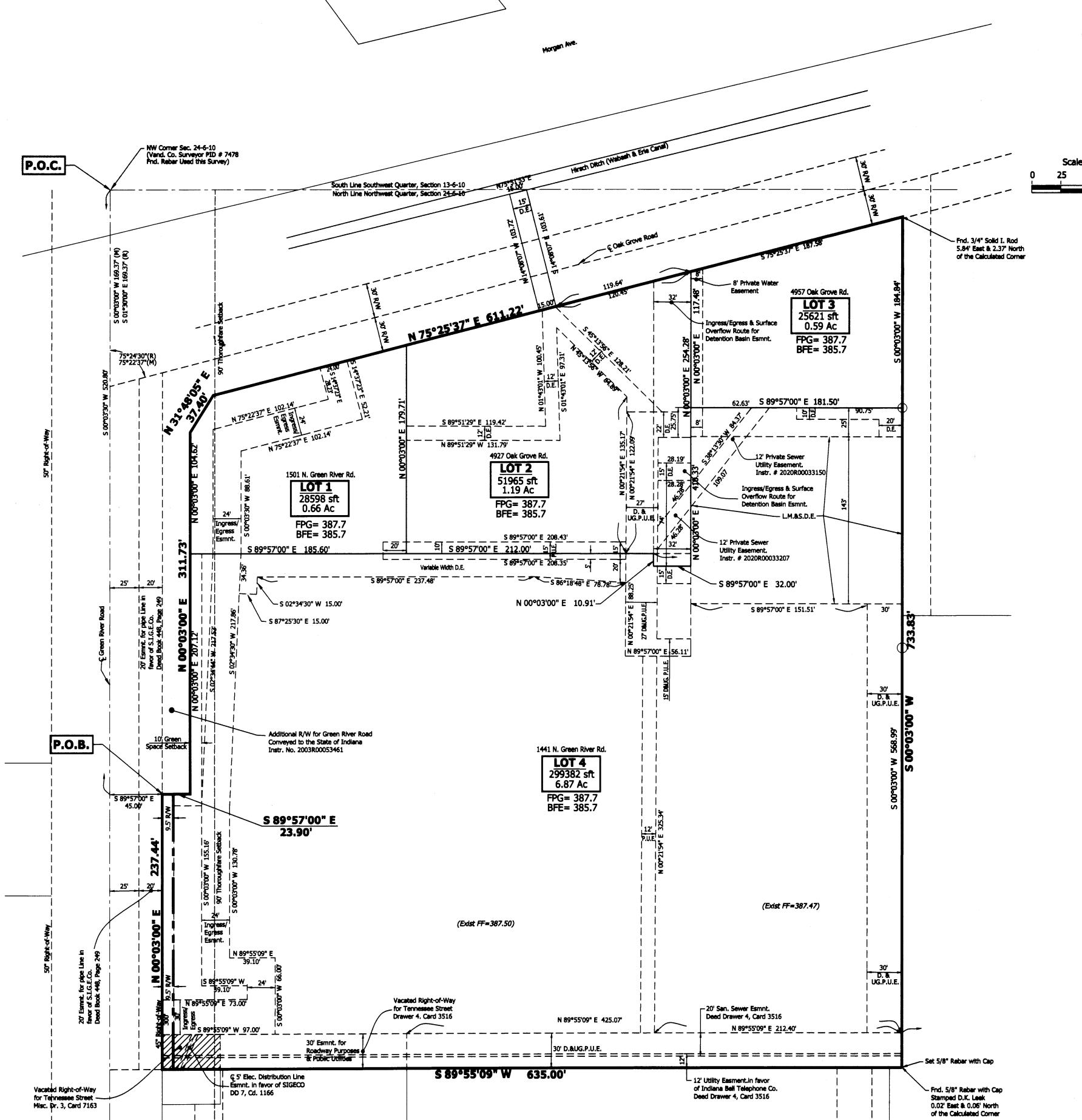
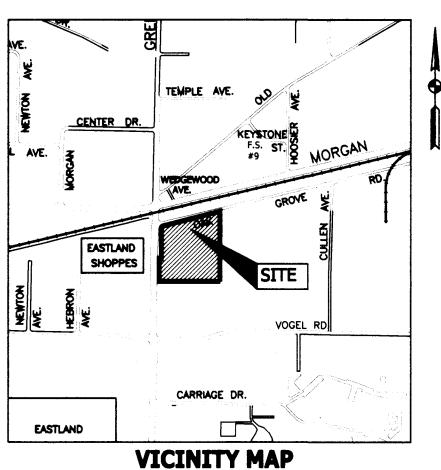
GREEN RIVER OAKS REPLAT

