

Boeke Road Church

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 6/17/2020
 BRIAN GERTH AUDITOR
 1694

RECEIVED FOR RECORD
 DATE 6/17/2020 2:10 PM
 PLAT BOOK
 PAGE 057
 INSTR# 2020R00014496
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

- PUBLIC UTILITIES - WATER:**
Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:**
Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
- ACCESS:** Lot 1 has direct access to Riverside Drive and South Boeke Road. Lot 2 has direct access to Riverside Drive and access to South Boeke Road shall be eliminated as per the City Engineer request. Lot 3 has direct access to Riverside Drive and Lot 4 has direct access to Culverson Avenue.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0185 D, dated March 17, 2011. The subject property lies within Special Flood Hazard Area Zone "X-Shadow", being area protected by levee.
- NATURAL SURFACE WATER COURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2020-402 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved by the Area Plan Commission at a meeting held on June 4th, 2020 and by the Board of Public Works at a meeting held on June 4th, 2020.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 3, Township 7 South, Range 10 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, also being known as Lots 10, 11, 12, 15 and Part of Lots 13, 14, and 15 in the unrecorded plat of Hickory Ridge as per a survey dated February 24, 2020 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10560 and being more particularly described as follows:

Beginning at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section and the East line of Lots 12 and 13 in the unrecorded plat of Hickory Ridge

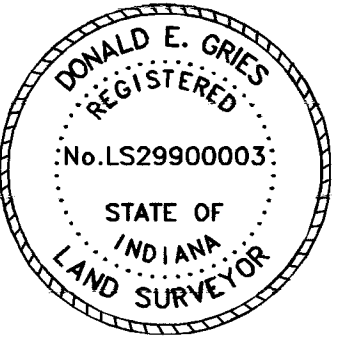
- 1st: South 00°37'55" West 514.76 feet, thence
- 2nd: South 81°24'58" West 162.33 feet, thence
- 3rd: North 00°49'59" East 36.00 feet; thence parallel with the South line of Lot 14 in said unrecorded plat of Hickory Ridge
- 4th: North 88°55'29" West 80.00 feet to the East line of Lot 15 in said unrecorded plat of Hickory Ridge; thence along said East line
- 5th: South 00°49'59" West 8.00 feet; thence parallel with the South line of said Lot 15
- 6th: North 88°55'29" West 107.00 feet to the West line of said Lot 15; thence along said West line
- 7th: South 00°49'59" West 155.00 feet to the Southwest corner of said Lot 15; thence along the South line of Lot 16 in said unrecorded plat
- 8th: North 88°55'29" West 107.00 feet to the Southwest corner of said Lot 16; thence along the West line of said Lot 16
- 9th: North 00°49'59" East 308.99 feet to the Northwest corner of said Lot 16; thence along the North line of said Lot 16
- 10th: South 88°55'28" East 107.00 feet to the Northeast corner of said Lot 16; thence along the West line of Lot 10 in said unrecorded plat
- 11th: North 00°49'59" East 359.99 feet to the Northwest corner of said Lot 10, said point being in the North line of said Quarter, Quarter Section; thence along the North line of Lots 10, 11, 12 and said Quarter, Quarter Section
- 12th: South 88°55'28" East 345.33 feet to the point of beginning and containing 4.883 acres more or less.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on December 12, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 10th day of June, 2020.



Donald E. Gries, PS
 Indiana Registration No. LS 29900003
 Andy Esley Engineering, Inc.
 1133 West Mill Road, Suite 205
 Evansville, IN 47710

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Boeke Road Church, a Major Subdivision.

