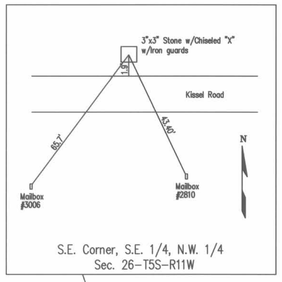
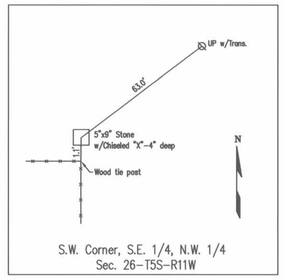
Wargel Minor Subdivision



S.E. Corner, S.E. 1/4, N.W. 1/4
Sec. 26–T5S–R11W



S.W. Corner, S.E. 1/4, N.W. 1/4
Sec. 26–T5S–R11W

LEGEND

ø UP	Utility Pole
Guy	Guy Wire
N	North
S	South
E	East
W	West
OHE	Overhead Electric
	Easement Line
	Center Line
	Property Boundary Line
	Right-of-way Line
POC	Point Of Commencement
POB	Point Of Beginning
N.W.C.	Natural Watercourse
S.I.G.E.Co.	Southern Indiana Gas & Electric Co.
▽	Set RR Spike w/Chiseled "X"
○	Set Mag Nail w/Washer stamped "Morley & Assoc. ID#0023"
●	Set 5/8" steel rebar w/plastic cap stamped "Morley & Assoc. ID#0023"

SCALE 1" = 40'

40 0 40 80 120

GENERAL NOTES

Zoning: The Subject Property is currently Zoned Ag.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0075 C, dated August 5, 1991, this proposed subdivision does not lie within the limits of the 100 year flood zone, Flood Zone "A".

Basements: Any basements must be approved by the Vanderburgh County building Commissioner.

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

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Existing German Township Water is available on site. Lot 2 is served by a Private Sewerage Disposal System. Private sewerage disposal system for Lot 1 must be approved by the Vanderburgh Co. Health Department.

Reference Survey: Doc.#2006R-00011369

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID#0023." or as noted.

Basis of Bearings: Record Deed # 2004 R 000 26370.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug. 7, 2006 (DATE)

BILL FLUTY AUDITOR

5147 (AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE Aug. 7, 2006 10:09 A M

PLAT BOOK S

PAGE 19

INSTR# 2006R000026779

BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY



Location Map

Boundary Description

Part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at a 5" x 9" stone with chiseled "X" marking the southwest corner of said quarter quarter section; thence along the south line of said quarter quarter section, North 88 degrees 53 minutes 00 seconds East 328.98 feet to a point in Fischer Road, said point being the point of beginning; thence with Fischer Road, North 04 degrees 37 minutes 00 seconds West 389.20 feet; thence continuing with Fischer Road, North 12 degrees 52 minutes 15 seconds West 37.43 feet to the southwest corner of a tract of land conveyed to Henry E. and Lois M. Schaefer, recorded in Deed Volume 544 Page 421 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Schaeffer tract, North 69 degrees 44 minutes 21 seconds East 428.66 feet to the southeast corner of said Schaefer tract; thence South 63 degrees 19 minutes 48 seconds East 349.08 feet to the northwest corner of a tract of land conveyed to L. Joe Terry, et ux recorded in Deed Volume 546, Page 365 in said office of the Recorder; thence along the west line of said Terry tract, South 05 degrees 19 minutes 22 seconds West 415.57 feet to a point on the south line of said quarter quarter section; thence along the south line thereof, South 88 degrees 53 minutes 02 seconds West 635.18 feet to the Point of Beginning containing 339,662 square feet (7.80 acres)

Subject to the right-of-way for Fischer Road off the entire west side.

Subject to a 16' easement in favor of the German Township Water District.

Subject to the following easements in favor of S.I.G.E.Co.
1) D.Dr. 6, Card 1626
2) D.Dr. 6, Card 1702
3) Deed Volume 545, Page 275

Subject to the right-of-way for School Road No. 5, now known as Kissel Road, per Comm. Rec. Vol. K–1, Pg. 511

Subject to all easements and rights–of–ways of record.

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 Wargel Minor Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "N.W.C." (Natural Watercourse) are designated for the conveyance of surface water and shall not be obstructed.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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.

Gregory R. Wargel
Gregory R. Wargel
8727 Fischer Road
Evansville, IN 47720

Notary Certificate

STATE OF IN COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider,

Gregory R. Wargel

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 25th day of July 2006.

