KUESTER BNH ROAD

Minor Subdivision

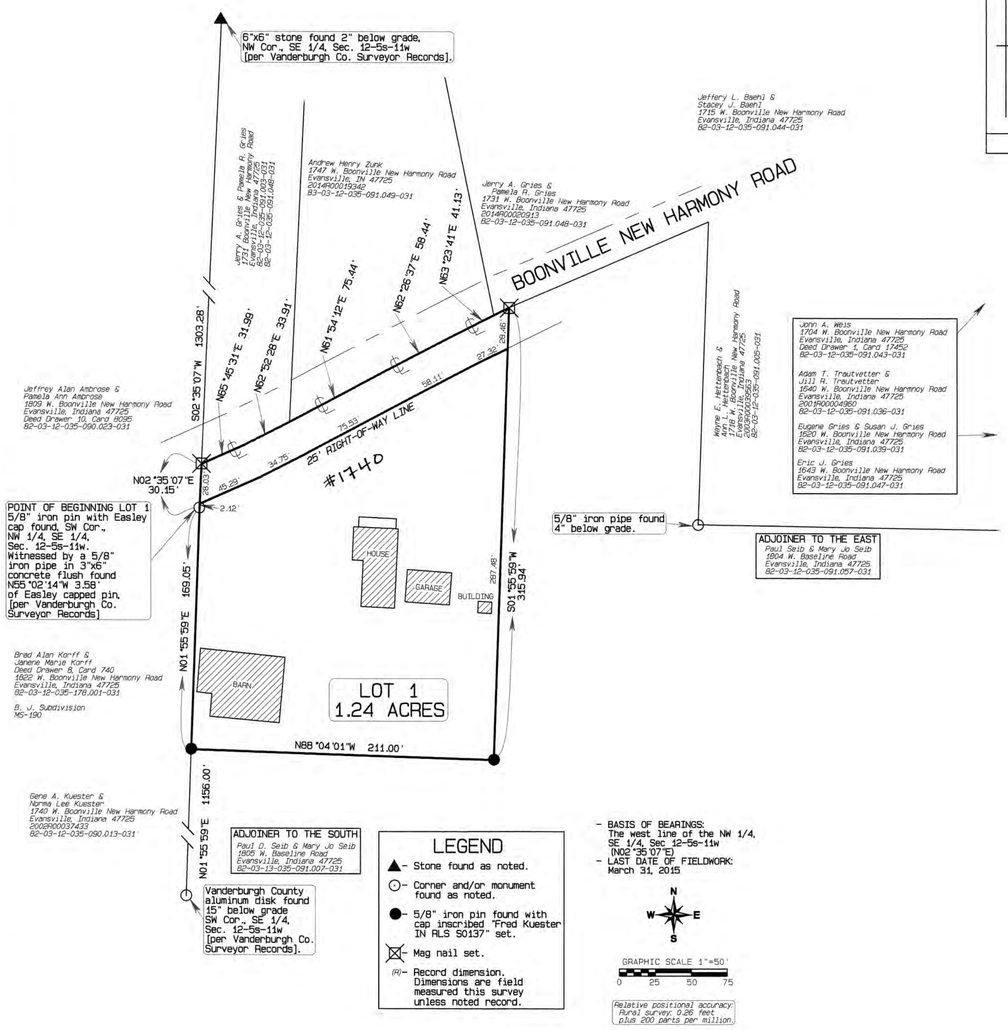
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

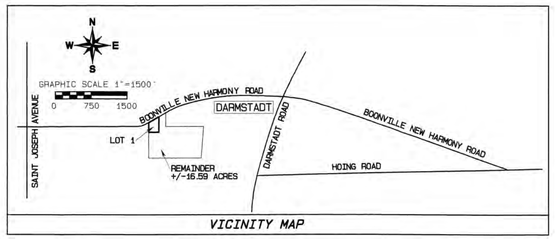
MAY 9, 2016
DATE

BRIAN GERTH AUDITOR

2334
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-09-16 3:17p
PLAT BOOK 4
PAGE 24
INSTR# 2016R00012212
Z TULEY RECORDER
VANDERBURGH COUNTY





VICINITY MAP

LEGEND

- ▲ – Stone found as noted.
- ⊙ – Corner and/or monument found as noted.
- ● – 5/8" iron pin found with cap inscribed "Fred Kuester IN RLS S0137" set.
- ⊠ – Mag nail set.
- (R) – Record dimension. Dimensions are field measured this survey unless noted record.

- BASIS OF BEARINGS: The west line of the NW 1/4, SE 1/4, Sec 12-5s-11w (N02°35'07"E)
- LAST DATE OF FIELDWORK: March 31, 2015

Relative positional accuracy: Rural survey: 0.26 feet plus 200 parts per million.

