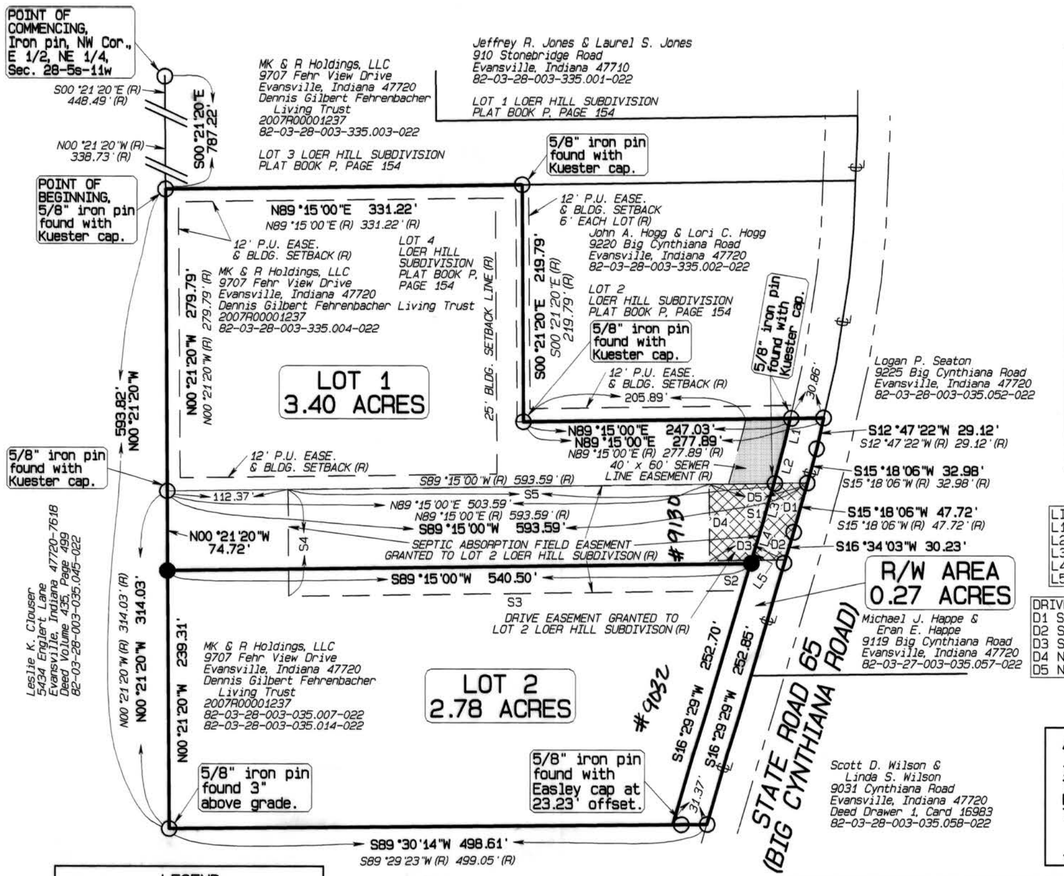
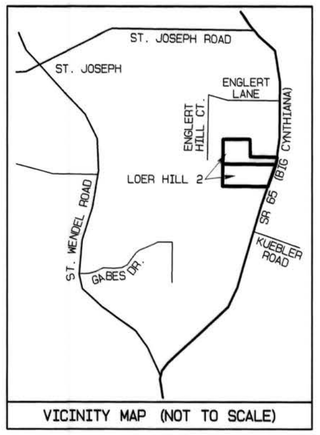
LOER HILL 2





VICINITY MAP (NOT TO SCALE)

LINE CHART	
L1	S12°47'22"W 21.24'
L2	S15°18'06"W 40.95'
L3	S15°18'06"W 38.78'
L4	S16°34'03"W 29.92'
L5	S16°29'29"W 9.33'

DRIVE EASEMENT LINE CHART	
D1	S15°18'06"W 47.72' (R)
D2	S16°34'03"W 27.28' (R)
D3	S89°15'00"W 70.00' (R)
D4	N00°17'52"E 71.92' (R)
D5	N89°15'00"E 90.00' (R)

SEPTIC ABSORBTION FIELD EASEMENT LINE CHART	
S1	S15°18'06"W 47.72' (R)
S2	S16°34'03"W 56.71' (R)
S3	S89°15'00"W 420.62' (R)
S4	N00°21'20"W 100.00' (R)
S5	N89°15'00"E 450.00' (R)

LEGEND

⊙ - Corner and/or monument as noted.

● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.

(R) - Record dimensions. Dimenions are field measured this survey unless noted record.

Relative Positional Accuracy: Rural survey: 0.26 feet plus 200 parts per million.

