

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 October 26, 2020 (at Subdivision Review).

President: Stacey Stevens
Stacey Stevens
 Attest Executive Director: Ronald S. London



PLAT RELEASE for APC DOCKET NO.: MIN-2020-025

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

R.S. L.
 Executive Director: Ronald S. London
 12/17/2020
 Plat Release Date

OWNERS CERTIFICATE:

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate same as Baptist Oak Hill Acres, a minor subdivision.

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

Edward Collins 12/14/2020
 Edward Collins OWNER OF LOT 1 Date

Coordinator
 Southwestern Indiana Baptist Association
 6710 Oak Hill Road
 Evansville, IN 47725

NOTARY CERTIFICATE:

State of Indiana)
 County of Warrick) SS

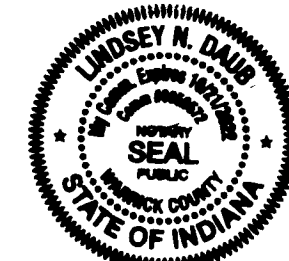
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Edward Collins, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notary Seal this 14th day of December, 2020.

Sandra N. Davis
 Notary Public

My Commission Expires 10/21/2023

Notary resides in Warrick county.



OWNERS CERTIFICATE:

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate same as Baptist Oak Hill Acres, a minor subdivision.

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

Aaron J. Marx 12/19/2020
 Aaron J. Marx OWNER OF LOT 2 Date

3023 Eastview Dr
 Evansville, IN 47725

NOTARY CERTIFICATE:

State of Indiana)
 County of Warrick) SS

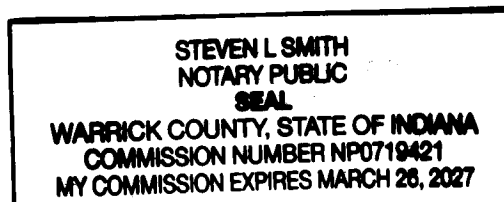
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Aaron J. Marx, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and Notary Seal this 19th day of December, 2020.

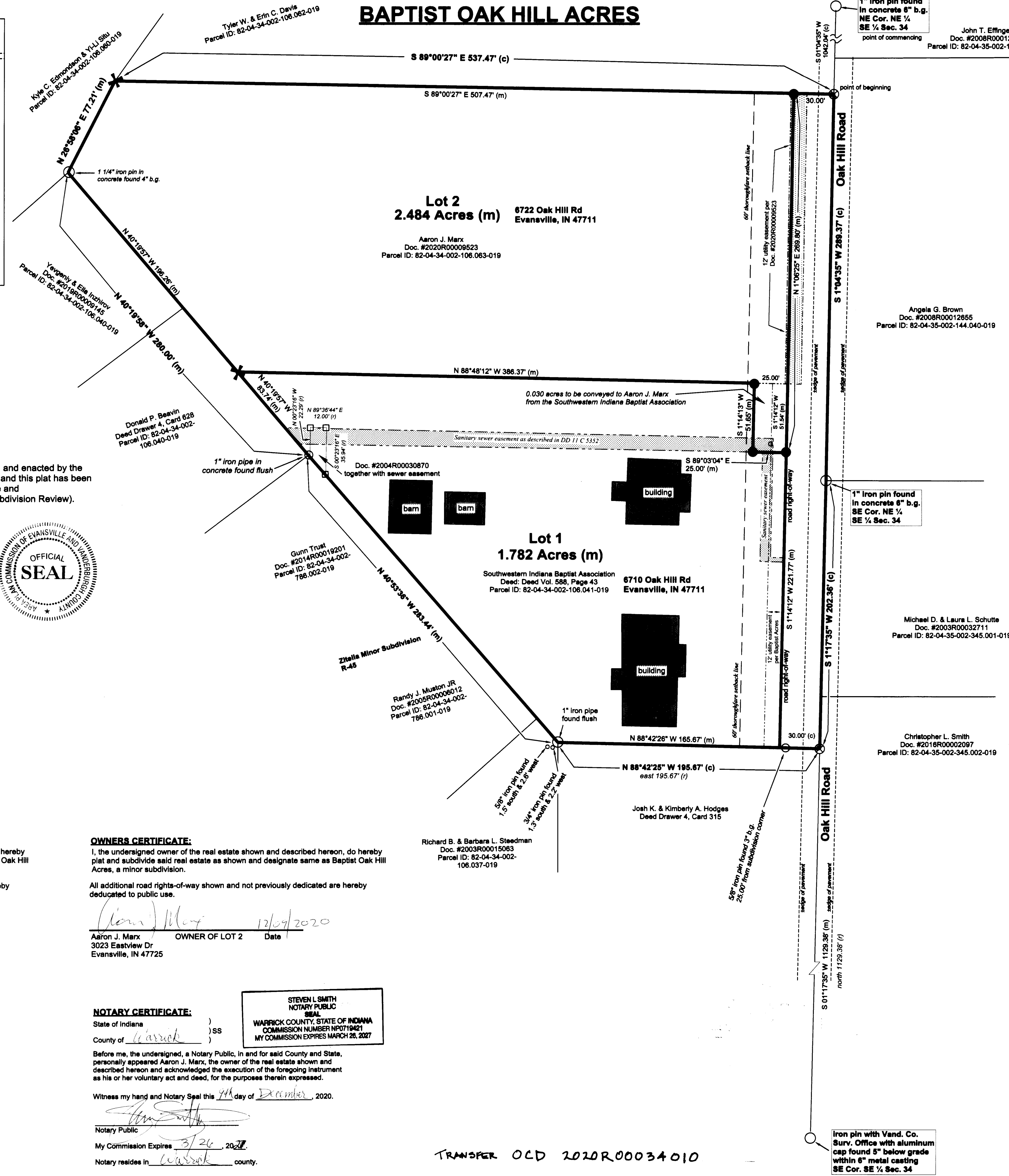
Steven L. Smith
 Notary Public

My Commission Expires 3/24/2027

Notary resides in Warrick county.

