KIESEL PECK Minor Subdivision

- BASIS OF BEARINGS: The south line of the NE 1/4, of the SE 1/4, Sec. 21, T-6-S, R-11-W (S87°37'27"E)
- LAST DATE OF FIELDWORK: January 20, 2014

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

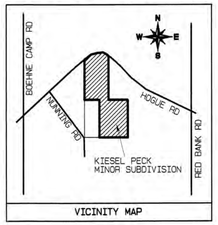
GRAPHIC SCALE 1"=60
0 30 60 90

LEGEND

▲ -Stone as noted.
○ -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.

HOGUE ROAD CENTERLINE LINE CHART		
LINE	BEARING	DISTANCE
L1	N46°45'15"E	9.51'
L2	N49°03'29"E	22.48'
L3	N53°00'59"E	23.10'
L4	N55°08'53"E	23.42'
L5	N58°11'14"E	22.69'
L6	N62°26'49"E	23.10'
L7	N66°56'36"E	23.28'
L8	N73°34'06"E	22.49'
L9	N79°40'03"E	23.27'
L10	N86°17'13"E	22.92'
L11	S86°41'21"E	23.42'
L12	S77°54'18"E	23.36'
L13	S73°52'40"E	24.22'
L14	S69°39'59"E	3.69'

25' RIGHT-OF-WAY LINE CHART		
LINE	BEARING	DISTANCE
R1	N46°45'15"E	33.80'
R2	N49°03'29"E	21.11'
R3	N53°00'59"E	21.77'
R4	N55°08'53"E	22.29'
R5	N58°11'14"E	21.10'
R6	N62°26'49"E	16.50'
R7	N62°26'49"E	4.69'
R8	N66°56'36"E	20.85'
R9	N73°34'06"E	19.71'
R10	N79°40'03"E	20.49'
R11	N86°17'13"E	19.94'
R12	S86°41'21"E	19.97'
R13	S77°54'18"E	20.56'
R14	S73°52'40"E	22.42'
R15	S69°39'59"E	12.20'



VICINITY MAP

CROSS REFERENCES:

1) 2000R00001109 DEDICATION AND GRANT OF EASEMENT FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES
2) 2015R00009130 EASEMENT FOR SANITARY SEWER
3) 2015R00009131 EASEMENT FOR SANITARY SEWER
4) 16-18137 GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES
5) 16-18138 WARRANTY DEED
6) 16-18139 WARRANTY DEED

BOUNDARY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5 INCH BY 5 INCH CONCRETE MONUMENT WITH HOLE IN THE CENTER 12 INCHES BELOW GRADE MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION SOUTH 87 DEGREES 37 MINUTES 27 SECONDS EAST 153.00 FEET TO A 5/8 INCH IRON PIN FOUND MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 01 DEGREES 30 MINUTES 58 SECONDS EAST 280.00 FEET TO A 5/8 INCH IRON PIN FOUND; THENCE NORTH 87 DEGREES 37 MINUTES 27 SECONDS WEST 153.00 FEET TO A 5/8 INCH IRON PIN FOUND ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 30 MINUTES 58 SECONDS EAST 314.48 FEET TO A MAG NAIL SET IN THE CENTERLINE OF HOGUE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 45 MINUTES 15 SECONDS EAST 9.51 FEET; THENCE NORTH 49 DEGREES 03 MINUTES 29 SECONDS EAST 22.48 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 59 SECONDS EAST 23.10 FEET; THENCE NORTH 55 DEGREES 08 MINUTES 53 SECONDS EAST 23.42 FEET; THENCE NORTH 58 DEGREES 11 MINUTES 14 SECONDS EAST 22.69 FEET; THENCE NORTH 62 DEGREES 26 MINUTES 49 SECONDS EAST 23.10 FEET; THENCE NORTH 66 DEGREES 56 MINUTES 36 SECONDS EAST 23.28 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 06 SECONDS EAST 22.49 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 03 SECONDS EAST 23.27 FEET; THENCE NORTH 86 DEGREES 17 MINUTES 13 SECONDS EAST 22.92 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 21 SECONDS EAST 23.42 FEET; THENCE SOUTH 77 DEGREES 54 MINUTES 18 SECONDS EAST 23.36 FEET; THENCE SOUTH 73 DEGREES 52 MINUTES 40 SECONDS EAST 24.22 FEET; THENCE SOUTH 69 DEGREES 39 MINUTES 59 SECONDS EAST 3.69 FEET TO A MAG NAIL SET; THENCE LEAVING SAID CENTERLINE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST 403.78 FEET TO A 5/8 INCH IRON PIN FOUND; THENCE SOUTH 87 DEGREES 37 MINUTES 27 SECONDS EAST 185.50 FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN RLS S0137" SET; THENCE SOUTH 01 DEGREES 23 MINUTES 32 SECONDS WEST 280.00 FEET TO A 5/8 INCH IRON PIN FOUND ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID SOUTH LINE NORTH 87 DEGREES 37 MINUTES 27 SECONDS WEST 307.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.36 ACRES, MORE OR LESS.

