Kissel Valley Minor Subdivision

A part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 02 2004

Bill Hautz AUDITOR

3788

FILED FOR RECORD
DATE 06-02-04 12:54 P
PLAT BOOK R-
PAGE 109
INSTR # 2004R00019146
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

General Notes:

1. Owner/developer: Raymond J and Helen C. Kissel; 5500 West St. Joseph Road; Evansville, IN 47720 Ph: 812-963-5864
2. Utilities: German Township Water is available. Sewer service BY Septic/Field Bed. Gas and electric service are available by Vectren.
3. Erosion Control:

A. Slopes 0% to 6% Shall Be Mulched Seeded, I.e., Rye, Red Top, and Wheat (Which Will Be Used for Fall Planting) Within 45 Days of Disturbance of Soil and must Remain in Place until Final Grading and Shaping. Slopes of More than 6% Shall Have Straw Bales And/or Erosion Control Blankets in Place Within 5 Days of Disturbance of Soil and must Remain in Place until Final Grading and Seeding

B. Ditch Grading: Slopes of 0% to 2% Shall Be Mulched and Seeded Within 5 Days of Construction/disturbance. Slopes of 2% to 8% Shall Be Sodded or Stabilized with an Erosion Control Mat at Completion of Ditch Grading. Slopes over 8% Require Rip-Rap Concrete Channel Liner or Other Approved (By Vanderburgh County Drainage Board) Stabilization at Completion of Ditch Grading. If Total Ditch Length at That Point, Is Greater than 100 Feet.

C. All Appropriate Means Shall Be Used to Prevent Sedimentation from Leaving this Site During Construction of Any Improvement W/in the Subdivision

4. Flood Plain Data: No portion of the Property Is Located Within the 100-year Zone According to Firm Panel 180256 0075C, Dated August 5, 1991 for Vanderburgh County, Indiana.
5. Encroachment Within Open Drainage Channels, Underground Drainage Conduits or Designated Easements by Fences, Trees, Shrubs, Gardens, Vegetation (Other than Grass) or by Permanent Structures Other than Those Designated by the Drainage Plan For the Subdivision Is Prohibited.
6. All Corners Are 5/8" Iron Rod (Ls S0006) Unless Otherwise Noted.

Owner's Certificate

The Undersigned Owners of the Real Estate Shown and Described Hereon Does Hereby Plat and Subdivide Said Real Estate as Shown And Designates the Same as Kissel Valley Minor Subdivision.

Owners: Raymond J. Kissel Helen C. Kissel

Raymond J. Kissel
5500 W. St.Jopseph Rd.
Evansville, Indiana 47720

Helen C. Kissel
5500 W. St. Joseph Rd.
Evansville, IN 47720

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

Ralph A. Easley

RALPH A. EASLEY, JR.
INDIANA REG. NO. LS S0006
SURVEYED PERFORMED ON NOVEMBER 6th, 2003.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

NOTARY CERTIFICATE:

STATE OF INDIANA)
SS:)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 17th DAY OF May 2003.

MY COMMISSION EXPIRES: 11/22/06

Patricia E. Keith
Patricia E. Keith
RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 Dec. 9, 2003. AT SUB REVIEW.

PRESIDENT Mark Foster

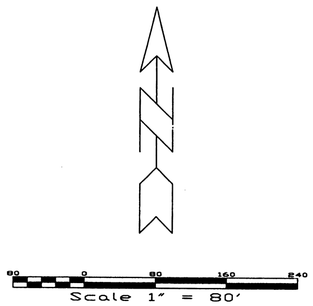
ATTEST EXECUTIVE DIRECTOR Bradley E. Smith

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR Bradley E. Smith

PLAT RELEASE June 2, 2004



BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

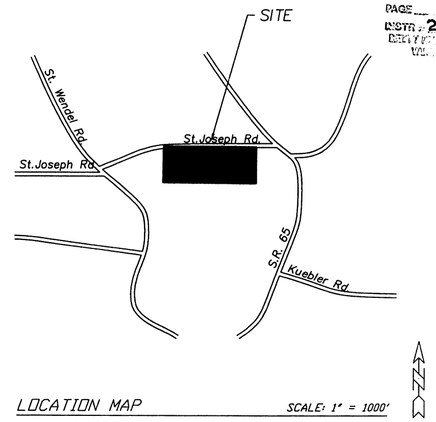
Beginning at a 1" I. D. iron pipe at the Southeast corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section