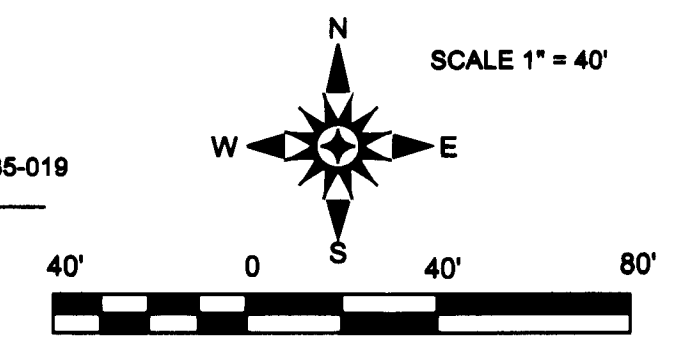


BAPTIST OAK HILL ACRES



TRANSFER OLD 2020R00034010

John T. Effinger
 Doc. #2008R00012853
 Parcel ID: 82-04-35-002-144.035-019



- LEGEND**
- - monument found as noted
 - - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel RLS 20700076"
 - ⊕ - no monument found or set
 - - 5/8" rebar in concrete found flush with Easley cap
 - ✕ - 5/8" rebar flush or as noted with plastic cap inscribed "Greg Kissel RLS 20700076"
 - b.g. - below ground level
 - a.g. - above ground level
 - Bearings are based on State Plane Coordinates, Indiana Zone West, NAD 83
 - Last date of fieldwork: 10/02/2020
 - (m) - field measured
 - (r) - deed record
 - (c) - calculated
- This survey is incomplete without the attached surveyors report.



Land Surveyor's Certificate
 I, Gregory A. Kissel, 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 January 31, 2020; and that all monuments shown exist at all locations as noted.
 Witness my hand and seal this 7th day of October, 2020.
Greg A. Kissel
 Gregory A. Kissel
 IN PLS 20700076

Affirmation Statement
 I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.
Greg A. Kissel
 Gregory A. Kissel

BOUNDARY DESCRIPTION
 A replat of Baptist Acres Subdivision as recorded in Plat Book "V" Page 048 in the Office of the Vanderburgh County Recorder and a part of the east half of the southeast quarter of Section (34), Township (5) South, Range (10) West, in Center Township, Vanderburgh County, Indiana; and more particularly described as follows:
 Commencing at a 1" iron pin in concrete found 6" below grade marking the northeast corner of the northeast quarter of the southeast quarter of said section; thence South 01 degrees 04 minutes 35 seconds West [bearings are based on State Plane Coordinates, Indiana Zone West, NAD 83] along the east line of said quarter quarter section one thousand forty-two and four hundredths (1042.04) feet to THE INITIAL POINT OF BEGINNING; thence South 01 degrees 04 minutes 35 seconds West along said east line two hundred eighty-nine and thirty-seven hundredths (289.37) feet to a 1" iron pin found in concrete 6" below grade marking the southeast corner of said quarter quarter section; thence South 01 degree 17 minutes 35 seconds West along the east line of the southeast quarter of the southeast quarter of said section two hundred two and thirty-six hundredths (202.36) feet; thence North 88 degrees 42 minutes 25 seconds West one hundred ninety-five and sixty-seven hundredths (195.67) feet to a 1" iron pipe found flush; thence North 40 degrees 53 minutes 36 seconds West two hundred eighty-three and forty-four hundredths (283.44) feet to a 1" iron pipe found flush; thence North 40 degrees 19 minutes 58 seconds West two hundred eighty and no hundredths (280.00) feet to a 1 1/4" iron pin in concrete found 4" below grade; thence North 28 degrees 58 minutes 06 seconds East seventy-seven and twenty-one hundredths (77.21) feet to a 5/8" rebar flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence South 89 degrees 00 minutes 27 seconds East five hundred thirty-seven and forty-seven hundredths (537.47) feet to the point of beginning.

CONTAINING 4.804 ACRES, MORE OR LESS.

Subject to all legal right-of-ways and/or easements.

GENERAL NOTES:

- 1) PRIOR COVENANTS AND 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.
- 2) PUBLIC UTILITIES-WATER: Water is available and is provided by the Evansville Water & Sewer Utility.
- 3) PUBLIC UTILITIES-SEWER: Sanitary sewer for Lots #1 & #2 is available and is provided by the Evansville Water & Sewer Utility.
- 4) FLOOD PLANE DATA: The within described tract of land DOES NOT lie within that Special Flood Hazard Area (SFHA) as said tract plots on Community Panel No. 1816300117D of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana, dated 03/17/2011.
- 5) NATURAL SURFACE WATERCOURSE: The Owner(s) shall remain responsible for the prevention of obstructions to creeks and natural watercourses.
- 6) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2020-017 requesting to waive the installation of sidewalks, as per County Code 16.12.02(B) (2) was approved at Subdivision Review meeting on October 26, 2020.

Prepared by: Gregory A. Kissel

KISSEL
 Land Surveying, LLC
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 (812) 753 - 1233 office
 (812) 632 - 8831 cell
 www.kisselsurveying.com

CLIENT NAME
 Aaron Marx
 SCALE
 40 FV/in
 DATE
 10-7-2020
 DRAWN BY
 Z.B.
 JOB
 REVISION
 SHEET
 2020-015 (2)
 11-20-2020
 1/1