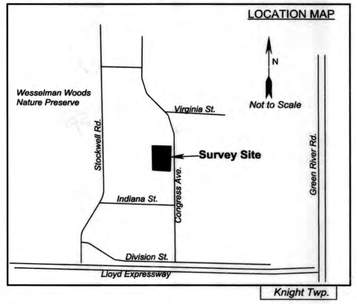
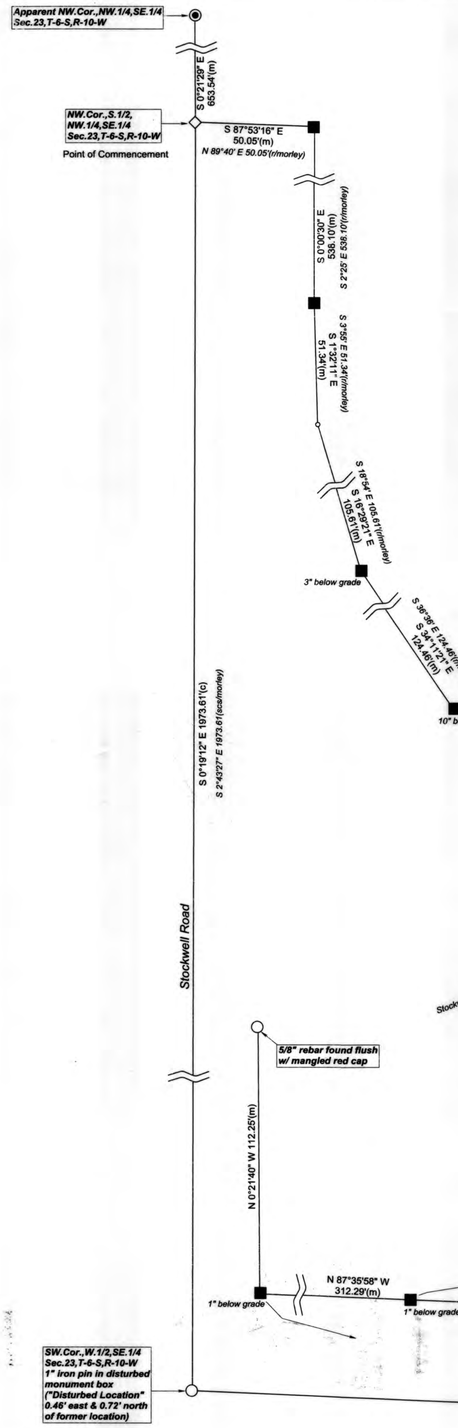
OLIVER ESTATES



Current Deed Reference
Owner: Stephen & Julia Georgesen
Deed: Drawer 8, Card 3248
Parcel #82-06-23-017-106.043-027



N
W E
S
0 30' 60'
SCALE 1" = 30'

Bearings are based on State Plane Coordinates Indiana West, NAD83

Last date of fieldwork: 09/30/2015

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 3, 2015 (DATE)
BRIAN GERTH AUDITOR
6663 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12.03.15 3:03p
PLAT BOOK 4
PAGE 3
INSTR# 2015R00028898
Z TULEY RECORDER
VANDERBURGH COUNTY

LEGEND

- ○ - monument found as noted
- ● - 5/8" iron pin set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
- ■ - 5/8" rebar found flush or as noted with plastic cap inscribed "Morley & Assoc ID #0023"
- ◇ - railroad spike found 5" below grade
- ◉ - mag nail found flush over iron
- (morley) - dimension from a survey by Morley & Assoc. dated 1996 (Surveyor's Plat Drawer 1, C-1258)
- (scs) - dimension from a survey of Stockwell Commercial Sub. by Morley & Assoc. dated 2008 (Bk. S, Pg. 84)
- ◔ - manhole cover
- ▣ - Vectren gas line marker
- ⊕ - water valve lid
- ⊛ - water meter lid
- ▪ - fire hydrant
- ○ - power pole
- ▬ - telephone pedestal
- (m) - field measured
- (r) - deed record
- (c) - calculated

