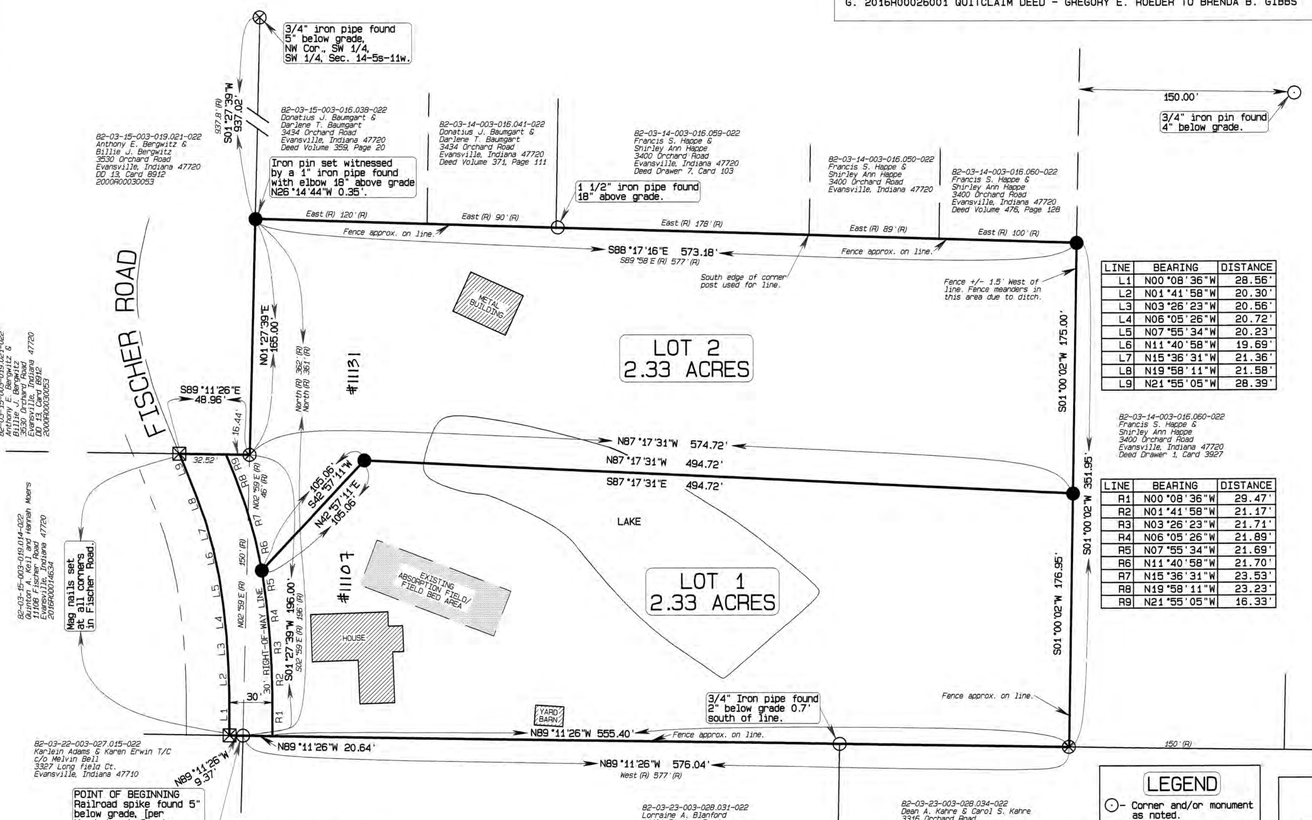
GIBBS FISCHER ROAD

CROSS-REFERENCE:

A. 1967R00015968 WARRANTY DEED - PAUL E. HEALY AND NORMA JEAN HEALY TO CHARLIE GIBBS AND HELEN MARIE GIBBS
B. 1992R00027745 WARRANTY DEED - CHARLES T. GIBBS AND BRENDA B. GIBBS TO CHARLIE GIBBS AND HELEN M. GIBBS
C. 2004R00016324 WARRANTY DEED - CHARLIE GIBBS TO CHARLES T. GIBBS
D. 2015R00006146 TRANSFER ON DEATH DEED - BRENDA GIBBS (PRIMARY BENEFICIARY)
E. 2015R00029936 AFFIDAVIT OF ADVERSE POSSESSION - BRENDA B. GIBBS (AFFIANT)
F. 2016R00014634 WARRANTY DEED - GREGORY E. ROEDER TO QUINTON A. KEIL AND HANNAH MOERS
G. 2016R00026001 QUITCLAIM DEED - GREGORY E. ROEDER TO BRENDA B. GIBBS



