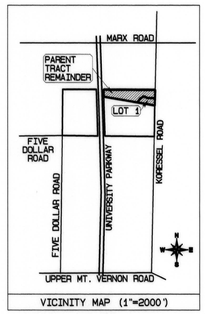
MEISLER - KORESSEL ROAD MINOR SUBDIVISION

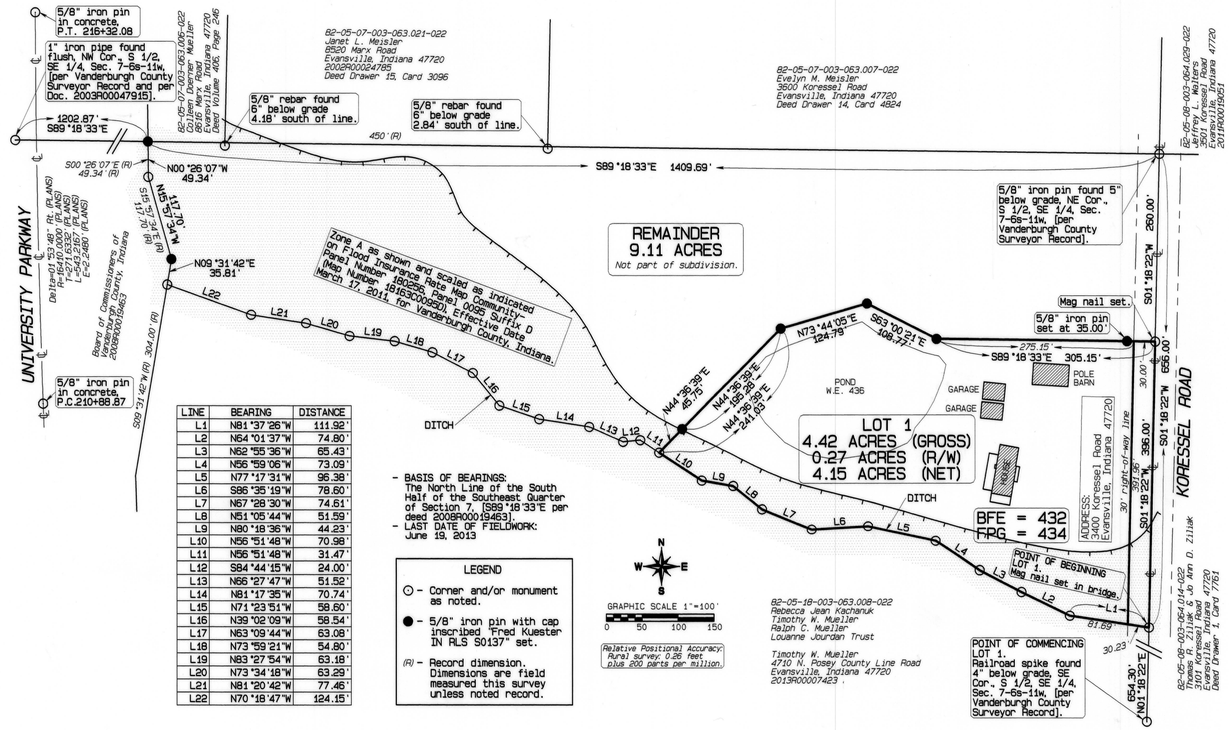
PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVEN (7), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DEED RECORD OF PARENT TRACT:
- 2013R00019957

OWNERS OF RECORD:
- DONALD G. MEISLER & JANET L. MEISLER



VICINITY MAP (1"=2000')



LINE	BEARING	DISTANCE
L1	N81°37'26"W	111.92'
L2	N64°01'37"W	74.80'
L3	N62°55'36"W	65.43'
L4	N56°59'06"W	73.09'
L5	N77°17'31"W	96.38'
L6	S86°35'19"W	78.60'
L7	N67°28'30"W	74.61'
L8	N51°05'44"W	51.59'
L9	N80°18'36"W	44.23'
L10	N56°51'48"W	70.98'
L11	N56°51'48"W	31.47'
L12	S84°44'15"W	24.00'
L13	N66°27'47"W	51.52'
L14	N81°17'35"W	70.74'
L15	N71°23'51"W	58.60'
L16	N39°02'09"W	58.54'
L17	N63°09'44"W	63.08'
L18	N73°59'21"W	54.80'
L19	N83°27'54"W	63.18'
L20	N73°34'18"W	63.29'
L21	N81°20'42"W	77.46'
L22	N70°18'47"W	124.15'

- BASIS OF BEARINGS: The North Line of the South Half of the Southeast Quarter of Section 7, [S89°18'33"E per deed 2008R00019453].
- LAST DATE OF FIELDWORK: June 19, 2013

LEGEND
- ○ - Corner and/or monument as noted.
- ● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- (R) - Record dimension. Dimensions are field measured this survey unless noted record.