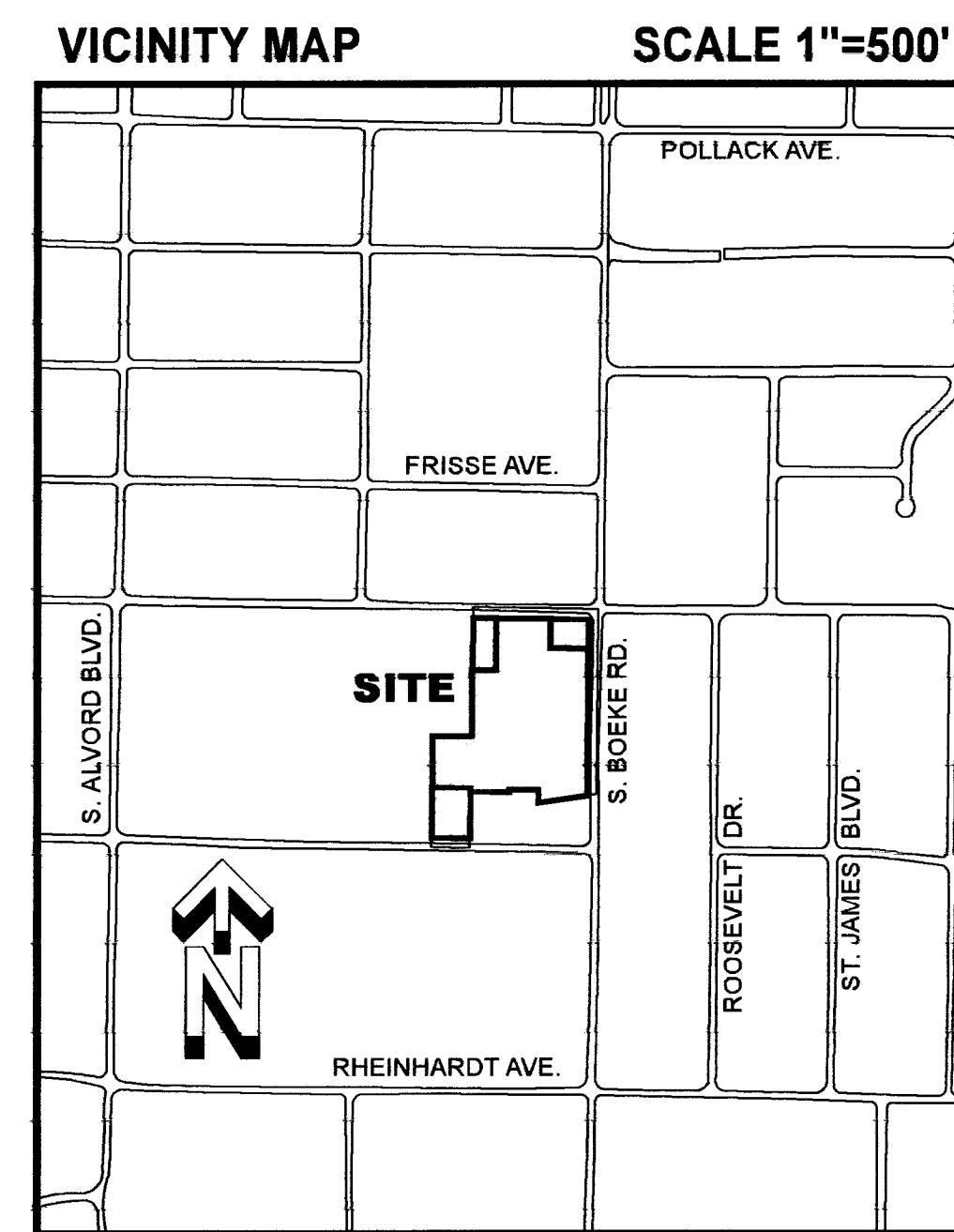
Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUE (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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked LM&SDE (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Board of Public Works. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.



VICINITY MAP SCALE 1"=500'

Edward L. Russ
 Edward L. Russ, V.P.
 Boeke Road Baptist Church, Inc.
 P.O. Box 2463
 Evansville, IN 47728

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, Edward L. Russ, V.P. of Boeke Road Baptist Church, Inc., the owner of the real estate shown and described hereon and acknowledged 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 10th day of June, 2020.

My commission expires 11/22/2022

Patricia E. Keith
 Signature

Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana



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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on June 4th, 2020.

Stacey Stevens
 President: Stacey Stevens

Ronald S. London
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MAJ-2020-003
 The Secondary Plat complies with the Ordinance and is released for recording.

