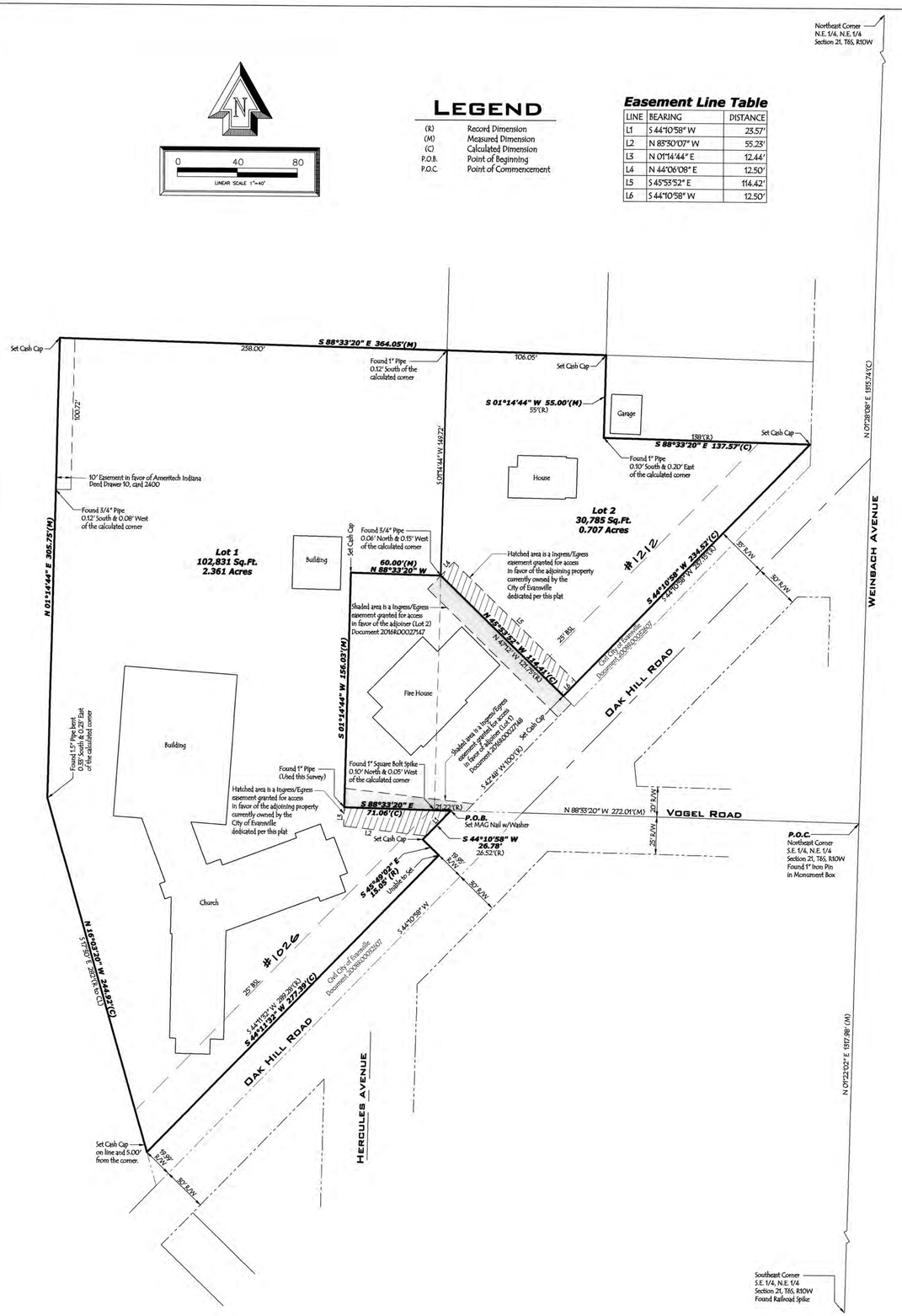


LEGEND

(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement

Easement Line Table

LINE	BEARING	DISTANCE
L1	S 44°10'58" W	23.57'
L2	N 88°30'07" W	55.23'
L3	N 01°14'44" E	12.44'
L4	N 44°06'08" E	12.50'
L5	S 45°53'52" E	114.42'
L6	S 44°10'58" W	12.50'

GENERAL NOTES

Utilities: Lots 1 and 2 have existing water, sewer, gas & electric available. Water and sewer is provided by Evansville Water & Sewer Utility. Electric and gas is provided by Vectren Energy Delivery of Indiana.

Access: Lots 1 & 2 shall access Oak Hill Road, only.

An Ingress/Egress easement is dedicated per this plat in favor of the adjoining property (currently owned by the City of Evansville) to share access with Lot 1. This easement cannot be vacated, amended or altered without the consent of the adjoining property owner. The owner of Lot 1 agrees to maintain the easement area within Lot 1 in good condition.

An Ingress/Egress easement is dedicated per this plat in favor of the adjoining property (currently owned by the City of Evansville) to share access with Lot 2. This easement cannot be vacated, amended or altered without the consent of the adjoining property owner. The owner of Lot 2 agrees to maintain the easement area within Lot 2 in good condition. Lot 2 shall access Oak Hill Road through this shared access drive only.

