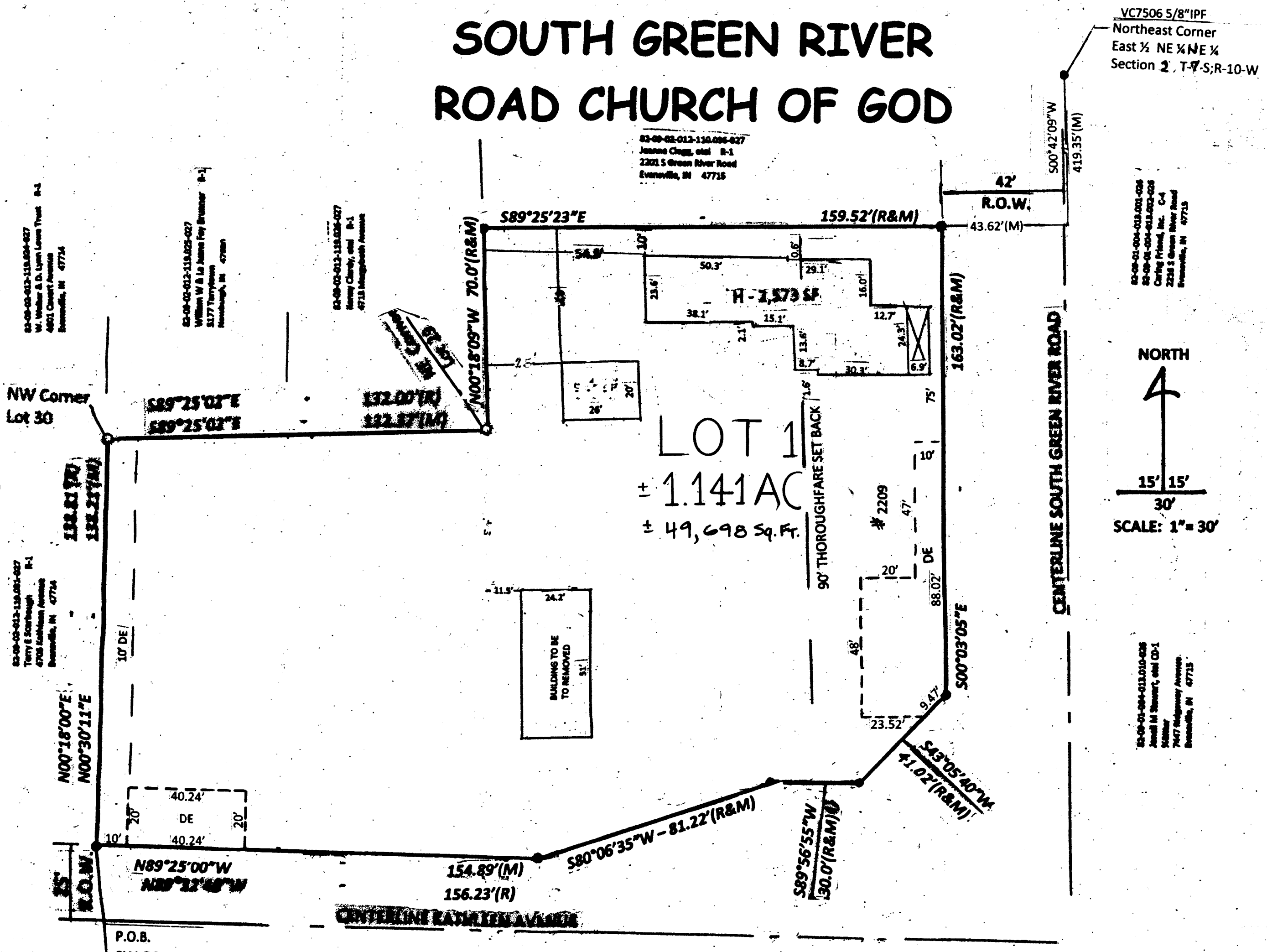


# SOUTH GREEN RIVER ROAD CHURCH OF GOD



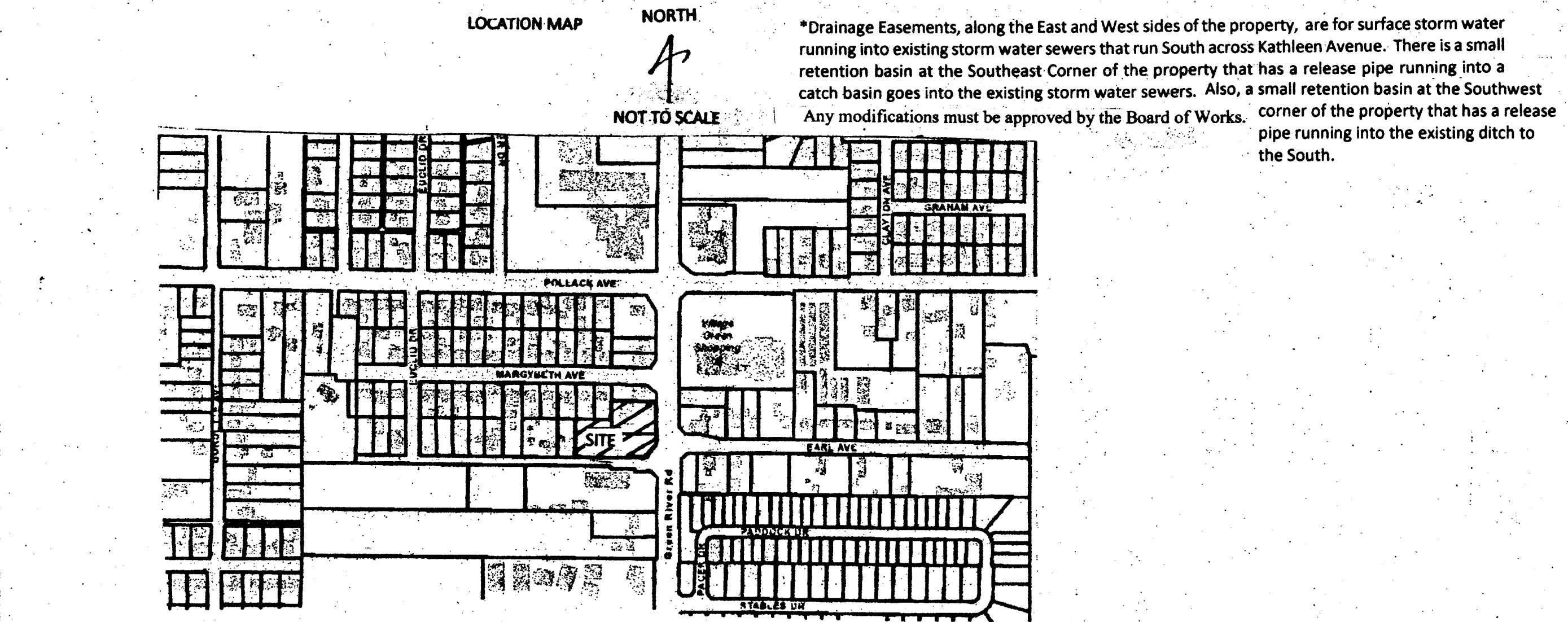
**LEGEND**

Recorded & Measured	(R&M)
Point of Beginning	P.O.B.
Right-of-Way	R.O.W.
Address	(2209)
5/8" Iron Pin	○
1" pipe	●
Drainage Easement	DE
Address	(2209)

**LOCATION MAP**

**NOT TO SCALE**

\*Drainage Easements, along the East and West sides of the property, are for surface storm water running into existing storm water sewers that run South across Kathleen Avenue. There is a small retention basin at the Southeast Corner of the property that has a release pipe running into a catch basin goes into the existing storm water sewers. Also, a small retention basin at the Southwest corner of the property that has a release pipe running into the existing ditch to the South.



**BOUNDARY DESCRIPTION**

Part of Lots 27 and 28 and all of Lots 29 and 30 in Glaser's Subdivision, an Addition to the City of Evansville, Indiana, as per Plat thereof, recorded in Plat Book H, page 183 in the Office of the Recorder of Vanderburgh County, Indiana, lying in the East Half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 7 South, Range 10 West, Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