(A Replat of Green River Oaks Subdivision Recorded in Plat Book S, Page 35, Instr. # 2006R00040007)





KNIGHT TWP.
VANDERBURGH CO.
NW1/4 Sec. 24, T6S, R10W

SHEET 1 OF 2



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GENERAL NOTES:

Access: Lot 1 shall have direct access to Oak Grove Road and indirect access to Green River Road through the 24' Ingress/Egress easement near the western plat boundary. Lots 2 & 3 shall have the option of direct access to Oak Grove Road, and shall also have indirect access to Oak Grove Road via the 32' Ingress/Egress easement along the eastern boundary of Lot 2. Lot 4 shall have direct access on Green River Road at its existing curb cut, and indirect access to Oak Grove Road via the 32' Ingress/Egress easement.

Public Utilities Water: Water is available and is provided by the Evansville Water & Sewer Utility.

Utilities Sewer: Sanitary Sewer is available through an existing private sewer before connecting into the Evansville Water and Sewer System.

All lots are served by an existing private Sanitary Sewer Main, which is located on the south side of Lots 18.2 and continues south across Lot 4 before connecting into a public sanitary manhole on the south side of lot 4 (the "Sewer Line"). The owners of the lots and all successors in title thereto, shall be solely responsible for the operation, maintenance, repair and replacement of the Sewer Line and hereby indemnifies, holds harmless, releases and discharges the City of Evansville, Indiana including but not limited to ,its Water and Sewer Utility Department (the "City"), from any and all damage, liability loss or claim arising out of or in connection with the operation, maintenance, repair and replacement of the Sewer Line, for so long as the respective owners of the parcels utilize the sewer line.

Natural Surface Watercourse: The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

Flood Plain Data: A portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tract plots on Community Panel No. 18163C0201D of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011...

At the time of recording of the original plat for Green River Oaks (11/27/06), the property was not located in Special Flood Zone "A" per the FIRM map dated March 19, 1982. Buildings placed on the lots within the subdivision were to be subject to a Minimum First Floor (MFF) elevation to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance. At the time of recording of the original plat the Building Commissioner determined the MFF to be 386 MSL.

Prior to the placement of any future structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" (F.P.G.) shown has not been modified based on new or updated hydraulic information. The current F.P.G. is 387.70.

The owner of lot 4 has filed for a CLOMRF and it was approved by FEMA on, December 09,2020, Case No. 21-05-0371C. The CLOMRF has approved for the Warehouse addition from Flood Zone AE to Flood Zone X. The building finish floor for the addition was approved as shown on the plan at elevation 387.47.

The existing warehouse located immediately to the south was removed from Flood Zone AE to Flood Zone X by a LOMA filed and approved by FEMA in 03/17/2011, Case No.11-05-6809A. It too has a floor elevation of 387.47.

The Drainage Plans were waived by the Board of Public Works on September 17th, 2020.

Storm Drainage Maintenance:

The Owner of each lot, its successors and assigns, shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

- 1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easement in accordance with applicable ordinances.
- 2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water. 3. Keeping the channels embankments, shorelines, and bottoms of waterways and basins free of all
- erosion and sedimentation. 4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the
- City Engineers Office and in compliance with the current Drainage Ordinance. 5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
- 6. The owner of Lot 4, its successors and assigns, will pay for the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and piped or paved outlet structures of the storm water drainage system shown on the as-built plans for the Subdivision; that are located within lot 4, that are a part of the common drainage storm water storage basin located on lot 4, and also that portion of in permanent storm water outlet piping located on along the east line of lot2 within a designated drainage easement that is used to convey the outgoing storm water from the collection basin ,north to the Hirsch Ditch as shown on the plat of this subdivision.
- 7. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easements in this subdivision requires the prior written approval of the Owners of the lots within the subdivision.
- 8. The Storm Water Management Practices Maintenance Agreement is recorded in the Office of the Recorder of Vanderburgh County, Indiana; Instrument No. 2020R00025847, date October 1st,2020.

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 Replat has absolutely no effect on any private covenants and restrictions that may or may not exit.

Sidewalks:

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2020-011 requesting a partial waiver of the installation of sidewalks, as per City Code 17.05.150(B)(2), was Recommended For Approval by the Area Plan Commission at a meeting held on October 1st, 2020 and was approved by the Board of Public Works at a meeting held on October 8th, 2020. The waiver is for Oak Grove Road only.

INSTALLATION OF SIDEWALKS WITH CERTIFICATE OF OCCUPANCY:

(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk along Green River Road on the purchased lot or lots within five years from the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk (s) on all lots to which the owner still holds title within 10 years from the date the plat is recorded. (iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and

until the requested sidewalks on the lot is installed. (iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of

the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulation thereunder. (v) Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this

subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by State law.