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

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 "KIESEL PECK" MINOR SUBDIVISION.

THE STRIP OR AREA OF LAND ADJOINING THE SOUTH SIDE OF LOT 1 AND LOT 2 OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES" IS RECORDED IN 2016R00018139.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED SSE (SANITARY SEWER EASEMENT), ARE HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF SANITARY SEWER FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE SEWER UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH SANITARY SEWER FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE SEWER UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID SEWER 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.

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

LOT 2

Darleen M. Peck — DATE 6-20-16
DARLEEN M. PECK
1620 STINSON AVENUE
EVANSVILLE, IN 47712

Danny R. Peck — DATE 6-20-16
DANNY R. PECK
1620 STINSON AVENUE
EVANSVILLE, IN 47712

LOT 1

Paul V. Kiesel — DATE 6-20-16
PAUL VERNON KIESEL
10140 LINDAR LANE
EVANSVILLE, IN 47112

Debra Sue Kiesel — DATE 6-20-16
DEBRA SUE KIESEL
10140 LINDAR LANE
EVANSVILLE, IN 47112

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

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 15, 2016

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

AREA PLAN COMMISSION CERTIFICATE:

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

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 SEPTEMBER 22, 20 14 AT SUBDIVISION REVIEW.

PRESIDENT — ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE July 14, 2016

GENERAL NOTES:

1) UTILITIES

LOTS 1 AND 2 HAVE VECTREN GAS SERVICE AVAILABLE.
LOTS 1 AND 2 HAVE VECTREN ELECTRIC SERVICE AVAILABLE.
LOTS 1 AND 2 HAVE EVANSVILLE WATER AVAILABLE BY EVANSVILLE WATER & SEWER UTILITY.
LOTS 1 AND 2 HAVE EVANSVILLE SEWER AVAILABLE BY EVANSVILLE WATER & SEWER UTILITY.

2) 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 DESCRIBED 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 INACTIVE 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.

3) FLOOD PLAIN DATA:

THE SUBJECT PROPERTY LIES WITHIN ZONE X AS SHOWN AND SCALED AS INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 180255, PANEL 157 SUFFIX D (MAP NUMBER 18163C0157D), EFFECTIVE DATE MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

4) MAINTENANCE STATEMENT:

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

5) ACCESS NOTE:

LOTS 1 AND 2 SHALL NOT BE ALLOWED ACCESS ONTO HOGUE ROAD UNLESS A SIGHT DISTANCE STUDY IS PROVIDED THAT INDICATES THAT THE DRIVEWAY LOCATION(S) HAVE ADEQUATE STOPPING SIGHT DISTANCE. IF NO SIGHT DISTANCE STUDY IS PROVIDED, LOTS 1 AND 2 SHALL ONLY HAVE ACCESS THROUGH THE "GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES" ON THE SOUTH SIDE OF THE LOTS.

NOTARY CERTIFICATE:

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED DARLENE M. PECK 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 20TH DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark A Treadway PRINTED Mark A Treadway

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 DANNY R. PECK 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 20TH DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark A Treadway PRINTED Mark A Treadway

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 PAUL VERNON KIESEL 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 20TH DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark A Treadway PRINTED Mark A Treadway

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 DEBRA SUE KIESEL 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 20TH DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark A Treadway PRINTED Mark A Treadway

RESIDENT OF VANDERBURGH COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 14 2016 (DATE)
BRIAN GERTH AUDITOR
38447 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-14-16 3:19p
PLAT BOOK U
PAGE 33
INSTR# 2016R00018140
Z TULEY RECORDER
VANDERBURGH COUNTY

U-33
APC #4-MS-2014

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

KIESEL PECK Minor Subdivision
Hogue Road & Nunning Road, Evansville, Indiana, 47712

SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: June 2016		REVISED: 0

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana

file: 2016-06-kiesel 21-6s-11w.smi
client: Vernon Kiesel

SHEET 1 OF 1