**BEGINNING** at a 5/8" iron pin found at the Southwest Corner of said Lot 30; thence North 00° 30' 11" East, along the West line thereof, 138.21 feet to a 1" pipe found at the Northwest Corner of said Lot 30; thence South 89° 25' 02" East, along the North line of said Lots 29 and 30, 132.37 feet to a 1" pipe found at the Northeast Corner of said Lot 29; thence North 00° 18' 09" West, along the West line of said Lot 27, 70.00 feet to a 5/8" iron pin, found; thence South 89° 25' 23" East - 159.52 feet to a 5/8" iron pin on the West Right-of-Way of South Green River Road; thence South 00° 03' 05" East, along said Right-of-Way, 163.02 feet to a 5/8" iron pin, set; thence South 43° 05' 40" West, along said Right-of-Way, 41.02 feet to a 5/8" iron pin, found; thence South 89° 56' 55" West, along the North Right-of-Way of Kathleen Avenue, 30.00 feet to a 5/8" iron pin, found; thence South 80° 06' 35" West, along said Right-of-Way, 81.22 feet to a 5/8" iron pin found on the South line of said Lot 28; thence North 89° 25' 00" West, along said Right-of-Way and the South line of said Lots 28, 29, and 30, 154.89 feet to the POINT OF BEGINNING and containing 1.141 acres, more or less.

