HONEY RIDGE ESTATES

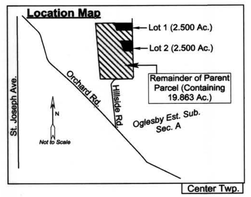
ORIGINAL SURVEY
Parcel ID: 82-03-24-002-182-056-019
Current Deed Owner: Paul A. & Tamara S. Elpers
Current Document: Deed Drawer 13, Card 1689

Bearings are based on State Plane Coordinates Indiana West, NAD 83

Last date of fieldwork: 03/02/2016

Survey is incomplete without attached surveyor's report

Location Map

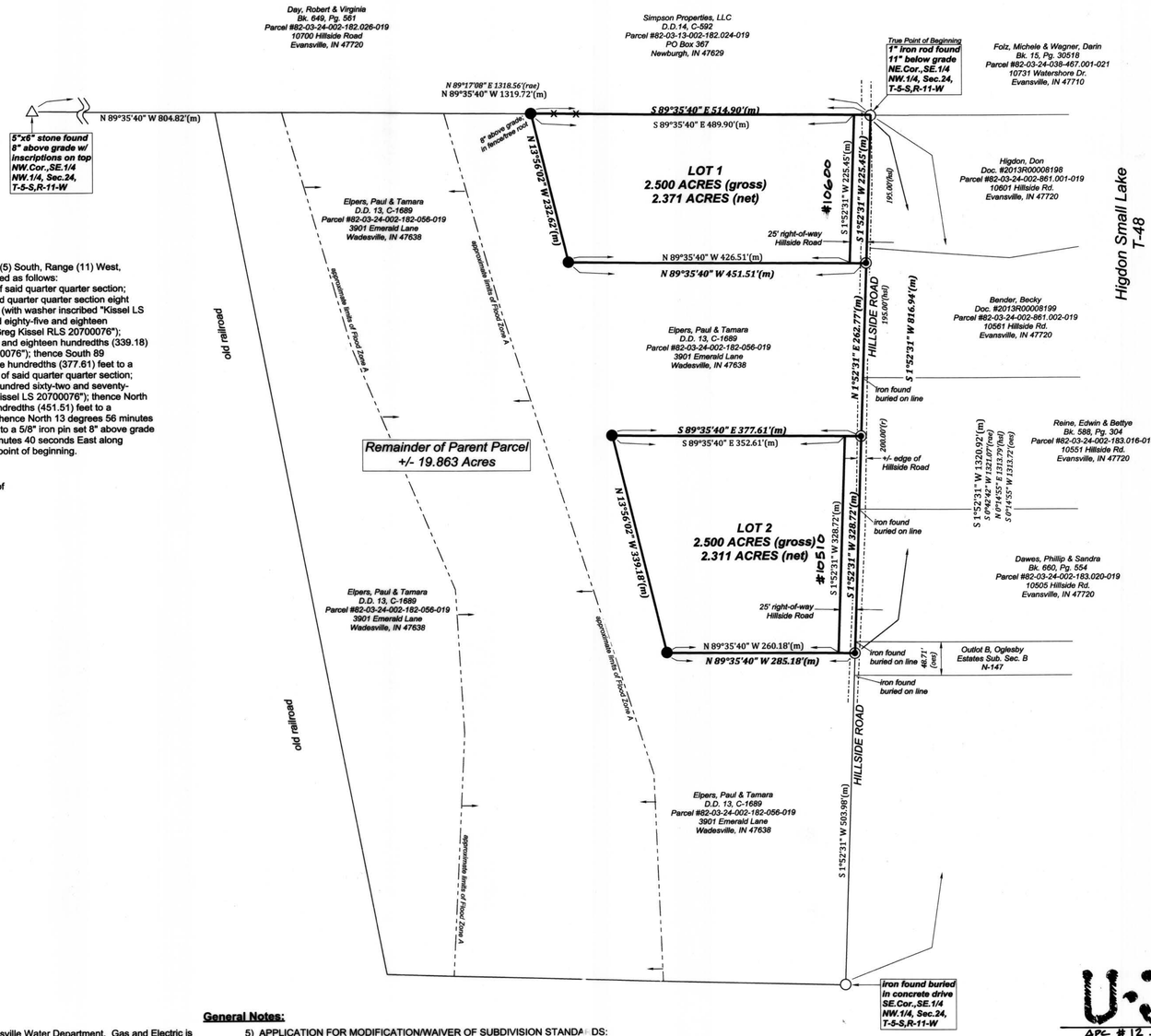


LEGEND

- ○ - monument found as noted
- ● - 5/8" iron pin set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
- ◉ - mag nail with washer set flush inscribed "Kissel LS 20700076"
- (oes) - dimension from Oglesby Estates Subdivision Section "B" in Plat Bk. N, Pg. 147
- (hsl) - dimension from Higdon Small Lake in Plat Bk. T, Pg. 48
- (rae) - dimension from a survey by Ralph A. Easley dated 1998
- (m) - field measured
- (r) - deed record
- (c) - calculated

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 22, 2016 (DATE)
BRIAN GERTH AUDITOR
3987 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.22.16 12:06P
PLAT BOOK U
PAGE 35
INSTR# 2016R00018876
Z TULEY RECORDER
VANDERBURGH COUNTY



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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on May 12, 2016.

President — Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Executive Director — July 22, 2016 Plat Release Date

SURVEYOR'S CERTIFICATE
I, Gregory A. Kissel, 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 on March 3, 2016 and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Witness my hand and seal this 19th day of MAY, 2016

Gregory A. Kissel
IN PLS 20700076

GREGORY A. KISSEL REGISTERED No. 20700076 STATE OF INDIANA LAND SURVEYOR

SUBDIVISION BOUNDARY DESCRIPTION
Part of the southeast quarter of the northwest quarter of Section (24), Township (5) South, Range (11) West, in Center Township, Vanderburgh County, Indiana and more particularly described as follows:
Beginning at a 1" iron rod found 11" below grade marking the northeast corner of said quarter quarter section; thence South 01 degrees 52 minutes 31 seconds West along the east line of said quarter quarter section eight hundred sixteen and ninety-four hundredths (816.94) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076"); thence North 89 degrees 35 minutes 40 seconds West two hundred eighty-five and eighteen hundredths (285.18) feet to a 5/8" iron pin set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 13 degrees 56 minutes 02 seconds West three hundred thirty-nine and eighteen hundredths (339.18) feet to a 5/8" iron pin set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence South 89 degrees 35 minutes 40 seconds East three hundred seventy-seven and sixty-one hundredths (377.61) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076") on the east line of said quarter quarter section; thence North 01 degrees 52 minutes 31 seconds East along said east line two hundred sixty-two and seventy-seven hundredths (262.77) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076"); thence North 89 degrees 35 minutes 40 seconds West four hundred fifty-one and fifty-one hundredths (451.51) feet to a 5/8" iron pin set flush (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 13 degrees 56 minutes 02 seconds West two hundred thirty-two and sixty-two hundredths (232.62) feet to a 5/8" iron pin set 8" above grade on the north line of said quarter quarter section; thence South 89 degrees 35 minutes 40 seconds East along said north line five hundred fourteen and ninety hundredths (514.90) feet to the point of beginning.

CONTAINING 5.000 ACRES, MORE OR LESS

Subject to 25' wide right-of-way of Hillside Road being along the east line thereof

Also, subject to all legal right-of-ways and/or easements

OWNERS CERTIFICATE:
We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Honey Ridge Estates.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Paul A. Elpers
3901 Emerald Lane
Wadesville, IN 47638

Tamara S. Elpers
3901 Emerald Lane
Wadesville, IN 47638

NOTARY CERTIFICATE:
State of Indiana)
)SS
County of Vanderburgh)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Paul A. Elpers and Tamara S. Elpers owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and Notary Seal this 24 day of May, 2016

My Commission Expires 8-5-, 2019

Notary Public
Notary resides in Vanderburgh County, Indiana

(seal)

General Notes:

1) UTILITIES: Water is available by Evansville Water Department. Gas and Electric is provided by Vectren.

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 Rule 410 IAC 6-8.3. The base elevation of the OSDS mound or the bottom of trenches must be above the 100 Year Flood Elevation.

3) FLOOD PLAIN DATA: No portion of this subdivision lies within the 100 year flood zone (Zone "A") as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 18163C0105D, effective date March 17, 2011

4) 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.

5) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 17-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was approved at Subdivision Review on March 28, 2016

6) MAINTENANCE STATEMENT: The owner(s) shall remain responsible for maintenance and prevention of obstructions to creeks and natural surface water courses.

7) All record documents (deeds, easements, etc.) shown on this survey are provided by the client, or found through research of Kissel Land Surveying, LLC at the county courthouse. Kissel Land Surveying, LLC is not a title examiner or abstracting company. Kissel Land Surveying, LLC is not responsible for documents that are shown or not shown on this survey which may be found by a title company or attorney concerning a title commitment policy.

8) NOISE SENSITIVE STATEMENT: The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increase noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

U-35
APC #12-MS-2016

KISSEL Land Surveying, LLC
1263 E. 900 S. Fort Branch, IN 47648
(812) 753 - 1233 office
(812) 632 - 8831 cell
www.kisselsurveying.com

Prepared By: Gregory Kissel

CLIENT	HONEY RIDGE ESTATES	
Paul Elpers		
SCALE	DATE	DRAWN BY
100 Ft/In	3-15-2016	B. Block
JOB	REVISION	SHEET
16-16	3-18-16 5-18-16 4-15-16 5-19-16	1

Traverse PC