

Groeger

Owner's 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 Groeger.

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

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

Owners/Developers:

Rhinehart Groeger 1520 N. Cullen Avenue Evansville, IN 47715

Teny Yates MICHAEL A. FRAY SC 1510 N. Cullen Avenue Evansville, IN 47715

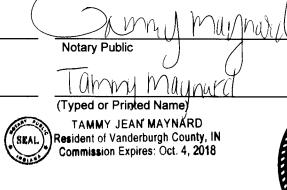
Notary Certificate

STATE OF INDIANA, COUNTY OF VANderbuch

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Rhinehart Groeger for the Jeanette Groeger Trust, 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.

04.4,2018 Notary Resides in

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STATE OF INDIANA, COUNTY OF Vander buriah

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Tony Yeles for Crosswalk Ministries, Inc. MICHAEL A. FRAYSER. 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

02-03-22 Notary Resides in

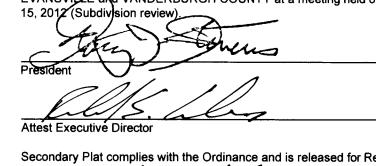
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Area Plan Commission Certificate

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, May



Secondary Plat complies with the Ordinance and is released for Recording

PLAT RELEASE DATE: OCT. 1, 2014



General Notes

Basements: The Vanderburgh County Building Commissioner must approve all

Flood Plain Data: The subject property lies within the 1% annual chance zone (AE) as site plots by scale on the Flood Insurance Rate Map Number 18163C0201D, dated March 17, 2011. BFE = 385.7 FPG = 387.7.

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and suitability of fill in the area of the building pad and shall delineate the lot as being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soil

Utilities: Sanitary Sewer and Water are available by the Evansville Water and Sewer Utility Department. Gas, electric and telephone are available at the site.

Temporary Erosion Control (during construction): For subdivisions where the land disturbance is in excess of one acres, a Storm Water Pollution prevention Plan must be submitted in accordance with 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 subdivision where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(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.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:

- A. Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
- B. Keeping all parts of the storm water drainage system operating as designed and
- constructed; and free of all trash, debris, and obstructions to the flow of water. C. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- D. 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 County Surveyor's Office.
- E. 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.
- F. 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 easement in this subdivision requires the prior written approval of the Board of Public Works.

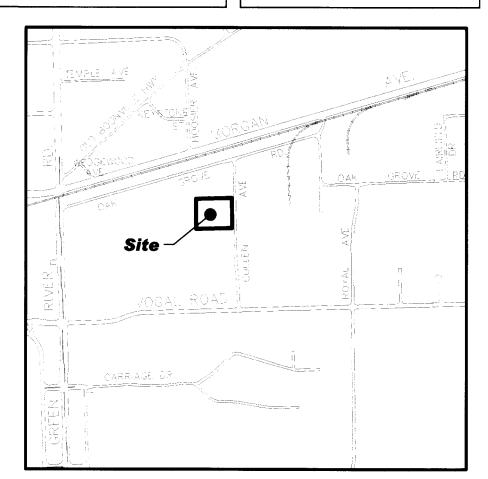
<u>Property Corner Markers:</u> All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JOE GRIES AUDITOR 5316
(AUDITORS NUMBER)

RECEIVED FOR RECORD DATE 10.01.14 10:14A

PLAT BOOK _____ INSTR# 2014 ROOD 21 933 Z TULEY RECORDER VANDERBURGH COUNTY



Location Map

Boundary Description

A replat of Lot One of the Evansville Industrial Foundation Subdivision, as per plat thereof, recorded in Plat Book L, Page 24, in the Office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows: KNIGHT TWP

Beginning at the northeast corner of said Lot One, thence along the north line thereof, North 88 degrees 25 minutes 42 seconds East a distance of 374.69 feet to the northeast corner of said Lot One; thence along the west right-of-way line of Cullen Avenue, south 00 degrees 53 minutes 19 seconds East a distance of 313.00 feet to the southeast corner of said Lot One; thence along the south line thereof, South 88 degrees 25 minutes 46 seconds West a distance of 376.13 feet to the southwest corner of said Lot One; thence along the west line thereof, North 00 degrees 37 minutes 30 seconds West a distance of 313.01 feet to the Point of Beginning, containing 2.697 acres, more or less.

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana,; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted.

Witness my hand and seal this 30th day of September, 2014.

Bret Alan Sermersheim, P.L.S. Indiana Registration No LS20200009 Morley and Associates, Inc 4800 Rosebud Lane Newburgh, IN. 47630 Phone: (812) 464-9585 brets@morleyandassociates.com



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APC Docket No. 12-MS-2012

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.

D.K.L. 9310 J.E.V. 9/30/2014 Signature: But Sermershen 9310 Secondary Plat.dwg

Secondary

Plat



Engineering Surveying Architecture **Construction Management**

4800 Rosebud Lane Newburgh, IN 47630 (812) 464-9585

www.morleyandassociates.com