BOUNDARY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWELVE (12), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, SCOTT TOWNSHIP, VANDERBURGH, COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN WITH EASLEY CAP FOUND MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH 02 DEGREES 35 MINUTES 07 SECONDS EAST 30.15 FEET TO A MAG NAIL SET IN THE CENTER OF THE BOONVILLE AND NEW HARMONY ROAD; THENCE NORTH 65 DEGREES 45 MINUTES 31 SECONDS EAST ALONG THE CENTER OF SAID ROAD 31.99 FEET; THENCE NORTH 62 DEGREES 52 MINUTES 28 SECONDS EAST ALONG THE CENTER OF SAID ROAD 33.91 FEET; THENCE NORTH 61 DEGREES 54 MINUTES 12 SECONDS EAST ALONG THE CENTER OF SAID ROAD 75.44 FEET; THENCE NORTH 62 DEGREES 26 MINUTES 37 SECONDS EAST ALONG THE CENTER OF SAID ROAD 58.44 FEET; THENCE NORTH 63 DEGREES 23 MINUTES 41 SECONDS EAST ALONG THE CENTER OF SAID ROAD 41.13 FEET TO A MAG NAIL SET; THENCE SOUTH 01 DEGREES 55 MINUTES 59 SECONDS WEST 315.94 FEET TO A 5/8" IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" (HEREINAFTER REFERRED TO AS A KUESTER PIN) SET; THENCE NORTH 88 DEGREES 04 MINUTES 01 SECONDS WEST 211.00 FEET TO A KUESTER PIN SET ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 55 MINUTES 59 SECONDS EAST 169.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.24 ACRES, MORE OR LESS.

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

CROSS-REFERENCES:
2016R00012211 WARRANTY DEED
" " " 12213 " "

GENERAL NOTES:

1) UTILITIES

LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.
LOT 1 HAS VECTREN ELECTRIC SERVICE AVAILABLE.
LOT 1 HAS PRIVATE WATER AVAILABLE.
LOT 1 HAS DARMSTADT SEWER 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) TEMPORARY EROSION CONTROL (DURING CONSTRUCTION):

FOR SUBDIVISIONS WHERE THE LAND DISTURBANCE IS IN EXCESS OF ONE ACRE, A STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED IN ACCORDANCE WITH VANDERBURGH COUNTY CODE TITLE 13.05 "CONSTRUCTION SITE STORM WATER RUNOFF CONTROL". ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE IMPLEMENTED AS DESSCRIBED 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 SECTION 13.05.11.C.16 OF THE VANDERBURGH COUNTY CODE MUST BE PROVIDED IF UNVEGETATED AREAS ARE SCHEDULED OR LIKELY TO BE LEFT INACTIBE FOR 15 DAYS OR MORE. WHEN LAND DISTURBING ACTIVITIES HAVE BEEN COMPLETED, FINAL STABILIZATION SHALL BE COMPLETED AS DESCRIBED IN SECTION 13.05.11.C.20 OF THE VANDERBURGH COUNTY CODE.

4) FLOOD PLAIN DATA:

LOT 1 LIES WITHIN ZONE X AS SHOWN AND SCALED AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 180629, PANEL 0105 SUFFIX D (MAP NUMBER 18163C0105D), EFFECTIVE DATE MARCH 17, 2011, FOR TOWN OF DARMSTADT, INDIANA.

5) MAINTENANCE STATEMENT:

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

6) MAILBOX STATEMENT:

NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT-OF-WAY.

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "KUESTER BNH ROAD" MINOR SUBDIVISION.

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

GENE A. KUESTER CERTIFIES, UNDER OATH, THAT NORMA LEE KUESTER, AS CO-GRANTEE OF THAT CERTAIN QUITCLAIM DEED BY AND BETWEEN VALADA M. KUESTER, AS GRANTOR AND GENE A. KUESTER AND NORMA LEE KUESTER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, AS GRANTEES, DATED MAY 31, 2002, AND RECORDED IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, ON OCTOBER 1, 2002, AS DOCUMENT 2002R00037433, DIED A RESIDENT OF GIBSON COUNTY, INDIANA ON SEPTEMBER 21, 2003.

GENE A. KUESTER CERTIFIES, UNDER OATH, THAT NORMA LEE KUESTER, AS CO-GRANTEE OF THAT CERTAIN QUITCLAIM DEED BY AND BETWEEN VALADA M. KUESTER, AS GRANTOR AND GENE A. KUESTER AND NORMA LEE KUESTER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, AS GRANTEES, DATED SEPTEMBER 29, 2003, AND RECORDED IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, ON OCTOBER 21, 2003, AS DOCUMENT 2003R00049468, DIED A RESIDENT OF GIBSON COUNTY, INDIANA ON SEPTEMBER 21, 2003.

Gene A. Kuester DATE MAY 2, 2016

GENE A. KUESTER
1740 W. BOONVILLE NEW HARMONY ROAD
EVANSVILLE, INDIANA 47725

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 2ND DAY OF MAY 20 16

MY COMMISSION EXPIRES: DEC 30, 2016

NOTARY PUBLIC Von N. Wolfe PRINTED VON N. WOLFE

RESIDENT OF GIBSON COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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 APRIL 27 20 15 AT SUBDIVISION REVIEW.

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE MAY 9, 2016

SURVEYOR'S CERTIFICATE:

FRED J. KUESTER NOTARIAL SEAL NO. S 0137 STATE OF INDIANA LAND SURVEYOR

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 22, 2015

FRED J. KUESTER, LS #S0137

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

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 DATE OCTOBER 22, 2015

U-024
APC# 14-MS-2015

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

KUESTER BNH ROAD *Minor Subdivision*
1740 WEST BOONVILLE NEW HARMONY ROAD, EVANSVILLE, IN 47725

SCALE: 1"= 50	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: OCTOBER 2015		REVISED: 0

Part of the W 1/2 of the SE 1/4 of Section 12, Township 5 South, Range 11 West, Scott Township, Vanderburgh County, Indiana.

file: 2015-10-kuester gene 12-5s-11w.smi
client: Gene Kuester

SHEET 1 OF 1

Vanderburgh Co., Scott Twp. Sec. 12-5s-11w