1st: North 89°26'54" West 223.29 feet; thence

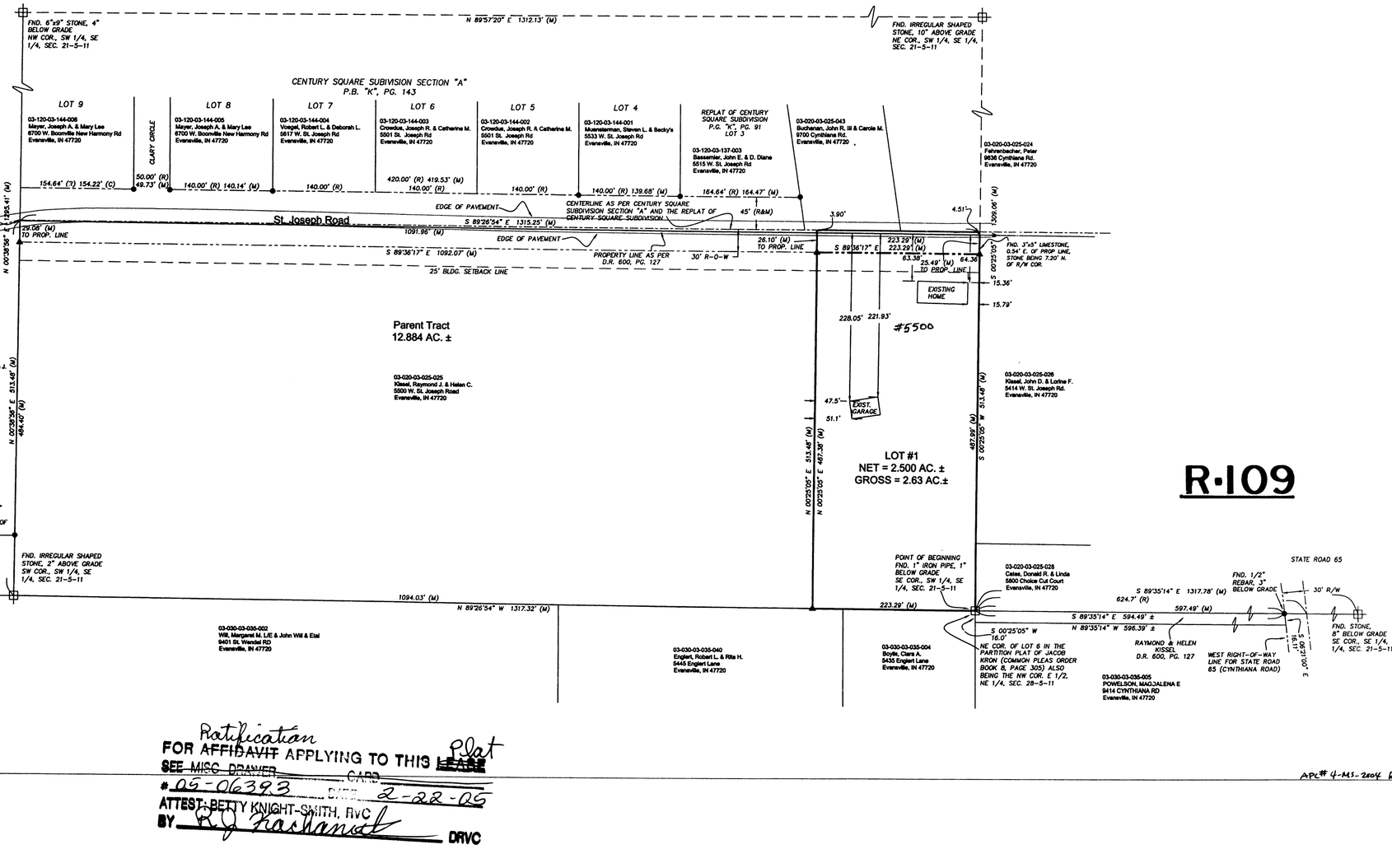
2nd: North 00°25'05" East 513.48 feet; thence parallel with the South line of said Quarter, Quarter Section

3rd: South 89°36'17" East 223.29 feet to a point in the East line of said Quarter, Quarter Section; thence along said East line

4th: South 00°25'05" West 513.48 feet to the point of beginning, containing 2.63 acres more or less.



LOCATION MAP SCALE: 1" = 1000'



R-109

Ratification
FOR AFFIDAVIT APPLYING TO THIS ~~LEASE~~ Plat
SEE MISC DRAWER CARD
05-06393 DATE 2-22-05
ATTEST: BETTY KNIGHT-SMITH, RVC
BY RJ Hashanat DRVC

APC# 4-MS-2004 R-109

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

Secondary Plat of:
KISSEL VALLEY MINOR SUB.
SW1/4, SE 1/4 21-5-11
VANDERBURGH COUNTY, INDIANA

DRAWN BY: TJK
CHECKED BY:
SCALE: AS NOTED
DATE: 11/7/03
PROJECT NO. 7665
REVISIONS

SHEET NO: 7665

\\Tom\projects\7665\7665.dwg Tue Apr 20 07:55:33 2004 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED