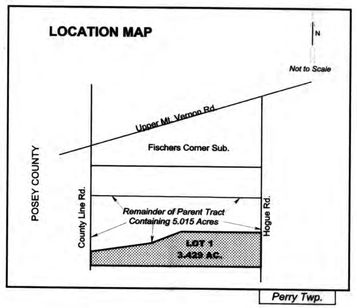
CARDINAL COURT

LOCATION MAP



Current Deed Reference
Owner: Timothy & Barbara Martin
Deed: Doc.#2012R00000436

LEGEND

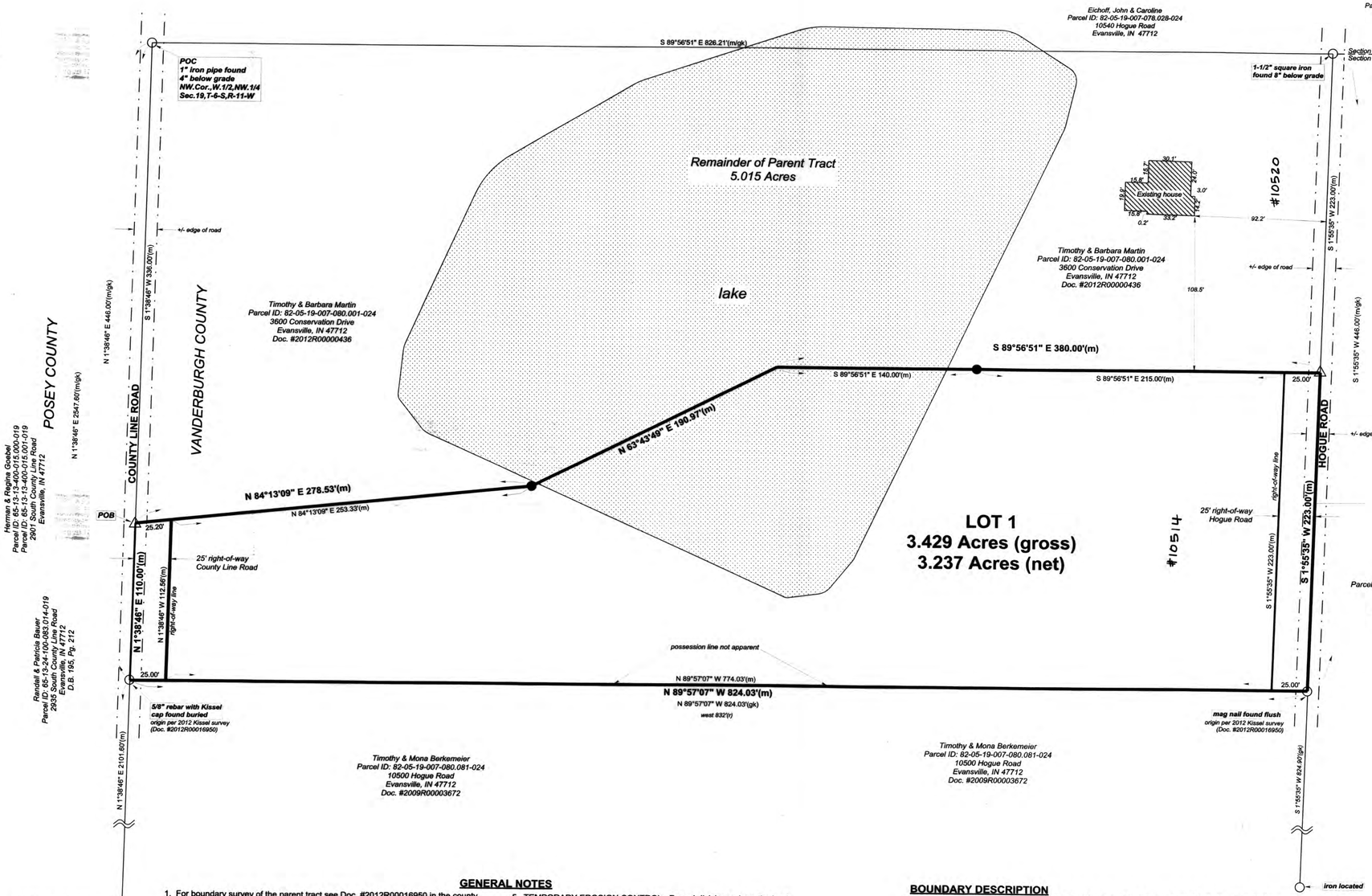
- ○ - monument found as noted
- ● - 5/8" rebar set flush with plastic cap inscribed "Greg Kissel IN RLS 20700076"
- △ - mag nail set flush with washer inscribed "Kissel LS 20700076"