The City of Evansville has granted an Ingress/Egress easement in favor of Lot 1 in Document 2016R00027148. This easement combined with the dedicated easement within Lot 1 forms an overall easement width of 25 feet. The City of Evansville has granted an Ingress/Egress easement in favor of Lot 2 in Document 2016R00027147. This easement combined with the dedicated easement within Lot 2 forms an overall easement width of 25 feet.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18163C0182 D, dated March 17, 2011, the proposed minor subdivision does not lie within the limits of the 100 year flood zone.

Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.

Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Survey: The overall boundary of the subject property was recorded by Cash Waggner & Associates, PC on September 26, 2016 and it is recorded in Document Number 2016R00024965.

Monuments: Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggner & Associates #0096"

Noise Sensitive: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themself, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

Temporary Erosion Control: 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.

OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as ***Oak Hill Bible Fellowship***

Owner & Subdivider
Oak Hill Bible Fellowship Inc.
f/k/a Oak Hill Evangelical Free Church of Evansville Inc.
1026 Oak Hill Road
Evansville, IN 47711

Eric Rawdon, Member — 10-27-16 date

NOTARY CERTIFICATE

State of INDIANA)
) SS:
County of VANDERBURGH)

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Eric Rawdon (Oak Hill Bible Fellowship Inc. f/k/a Oak Hill Evangelical Free Church of Evansville Inc.) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of OCTOBER, 2016.

JULY 21, 2024 — My Commission expires:

Trish Solbrig — Notary Public

Notary Resides in PERRY County, Indiana

TRISH SOLBRIG — Typed or printed name

TRISH M SOLBRIG NOTARY PUBLIC SEAL COMMISSION EXPIRES July 21, 2024 PERRY COUNTY STATE OF INDIANA

SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 27, 2016 (DATE)
BRIAN GERTH AUDITOR
5054 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 10.27.16 2:03 PM
PLAT BOOK U
PAGE 58
INSTR# 2016R00027704
Z TULEY RECORDER
VANDERBURGH COUNTY

OAK HILL BIBLE FELLOWSHIP

BOUNDARY DECRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 21, Township 6 South, Range 10 West and part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence along the north line of the Southeast Quarter of the Northeast Quarter of said Section, North 88 degrees 33 minutes 20 seconds West 272.01 feet to a point on the northwest right-of-way of Oak Hill Road described in Civil City of Evansville Warranty Deed recorded in Document 2008R00032607 and also being the point of beginning; thence along said northwest right-of-way the following three calls:

South 44 degrees 10 minutes 58 seconds West 26.78 feet;
thence South 45 degrees 49 minutes 02 seconds East 15.05 feet;
thence South 44 degrees 11 minutes 32 seconds West 277.39 feet;

thence leaving said northwest right-of-way, North 16 degrees 03 minutes 20 seconds West 244.92 feet to a point on the south line of the Northeast Quarter of the Northeast Quarter of said Section 21; thence North 01 degree 14 minutes 44 seconds East 305.75 feet; thence parallel with the south line of the said Quarter Quarter Section, South 88 degrees 33 minutes 20 seconds East 364.05 feet; thence South 01 degree 14 minutes 44 seconds West 55.00 feet, thence parallel with the south line thereof, South 88 degrees 33 minutes 20 seconds East 137.57 feet to a point on said northwest right-of-way of Oak Hill Road; thence along said northwest right-of-way, South 44 degrees 10 minutes 58 seconds West 234.52 feet; thence leaving said northwest right-of-way, North 45 degrees 53 minutes 52 seconds West 114.41 feet; thence parallel with the south line of said Quarter Quarter Section, North 88 degrees 33 minutes 20 seconds West 60.00 feet; thence South 01 degree 14 minutes 44 seconds West 156.03 feet to a point on the south line of said Quarter Quarter Section; thence along said south line, South 88 degrees 33 minutes 20 seconds East 71.06 feet to the point of beginning and containing a gross area of 3.067 acres, more or less.

Subject to a non-exclusive utility easement in favor of Ameritech Indiana recorded in Deed Drawer 10, card 2400.

Also, subject to the right-of-way Oak Hill Road recorded in Document 2008R00032607.

Also, subject to all other easements and rights-of-way of record.

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 25th day of October, 2016.

Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Waggner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715

SCOTT D. BUEDEL REGISTERED LS29900031 STATE OF INDIANA LAND SURVEYOR

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 April 11, 2016 (at Subdivision Review).

President:

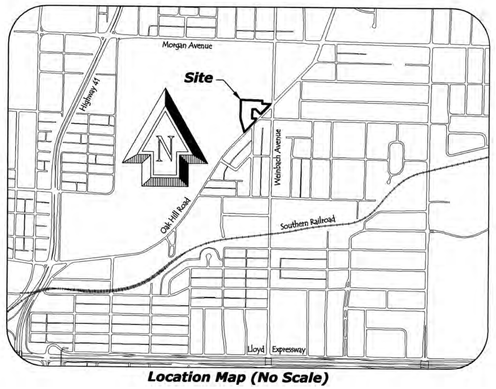
Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

Executive Director

OCTOBER 27, 2016
Plat Release Date

U·58
APC# 16-MS-2016



Location Map (No Scale)

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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:

PRINTED NAME: Scott D. Buedel

CASH WAGGNER & ASSOCIATES, PC
CONSULTING ENGINEERS · LAND SURVEYORS
WWW.CASHWAGGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

402 E. 13TH STREET
JASPER, IN 47546
PH: 812.634.5015