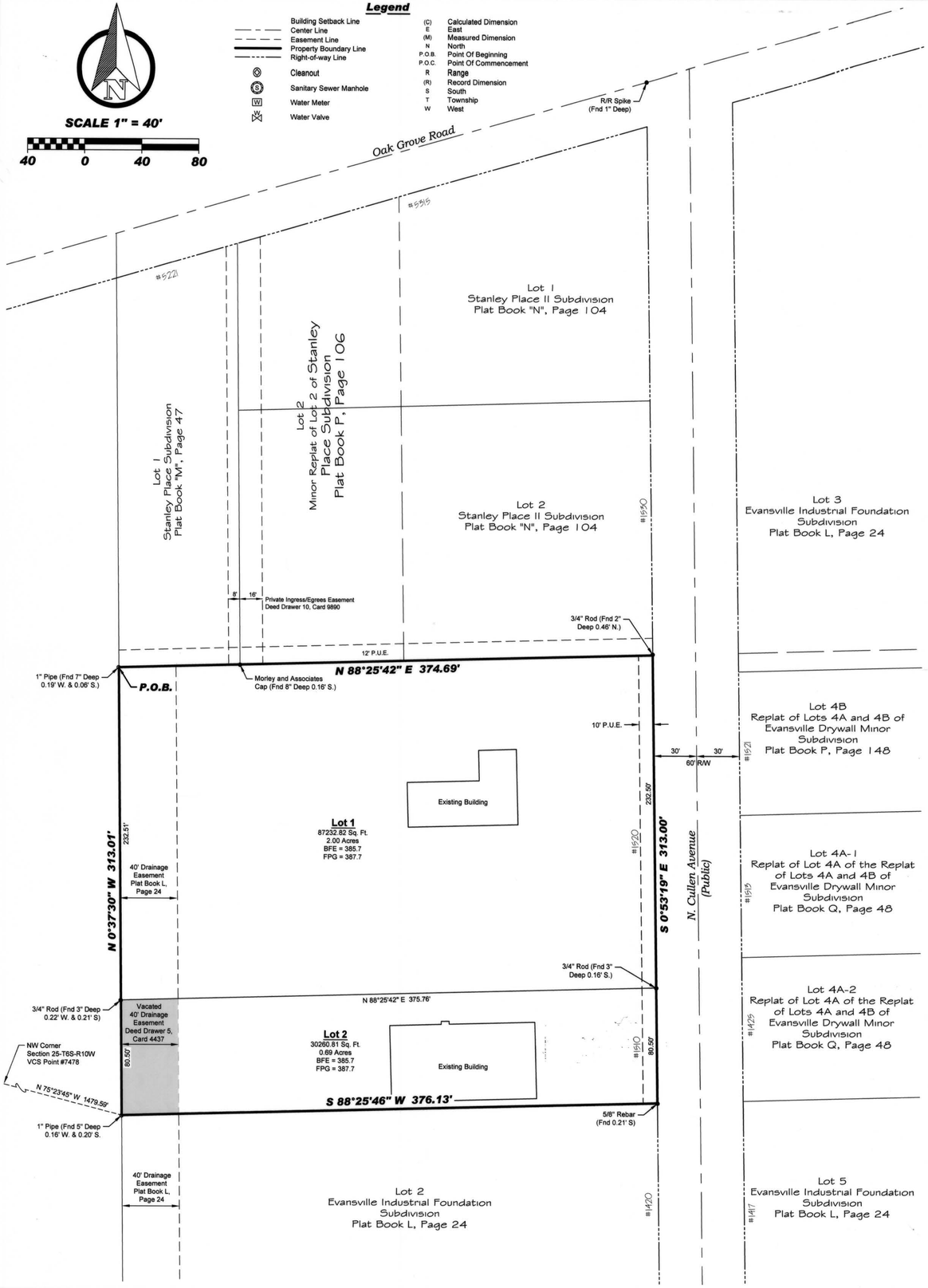
Groeger

Legend

Building Setback Line		(C)	Calculated Dimension
Center Line		E	East
Easement Line		(M)	Measured Dimension
Property Boundary Line		N	North
Right-of-way Line		P.O.B.	Point Of Beginning
Cleanout		P.O.C.	Point Of Commencement
Sanitary Sewer Manhole		R	Range
Water Meter		(R)	Record Dimension
Water Valve		S	South
		T	Township
		W	West

SCALE 1" = 40'

40 0 40 80



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 utility.