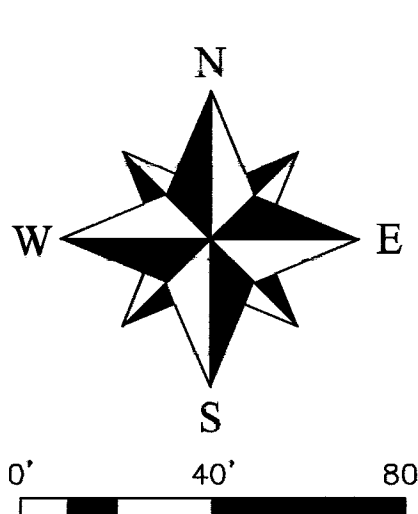
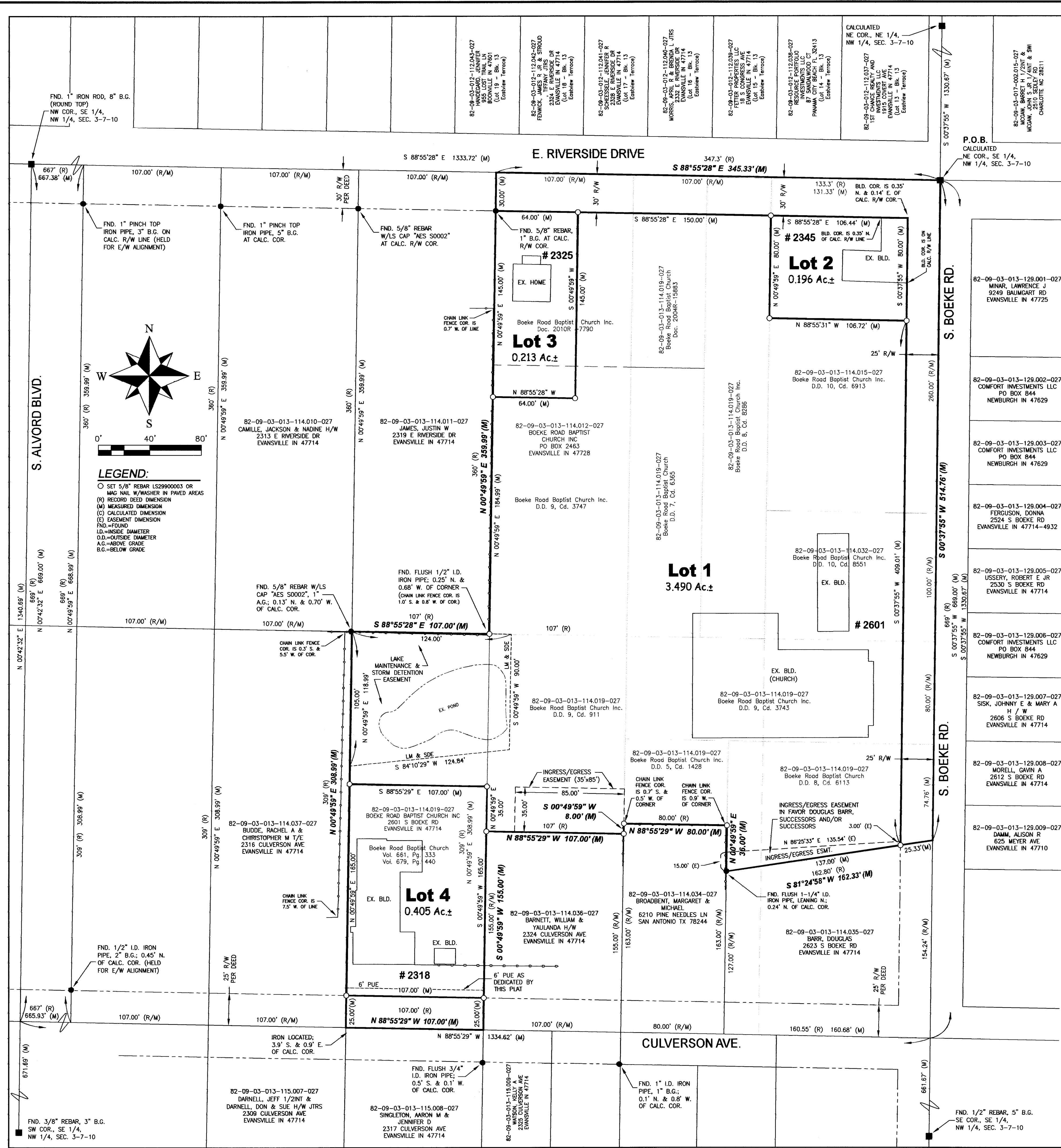
Ronald S. London
 Executive Director: Ronald S. London

6/17/2020
 Plat Release Date

MAJOR SUBDIVISION
 2345 E. RIVERSIDE DRIVE
 Boeke Road Baptist Church
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:
 J.R.F.
 PROJECT NO.:
 PROGRESS:
 SCALE:
 REVISIONS:
 1"=40'

SHEET NO.:
 1 OF 1



LEGEND:
 ○ SET 5/8" REBAR LS29900003 OR MAG NAIL W/WASHER IN PAVED AREAS
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 (E) EASEMENT DIMENSION
 (F) FOUND
 I.D.=INSIDE DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.G.=ABOVE GRADE
 B.G.=BELOW GRADE