Property Corner markers: All corners not already marked will be marked with a 3/4" diameter rebar with

OWNERS' CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as " Green River Oaks Replat". The 9.5' strip of Right of Way shown near the Southwest Corner of Lot 4 is hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked " P.U.E. " (Public Utility Easement), are hereby dedicated to public utilities 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 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 " D.UG.P.U.E. " (Drainage & underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked " D.E. " (Drainage Easement), are hereby dedicated for conveyance of surface water and/or surface 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 manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easement and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked " L.M. & S.D.E. " (Lake Maintenance & Storm Drainage 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.

Strips or area of land, of the dimensions shown on this plat and marked " Ingress/Egress Easement " are hereby dedicated for the use of access by the owners and/or assignees of the lots shown heron. The cost and maintenance of the driving surfaces within said Ingress/Egress easement, shall be the responsibility of the owners of the lots within said subdivision.

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.

Karen Grunow, Managing Partner

Business Buildings LLC 2641 N. Cullen Ave. Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) set Before me, the undersigned, a Notary Public in and

for said County and State, personally appeared Karena terrory, the owner of said real estate shown and described hereon and adknowledged 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

> Witness my hand and seel the 19 day of December, 2020 My Commission Expires:

4/15/2001 Notary Resides in

County, Indiana

Notary Public

(typed or printed name)

Randell Green, President **RSAR Properties LLC** 4957 Oak Grove Rd. Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) as:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared hud all Sales the owner of said 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

> Witness my hand and seel the _//_ day of \(\rightarrow \text{Longer} \), 2020 My Commission Expires:

4/15/201 *(518*5en/ County, Indiana



Vladimer Tonchev , Owner Auto Credit Group LLC 6044 Bramble Wood Ct. Newburgh, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) SE:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared

UNO MIL TOWNShip owner of said real estate shown and described hereon and admowledged 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

Witness my hand and seal the 21 day of became, 2020

Von derkungt Notary Resides in

County, Indiana

Notary Public

Dean Bosler, President TB & A Properties LLC 5700 Medinah Dr. Newburgh, IN 47630

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 Depu Baske, the owner of said 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

> Witness my hand and seal the // day of / ELOWY. 2020 My Commission Expires:

4/15/2001 Notary Resides in GIBSON County, Indiana

Notary Public

STELL R HAKAMAN



(A Replat of Green River Oaks Subdivision Recorded in Plat Book S, Page 35, Instr. # 2006R00040007)

BOUNDARY DESCRIPTION

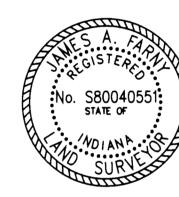
Part of the Northwest Quarter of Section24, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, State of Indiana and being more particular described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 24-T6S-R10W; thence along the west line therof, South 00 degrees 03 minutes 00 seconds West 520.80 feet; thence South 89 degrees 57 minutes 00 seconds east 45.00 feet to the east right-of-way line of N. Green River Road, being the point of beginning; thence along said right-of-way line South 89 degrees 57 minutes 00 seconds east 23.90 feet; thence continue thence along said right-of-way line North 00 degrees 03 minutes 00 sectifies East 311.73 feet; thence continue along said right-of-way North 31 degrees 48 minutes 05 seconds east 37.40 feet to the south right-of-way line of Oak Grove Road; thence along said right-of-way line North 75 degrees 25 minutes 37 seconds east 611.22 feet; thence parallel with the west line of said quarter section, South 00 degrees 03 minutes 00 seconds West 733.83 feet to the north line of Harps Minor Subdivision, Section 2 as per plat thereof recorded in Plat Book MS, Page 144; thence along the north line thereof and the north line of Harps Minor Subdivision Section 4 as per plat thereof recorded in plat book MS, Page 139, South 89 degrees 55 minutes 09 seconds West 635.00 feet to the east right-of-way line said N. Green River Road; thence along said right-of-way line North 00 degrees 03 minutes 00 seconds east 237.44 feet to the point of beginning, containing 9.31 acres (405,565.9 Sq. Ft.).

Subject to easements, right-or-way, building and use restrictions of record.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that the plat correctly represents a survey completed on 8/13/20 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 22nd day of December, 2020



Indiana Registration No. LS 80040551 Lochmueller Group, Inc. 6200 Vogel Rd. Evansville, IN 47715

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 required by law.

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12/22/20

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 1, 2020.



President: Stacey Stevens

PLAT RELEASE FOR APC DOCEKT NO.: MAJ-2020-010 The Secondary Plat complies with the Ordinance and is released for recording.

Executive Director: Ronald S. Jondon

PLAT RELEASE DATE: 12/29/2020

SHEET 2 OF 2