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.

Owners/Developers:

By: _____
Jeanette Groeger Trust - Owner Lot 1
Rhinehart Groeger
1520 N. Cullen Avenue
Evansville, IN 47715

By: Michael A. Frayser
Crosswalk Ministries, Inc - Owner Lot 2
~~Tony Yates~~ MICHAEL A. FRAYSER
1510 N. Cullen Avenue
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 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.

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

My Commission Expires:
Oct. 4, 2018 — Tammy Maynard, Notary Public

Notary Resides in
Vanderburgh County, Indiana — Tammy Maynard (Typed or Printed Name)

SEAL — TAMMY JEAN MAYNARD, Resident of Vanderburgh County, IN, Commission Expires: Oct. 4, 2018

NOTARY PUBLIC SEAL INDIANA

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 the said Owners and Subdividers, ~~Tony Yates~~ 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 forth.

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

My Commission Expires:
02-03-22 — Vicki Sykes, Notary Public

Notary Resides in
Vanderburgh County, Indiana — Vicki Sykes (Typed or Printed Name)

VICKI SIKES
Notary Public - Seal
State of Indiana
Vanderburgh County
My Commission Expires Feb 3, 2022

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, May 15, 2012 (Subdivision review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Oct. 1, 2014

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

General Notes

Basements: The Vanderburgh County Building Commissioner must approve all basements.

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 conditions.

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.

Property Corner Markers: 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. 0023."

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct. 1, 2014 (DATE)
JOE GRIES AUDITOR
5316 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.01.14 10:14A
PLAT BOOK T
PAGE 150
INSTR# 201400021933
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

Prepared By:
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

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

T·150

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.

Signature: Bret Sermersheim

Secondary Plat

Designed By: D.K.L.	Job Number: 9310
Drawn By: J.E.V.	Date: 9/30/2014
Filename: 9310 Secondary Plat.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com

RECORDER
VANDERBURGH COUNTY
Z TULEY
2014R00022823
10/10/2014 4:20 PM
RECORDING FEES: 12.00
PAGES: 1

8091709 Tx:4075853

SURVEYOR'S AFFIDAVIT

Bret Alan Sermersheim, being first sworn upon his oath, deposes and says:

1. That he is a licensed land surveyor in the State of Indiana and that he has supervised and performed extensive survey work in part of the Evansville Industrial Foundation Subdivision in Vanderburgh County, Indiana.

2. That Groeger, a minor subdivision, recorded in Plat Book T, Page 150 in the office of the Recorder of Vanderburgh County, Indiana, completed by said surveyor, incorrectly shows the beginning call in the Boundary Description as the northeast corner of said Lot One. The correct call is northwest corner of said Lot One.

3. The boundary description for said subdivision is corrected as described below:

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:

Beginning at the northwest 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.

FURTHER, affiant sayeth not.

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009

STATE OF INDIANA, COUNTY OF VANDERBURGH, ss

SUBSCRIBED AND SWORN to before me, a Notary Public in and for said County and State, personally appeared Bret Alan Sermersheim, and he being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true to the best of his knowledge and belief.

SIGNED AND SEAL THIS 10th DAY OF October, 2014.

Notary Public

My Commission Expires:

August 3, 2018

Danny K. Leek
(Printed or Typed Name)

DANNY K. LEEK COMMISSION NOTARY SEAL PUBLIC 6199 STATE OF INDIANA

Notary Resides in Warrick County, Indiana

THIS INSTRUMENT PREPARED BY Chip wood of MORLEY AND ASSOCIATES, INC.

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.

Bret Sermersheim

J:\9000s\9300-9399\9310\Surveying 3D\Documents\9310 SurvAff.doc