recorded in Plat Book N, page 78; thence south 88 degrees 49 minutes 35 seconds west 280.15 feet to the right-of-way of Greengate Court; thence north 00 degrees 34 minutes 00 seconds west a distance of 900.00 feet; thence north 88 degrees 49 minutes 35 seconds east a distance of 280.15 feet to the point of beginning, containing 5.79 acres.
Subject to a 40 foot right-of-way for Lincoln Avenue.
Witness my hand and seal this 2nd day of Sept., 1993



James O. Morley
James O. Morley, L.S.
Indiana Registration No. 12629

GENERAL NOTES

Zoning: The subject property is currently zoned R-1 as shown. All abutting property is zoned as shown herein.
Flood Plain Data: No portion of the proposed subdivision lies within the designated 100 year flood zone, as per F.I.R.M. Panel Number 180256 0050 B, dated March 19, 1982, Vanderburgh County, Indiana.
Utilities: Sewers, water, telephone, and electric are available at the site.
Temporary Erosion Control: (during construction)
- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.
Erosion Control for Ditches:
Slopes of 0% to 2% shall be mulch and seeded within 45 days of disturbance.
Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
Easements: All easements, unless otherwise indicated, are public utility and drainage easements. All easement widths are as shown hereon. No portable or permanent storage sheds, dog houses or other permanent or portable building shall be placed within any easement.
Public Drainage Easement: Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.
All existing buildings and parking lots to be removed.

AREA PLAN COMMISSION CERTIFICATE

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 August 4, 1993.
Robert H. Danna, Jr. President
Barbara R. Cunningham Executive Director
PLAT RELEASE DATE: 9-8-93
Executive Director
STORM DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON: 7-28-93



OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as GREENGATE COURT II SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.
Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
Strips of ground marked "Drainage Easement" as dedicated for surface water and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water.
McCARTY'S COLONIAL GARDEN CENTER, INC.
By: *James A. McCarty, Jr.* President
James A. McCarty, Jr.
735 Green River Road
Evansville, IN 47715

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 Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.
Witness my hand and seal this 2nd day of Sept., 1993
My Commission Expires: 2-10-97
Terry A. Campbell
Notary Public
Terry A. Campbell
(typed or printed name)
Notary Resides in Vanderburgh County, Indiana



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 08 1993
4926
Ann Campbell
AUDITOR