SUBJECT TO all recorded Easements and Rights-of-Way.

**GENERAL NOTES**

**UTILITIES:**  
Water and Sanitary Sewers are available from the Evansville Water and Sewer Utility Department.  
Electric and Gas are available from the VECTREN.

**BASEMENTS:**  
Any basement must be approved by the Vanderburgh County Building Commissioner.

**FLOOD HAZARD STATEMENT:** No Portion of the site is located in a Flood Hazard Zone A as said tract plots by scale on the Flood Insurance Rate Map for Vanderburgh County, Indiana and Incorporated Areas Map Number 18163C0205D date March 17, 2011.

**ACCESS:** Access to this subdivision will be from Kathleen Avenue, a public dedicated and maintained roadway.

**TEMPORARY EROSION CONTROL:** (during Construction):  
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with the City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 (16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

**PROPERTY CORNER MARKERS:** All property corners are marked with 5/8" iron pin or 1" pipes that were found in place.

**BASIS OF BEARING:** The East line of the subject property common with the West line of the existing Right-of-Way of Green River Road are based on Indiana West State Plan Coordinates NAD 83.

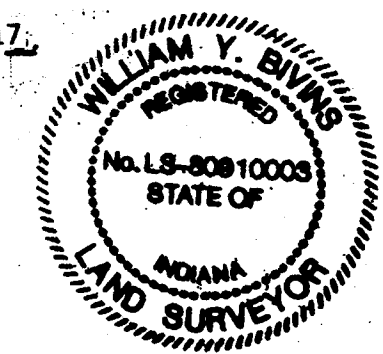
**REFERENCE DEED:** Doc. No. 2016R-014983. There has been no change in matters from said deed.

**SIDEWALK WAIVER**  
Per Evansville Municipal Code - Section 17.05.150 (B)(2)(a)(iii) Application No. 41-SW-2016 was approved for Kathleen Avenue only by the Subdivision Review Committee Meeting on November 7, 2016.

William Y. Bivins, do 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 October 8, 2016 and that all monuments shown exist at locations noted.

WITNESS my hand and seal this 6<sup>th</sup> day of February, 2017.

William Y. Bivins, PE-PS  
Indiana License Number: PS0910003  
ACCU Surveying and Engineering, LLC  
Newburgh, IN 47630



I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REPEAT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS IT IS REQUIRED BY LAW.  
J. McREYNOLDS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Feb. 14, 2017 BRIAN GERTH AUDITOR 660	RECEIVED FOR RECORD DATE 02.14.17 2:06p PLAT BOOK L PAGE 74 INSTR# 2017R0003493 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **SOUTH GREEN RIVER ROAD CHURCH OF GOD**.

Strips or areas of land, of the dimensions shown and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further that such Drainage Easement may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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

*William L. Gaddis*  
Evansville Church of God of Prophecy, Inc. - William L. Gaddis, President  
2209 South Green River Road  
Evansville, IN 47715

**NOTARY CERTIFICATE**

STATE OF INDIANA COUNTY OF VANDERBURGH ) SS:

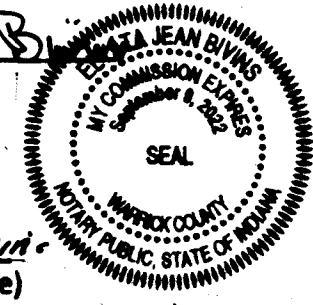
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared *William L. Gaddis, President of the Evansville Church of God of Prophecy, Inc.*, Owner and Subdivider, who acknowledge the execution of the foregoing plat with the dedications and restriction thereon to be his voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal this 6<sup>th</sup> day of February, 2017.

My Commission Expires:

*September 9, 2021*

*Ellyssa Jean Bivins*  
Notary Public



Notary Resides in:

*Warriack*  
County Indiana

*Ellyssa Jean Bivins*  
(Typed or Printed Name)

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by 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 the EVANSVILLE and VANDERBURGH COUNTY as a meeting held on October 31, 2016 at Sub - Review

*William Y. Bivins*  
President

*William Y. Bivins*  
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

*William Y. Bivins*  
Executive Director

PLAT RELEASE DATE: Feb 14, 2017



U-74  
APC # 33-MS-2016