POC - Point of Commencing
POB - Point of Beginning
(gk) - dimension from a survey by Greg Kissel, LS dated 2012 (Doc. #2012R00016950)

(m) - field measured
(r) - deed record
(c) - calculated

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 18, 2016 (DATE)
BRIAN GERTH AUDITOR
6269 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.18.16 12:33P
PLAT BOOK L
PAGE 61
INSTR# 2016R00029659
Z TULEY RECORDER
VANDERBURGH COUNTY



Bearings are based on State Plane Coordinates Indiana West, NAD83

Last date of fieldwork: 6/07/2016

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as Cardinal Court.

Timothy R. Martin 11-9-16 date
3600 Conservation Dr.
Evansville, IN 47712

Barbara E. Martin 11-9-16 date
3600 Conservation Dr.
Evansville, IN 47712

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh } SS

Before me, the undersigned Notary Public, in and for said County and State, personally appeared the above signed 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 9th day of November, 2016.

My Commission Expires 7-19-20

Notary Public

Notary resides in Posey County

(seal)

KAREN SUE GOEBBE
Notary Public, State of Indiana
Posey County
Commission # 636944
My Commission Expires
July 19, 2020

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 August 15, 2016 (at Subdivision Review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

Nov. 18, 2016
Plat Release Date

LAND 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 June 7, 2016 and that all monuments shown exist at all locations as noted.

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.

Witness my hand and seal this 28th day of October, 2016

Gregory A. Kissel
IN PLS 20700076

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

GENERAL NOTES

1. For boundary survey of the parent tract see Doc. #2012R00016950 in the county recorder's office.
2. 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.
3. UTILITIES: Gas and electric are provided by Vectren. A private, on-site septic system will be installed on the property. Potable water will be provided by private on-site water wells.

   OSDS Utility Statement: Private Onsite Sewage Disposal System (OSDS) must be approved and permitted by the Vanderburgh County Health Dept. and comply with Rule 410 IAC 6-8.3.
4. FLOOD PLANE DATA: No portion of the property lies within a flood zone as shown on the Food Insurance Rate Map (FIRM) Community Panel 18163C0175D, effective date March 17, 2011
5. TEMPORARY EROSION CONTROL: 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.
6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 32-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was approved at Subdivision Review on August 15, 2016
7. MAILBOX STATEMENT: No brick or other non-breakaway mailbox structure can be placed in the County right-of-way.
8. MAINTENANCE STATEMENT: The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

BOUNDARY DESCRIPTION

Part of the west half of the northwest quarter of Section (19), Township (6) South, Range (11) West, in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a 1" iron pipe found 4" below grade marking the northwest corner of said half quarter section; thence South 01 degrees 38 minutes 46 seconds West (bearings based on State Plane Coordinates Indiana West) along the west line of said half quarter section three hundred thirty-six and no hundredths (336.00) feet to a mag nail set flush (with plastic cap inscribed "Kissel LS 20700076") and marking the INITIAL POINT OF BEGINNING; thence North 84 degrees 13 minutes 09 seconds East two hundred seventy-eight and fifty-three hundredths (278.53) feet to a 5/8" rebar (with plastic cap inscribed "Greg Kissel RLS 20700076"); thence North 63 degrees 43 minutes 49 seconds East one hundred ninety and ninety-seven hundredths (190.97) feet; thence South 89 degrees 56 minutes 51 seconds East three hundred eighty and no hundredths (380.00) feet to a mag nail set flush (with washer inscribed "Kissel LS 20700076") in Hogue Road; thence South 01 degrees 55 minutes 35 seconds West along said road two hundred twenty-three and no hundredths (223.00) fee to a mag nail found flush; thence North 89 degrees 57 minutes 07 seconds West eight hundred twenty-four and three hundredths (824.03) feet to a 5/8" rebar (with plastic cap inscribed "Greg Kissel RLS 20700076") on the west line of said half quarter section; thence North 01 degrees 38 minutes 46 seconds East along said west line one hundred ten and no hundredths (110.00) feet to the point of beginning.

CONTAINING 3.429 ACRES, MORE OR LESS

Subject to all right-of-ways and/or easements

U-61
APC # 25-MS-2016

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

CLIENT	CARDINAL COURT	
Cam Elpers		
SCALE	DATE	DRAWN BY
40 Ft/In	7-18-2016	B. Block
JOB	REVISION	SHEET
12-11	8-16-2016	1

Traverse PC