DESCRIPTION:

PART OF THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVEN (7), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND 4 INCHES BELOW GRADE MARKING THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID HALF QUARTER SECTION NORTH 01 DEGREES 18 MINUTES 22 SECONDS EAST 654.30 FEET TO A MAG NAIL SET IN A BRIDGE AND MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE: THENCE ALONG A DITCH THE FOLLOWING COURSES AND DISTANCES: NORTH 81 DEGREES 37 MINUTES 26 SECONDS WEST 111.92 FEET; THENCE NORTH 64 DEGREES 01 MINUTES 37 SECONDS WEST 74.80 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 36 SECONDS WEST 65.43 FEET; THENCE NORTH 56 DEGREES 59 MINUTES 06 SECONDS WEST 73.09 FEET; THENCE NORTH 77 DEGREES 17 MINUTES 31 SECONDS WEST 96.38 FEET; THENCE SOUTH 86 DEGREES 35 MINUTES 19 SECONDS WEST 78.60 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 30 SECONDS WEST 74.61 FEET; THENCE NORTH 51 DEGREES 05 MINUTES 44 SECONDS WEST 51.59 FEET; THENCE NORTH 80 DEGREES 18 MINUTES 36 SECONDS WEST 44.23 FEET; THENCE NORTH 56 DEGREES 51 MINUTES 48 SECONDS WEST 70.98 FEET; THENCE LEAVING SAID DITCH NORTH 44 DEGREES 36 MINUTES 39 SECONDS EAST 45.75 FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS" (HEREINAFTER REFERRED TO AS A KUESTER PIN) SET; THENCE CONTINUE NORTH 44 DEGREES 36 MINUTES 39 SECONDS EAST 195.28 FEET TO A KUESTER PIN SET; THENCE NORTH 73 DEGREES 44 MINUTES 05 SECONDS EAST 124.79 FEET TO A KUESTER PIN SET; THENCE SOUTH 53 DEGREES 00 MINUTES 21 SECONDS EAST 108.77 FEET TO A KUESTER PIN SET; THENCE SOUTH 89 DEGREES 18 MINUTES 33 SECONDS EAST 305.15 FEET TO A MAG NAIL SET ON THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 01 DEGREES 18 MINUTES 22 SECONDS WEST 396.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.42 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

GENERAL NOTES:

1) UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AND VECTREN ELECTRICAL SERVICE AVAILABLE. LOT 1 WATER SERVICE IS BY PRIVATE WATER WELL. LOT 1 HAS AN EXISTING PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS).

2) OSDS UTILITY STATEMENT:

PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.3.

3) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED. I.E. RYE, RED TOP & WHEAT, WHICH SHALL BE USED PRIMARILY 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 BE MULCHED AND SEEDED AND HAVE A SILT FENCE. STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

4) FLOOD PLAIN DATA:

THE SUBJECT PROPERTY LIES WITHIN ZONE A AND X AS SHOWN AND SCALED AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 180255, PANEL 0095 SUFFIX D (MAP NUMBER 18163C0095D), EFFECTIVE DATE MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) SURVEY INFORMATION:

FOR PREVIOUS SURVEY AND SURVEYOR'S REPORT OF THE PARENT TRACT SEE PARCELIZATION SURVEY BY THIS SURVEYOR DATED JULY 8, 2013.

6) MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 5, 2013 (DATE)
JOE GRIES AUDITOR
6958 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.05.13 3:18p
PLAT BOOK T
PAGE 101
INSTR# 2013R00030265
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "MEISLER - KORESSEL ROAD MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Donald G Meisler DATE 10-22-13

DONALD G. MEISLER
8520 MARX ROAD
EVANSVILLE, INDIANA 47720

Janet L. Meisler DATE 10-22-13

JANET L. MEISLER
8520 MARX ROAD
EVANSVILLE, INDIANA 47720

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 22 DAY OF October 2013

MY COMMISSION EXPIRES: 12/13/19

NOTARY PUBLIC Krista B Lockyear PRINTED Krista B. Lockyear

RESIDENT OF Vanderburgh COUNTY, 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 August 13 2013, AT SUBDIVISION REVIEW.

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Nov. 5, 2013

SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 NOTED.

Fred J Kuester DATE October 17, 2013

FRED J. KUESTER, LS #S0137

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

T-101

APC #28-MS-2013

CROSS REFERENCES:
WARRANTY DEED: 2013R00019957

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.

Fred J Kuester

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

MEISLER-KORESSEL ROAD MINOR SUBDIVISION
3400 Koressel Road, Evansville, Indiana 47720

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: OCTOBER, 2013		REVISED: 0

Part of the South Half of the Southeast Quarter of Section 7, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana.

file: 2013-10-meisler 7-6s-11w.smi
client: Donald Meisler

SHEET 1 OF 1

Vanderburgh Co., German Twp., Sec. 7-6S-11W