- BASIS OF BEARINGS: Loer Hill Subdivision Plat Book P, Page 154
- LAST DATE OF FIELDWORK: April 17, 2014

N W E S

GRAPHIC SCALE 1"=100'
0 50 100 150

T·141
Apc 8-NS-2014

DESCRIPTION:

PART OF LOTS THREE (3), FOUR (4) AND FIVE (5) IN THE PLAT OF PARTITION IN THE ESTATE OF JACOB KRON, AS IS IT APPEARS IN THE COMMON PLEAS ORDER BOOK 8, PAGE 305 IN THE VANDERBURGH COUNTY COURTHOUSE, ALL OF LOT FOUR (4) OF LOER HILL PER PLAT BOOK P, PAGE 154, ALL IN PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 11 WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID HALF QUARTER SECTION SOUTH 00 DEGREES 21 MINUTES 20 SECONDS EAST 787.22 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 331.22 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS EAST 219.79 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 277.89 FEET TO THE CENTER LINE OF BIG CYNTHIANA ROAD (STATE ROAD #65); THENCE ALONG SAID CENTER LINE SOUTH 12 DEGREES 47 MINUTES 22 SECONDS WEST 29.12 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 15 DEGREES 18 MINUTES 06 SECONDS WEST 32.98 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 15 DEGREES 18 MINUTES 06 SECONDS WEST 47.72 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 16 DEGREES 34 MINUTES 03 SECONDS WEST 30.23 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 16 DEGREES 29 MINUTES 29 SECONDS WEST 252.85 FEET; THENCE LEAVING SAID CENTER LINE SOUTH 89 DEGREES 30 MINUTES 14 SECONDS WEST 498.61 FEET TO THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 21 MINUTES 20 SECONDS WEST 593.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.45 ACRES, MORE OR LESS.

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

GENERAL NOTES:

1) UTILITIES - VECTREN GAS SERVICE IS AVAILABLE.
VECTREN ELECTRICAL SERVICE IS AVAILABLE.
GERMAN WATER SERVICE AVAILABLE.

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 PROJECT LIES WITHIN FLOOD ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0085 D (MAP NUMBER 18163C0085D) AND FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) MAINTENANCE STATEMENT:

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

6) STATE ROAD 65 (BIG CYNTHIANA ROAD) ACCESS NOTE:

OWNERS OF THE LOTS ARE RESPONSIBLE FOR ACQUIRING ACCESS APPROVAL FROM INDOT PRIOR TO INSTALLING DRIVEWAYS.

AFFIMATION 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

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 June 26, 2014

FRED J. KUESTER, LS #S0137

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

FRED J. KUESTER REGISTERED No. S0137 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug. 20, 2014 (DATE)

JOE GRIES AUDITOR

4472 (AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 08.20.2014 3:41p

PLAT BOOK T

PAGE 141

INSTR# 2014R00018733

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 "LOER HILL 2".

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED PUE (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED 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 ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Robert Fehrenbacher DATE 7-29-14

ROBERT FEHRENBACHER
MK & R HOLDINGS, LLC
9707 FEHR VIEW DR., EVANSVILLE, IN 47720

Dennis Fehrenbacher DATE 7-29-14

DENNIS GILBERT FEHRENBACHER, TRUSTEE OF THE DENNIS GILBERT FEHRENBACHER LIVING TRUST, DATED MAY 24, 2006.
821 MARINA VILLAGE DR., GRAND RIVERS, KY 42045

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF Indiana, PERSONALLY APPEARED Robert Fehrenbacher THE ABOVE SIGNED OWNER 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 29th DAY OF July 2014

MY COMMISSION EXPIRES: May 25, 2016

M Frances Jarboe

NOTARY PUBLIC M Frances Jarboe PRINTED M Frances Jarboe

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF Indiana, PERSONALLY APPEARED Dennis Gilbert Fehrenbacher THE ABOVE SIGNED OWNER 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 29th DAY OF July 2014

MY COMMISSION EXPIRES: May 25, 2016

M Frances Jarboe

NOTARY PUBLIC M Frances Jarboe PRINTED M Frances Jarboe

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 MARCH 31, 2014 AT SUBDIVISION REVIEW.

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY * AREA * OFFICIAL SEAL

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE Aug 29, 2014

This instrument prepared by:

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

LOER HILL 2

Big Cynthiana Road (State Road 65), Evansville, IN 47720

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: JUNE 2014		REVISED: 0

Part of the East Half of the Northeast Quarter of Section 28, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana.

file: 2014-06-loer hill 2.smi
client: Fehrenbacher

SHEET 1 OF 1

Vanderburgh Co., German Twp., Sec. 28-5s-11w