My Commission Expires: 9-21-09

Notary Resides in Posey County,

Kristy M. Sawyer
Notary Public
Kristy M. Sawyer
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations

Witness my hand and seal this 25th day of July 2006.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464–9585

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 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 May 11, 2006.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: July 26, 2006

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-14

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. (I.C. 36–2–7.5)

Bret Alan Sermersheim

03–020–03–030–032
Formerly owned by Henry F. & Lois M. Schaefer
Deed Vol. 544, Pg. 421 (Called out in subject tract's deed)

Fnd. 1" Pipe–Flush 0.13' N. & 0.15' E. of the calc. Corner

N 69°44'21" E 428.66' 403.45'

S 63°19'48" E 349.08'

Set RR Spike w/Chiseled "X"

Set 5/8" steel rebar w/plastic cap stamped "Morley & Assoc. ID#0023" (Typical)

N 12°52'15" W 37.43'

25' R/W (By plat)

N.W.C. (Natural Watercourse)

103.19'

S 69°44'21" W 315.25' 289.29'

N 04°37'00" W 63.32'

68.52'

Set Mag Nail w/Washer stamped "Morley & Assoc. ID#0023"

25.96'

Lot 2
108,955 Sq. Ft. (Gross)
2.50 Acres (Gross)
99,403 Sq. Ft. (Area of lot 2 excluding right–of–way)
2.28 Acres (Area of lot 2 excluding right–of–way)

#8727

Lot 1
230,706 Sq. Ft. (Gross)
5.30 Acres (Gross)
224,857 Sq. Ft. (Area of lot 1 excluding right–of–way)
5.16 Acres (Area of lot 1 excluding right–of–way)

Woods

N.W.C. (Natural Watercourse)

N.W.C. (Natural Watercourse)

Fnd. 2" Pinch pipe–6" Exp. 0.18' S. & 0.05' E. of the calc. corner–Iron pipe called for in D.Vol. 614, Pg. 469

S 05°19'22" W 415.57'

404.77'

S 01°05'33" E 430.04'
S 00°59'33" E 433.50'

UP w/Trans.

UP

OHE

345'

N 04°37'00" W 389.20'
330.68'

N 04°37'00" W 330.68'

Easement in favor of S.I.G.E.Co. D.Dr. 6, cd. 1626

#8727

Existing House

Existing Field Bed

Pole Barn

30.00'

℄ Easement in favor of S.I.G.E.Co. D.Dr. 6, cd. 1702

UP w/Drop

℄ Easement in favor of S.I.G.E.Co. D.Dr. 6, cd. 1702

N 12°52'15" W 90.24'

V.W. P.U.E (Variable Width Public Utility Easement)

Fischer Road

25' R/W (By plat)

#3011

P.O.C.
Fnd. 5"x9" Stone w/Chis. "X" 4" deep marking the S.W. Cor. S.E. 1/4, N.W 1/4 Sec. 26–T5S–R11W

N 88°53'00" E 328.98'

P.O.B.

Fnd. RR Spike–6" deep 0.04' N. & 0.31' W. of the Calc. Corner

℄ Sufficient Width Esmt. in favor of S.I.G.E.Co. D.Vol. 545, Pg. 275

S 89°55'28" W 82.56'

N 88°14'45" W 1.38.94' 271.14'

S 86°23'43" W 25.25'

S 86°23'43" W 93.35'

S 87°29'26" W 122.78'

S 88°47'58" W 146.19'

S 88°53'02" W 364.04'

S 88°53'02" W 635.18'

Physical centerline

℄ Sufficient Width Esmt. in favor of S.I.G.E.Co. D.Vol. 545, Pg. 277

10.85'

Fnd. 1–3/4" Pipe–3" deep 0.08' S. & 0.19' W. of the calculated corner

N 88°52'58" E 352.32'

Fnd. 3"x3" stone W/irons around perimeter–2" deep @ S.E. Corner, N.W. 1/4 Sec. 26–T5S–R11W– Stone per Plat Bk. L, Pg. 80

25' R/W from existing centerline (By plat)

25' R/W Existing per Kuebler Ct.

25' R/W from existing centerline (By plat)

25' R/W Existing per Kuebler Ct.

30' R/W School Rd. No. 5 Comm .Rec. Vol. K–1, Pg. 511 Nov. 1898

30' R/W School Rd. No. 5 Comm .Rec. Vol. K–1, Pg. 511 Nov. 1898

Kissel Road

Kuebler Court
Plat Book L, Page 80

Lot 2

Lot 3

03–020–03–030–033
Formerly owned by L. Joe & Laura L. Terry
Deed Vol. 546, Pg. 365 (Called out in subject tract's deed)

Secondary Plat	
Designed By: BAS	Job Number: 6682-4A
Drawn By: BAS	Date: 7-24-06
Filename: 6682secondary-plat.dwg	

Morley and Associates Inc.

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