SUBDIVISION BOUNDARY DESCRIPTION

Part of the west half of the southeast quarter of Section (23), Township (6) South, Range (10) West, Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:
Commencing at a railroad spike found 5" below grade marking the northwest corner of the south half of the northwest quarter of the southeast quarter of said section; thence South 87 degrees 53 minutes 16 seconds East [bearings based on State Plane Coordinates Indiana West] fifty and five hundredths (50.05) feet to a 5/8" rebar found flush (with plastic cap inscribed "Morley & Assoc ID#0023") [herein after referred as "rebar with cap" found]; thence South 00 degrees 00 minutes 30 seconds East five hundred thirty-eight and ten hundredths (538.10) feet to a rebar with cap found flush; thence South 01 degrees 32 minutes 11 seconds East fifty-one and thirty-four hundredths (51.34) feet; thence South 16 degrees 29 minutes 21 seconds East one hundred five and sixty-one hundredths (105.61) feet to a rebar with cap found 3" below grade; thence South 34 degrees 11 minutes 21 seconds East one hundred twenty-four and forty-six hundredths (124.46) feet to a rebar with cap found 10" below grade; thence South 87 degrees 35 minutes 49 seconds East three hundred seventy-nine and sixty-seven hundredths (379.67) feet to a 5/8" rebar found 1" below grade marking the INITIAL POINT OF BEGINNING; thence South 87 degrees 35 minutes 49 seconds East two hundred and forty-four hundredths (200.44) feet to a rebar with cap found flush on the west right-of-way line of Congress Avenue; thence South 00 degrees 22 minutes 45 seconds East along said right-of-way line two hundred forty-nine and twenty-four hundredths (249.24) feet to a 5/8" iron pin set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 87 degrees 35 minutes 58 seconds West two hundred and forty-four hundredths (200.44) feet to a rebar with cap found 4" below grade; thence North 00 degrees 22 minutes 45 seconds West two hundred forty-nine and twenty-four hundredths (249.24) feet to the point of beginning.

CONTAINING 1.146 ACRES, MORE OR LESS

Subject to a certain easement for pipe line right-of-way granted to Southern Indiana Gas and Electric Company under date of January 10, 1963 and recorded May 8, 1963 in Deed Record 453, Page 3

Also, subject to all other right-of-ways and/or easements of record

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 October 19, 2015 at Sub. Review.

President _____ Attest Executive Director _____

PLAT RELEASE

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

Executive Director _____ Plat Release Date _____

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 September 30, 2015 and that all monuments shown exist at all locations as noted.

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.

Witness my hand and seal this 24th day of November, 2015

Gregory A. Kissel
IN PLS 20700076

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 Oliver Estates.

Stephen D. Georgesen
1500 Glen Eden Lane
Evansville, IN 47715

Julia W. Georgesen
1500 Glen Eden Lane
Evansville, IN 47715

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh) SS

Before me, the undersigned Notary Public, in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 2nd day of December, 2015

My Commission expires Aug. 18, 2023
Sheila J Bridges
Notary Public
Notary resides in Vanderburgh County

SEAL

GENERAL NOTES

1. UTILITIES: Water and sanitary sewer is available by Evansville Water and Sewer Utility. Gas and electric is provided by Vectren.
2. FLOOD PLAIN DATA: No portion of this property lies within a Flood Zone as shown on the FIRM Community Panel No. 18163C0201D, effective date March 17, 2011
3. 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 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 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.
4. MAINTENANCE STATEMENT: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface water courses.
5. All record documents (deeds, easements, etc) shown on this survey are provided by the client, or found through research of Kissel Land Surveying, LLC at the county courthouse. Kissel Land Surveying, LLC is not a title examiner or abstracting company. Kissel Land Surveying, LLC is not responsible for documents that are shown or not shown on this survey which may be found by a title company or attorney concerning a title commitment policy.
6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 18-SW-2015 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 10/19/2015.

U-3
APC # 35-MS-2015

Prepared By: Gregory A. Kissel
KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com

CLIENT	OLIVER ESTATES	
Sohn & Associates		
SCALE	DATE	DRAWN BY
30 Ft/In	10-08-2015	B. Block
JOB	REVISION	SHEET
15-86	10-26-2015 11-24-2015	1

Traverse PC