LINE	BEARING	DISTANCE
L1	N00°08'36"W	28.56'
L2	N01°41'58"W	20.30'
L3	N03°26'23"W	20.56'
L4	N06°05'26"W	20.72'
L5	N07°55'34"W	20.23'
L6	N11°40'58"W	19.69'
L7	N15°36'31"W	21.36'
L8	N19°58'11"W	21.58'
L9	N21°55'05"W	28.39'

LINE	BEARING	DISTANCE
R1	N00°08'36"W	29.47'
R2	N01°41'58"W	21.17'
R3	N03°26'23"W	21.71'
R4	N06°05'26"W	21.89'
R5	N07°55'34"W	21.69'
R6	N11°40'58"W	21.70'
R7	N15°36'31"W	23.53'
R8	N19°58'11"W	23.23'
R9	N21°55'05"W	16.33'

B2-03-14-003-016.060-022 Francis S. Happe & Shirley Ann Happe 3400 Orchard Road Evansville, Indiana 47720 Deed Drawer 1, Card 3927

LEGEND

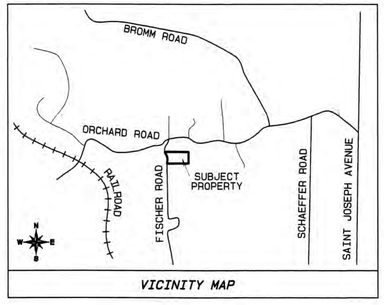
- ⊙ - Corner and/or monument as noted.
- ● - 5/8" iron pin with cap inscribed "Fred Kuester IN RLS S0137" set.
- ⊗ - 3/4" iron pipe found.
- (R) - Record dimension. Dimensions are field measured this survey unless noted record.

N
W E
S

GRAPHIC SCALE 1"=50'
0 25 50 75

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

- BASIS OF BEARINGS: The west line of the SW 1/4 SW 1/4, Sec. 14-5s-11w. (S01°27'39"W).
- LAST DATE OF FIELDWORK: June 10, 2015



VICINITY MAP

GENERAL NOTES:

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

2) HEALTH DEPARTMENT APPROVAL / OSDS UTILITY STATEMENT:

HEALTH DEPARTMENT APPROVAL: HOUSE DESIGN AND SIZE (PRIMARILY IN CONCERN TO THE NUMBER OF BEDROOMS) FOR EACH PROPERTY WILL BE LIMITED BY THE ABILITY TO LAY OUT A SUITABLY-SIZED AND APPROVED SEPTIC SYSTEM IN AN APPROPRIATE LOCATION WHERE THE SOIL WAS TESTED ON THE PROPERTY. A SITE PLAN MUST BE SUBMITTED TO THE HEALTH DEPARTMENT FOR APPROVAL BEFORE ISSUANCE OF A SEPTIC PERMIT.

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 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.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0105 D (MAP NUMBER 18163C0105D) 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) MAILBOX STATEMENT:

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

7) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:

APC DOCKET NUMBER 4-SW-2016 REQUESTING TO WAIVE THE INSTALLATION OF SIDEWALKS, AS PER COUNTY SUBDIVISION ORDINANCE 16.12.020(B)(2), WAS APPROVED AT SUBDIVISION REVIEW ON JANUARY 19, 2016.

APC DOCKET NUMBER 23-SW-2016 REQUESTING TO WAIVE THE MINIMUM LOT SIZE, AS PER COUNTY SUBDIVISION ORDINANCE 16.12.020(C), WAS APPROVED BY THE AREA PLAN COMMISSION AT A PUBLIC HEARING ON OCTOBER 13, 2016.

BOUNDARY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), ALL IN TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 11 MINUTES 26 SECONDS WEST 9.37 FEET TO THE CENTERLINE OF FISCHER ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES; NORTH 00 DEGREES 08 MINUTES 36 SECONDS WEST 28.56 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 58 SECONDS WEST 20.30 FEET; THENCE NORTH 03 DEGREES 26 MINUTES 23 SECONDS WEST 20.56 FEET; THENCE NORTH 06 DEGREES 05 MINUTES 26 SECONDS WEST 20.72 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 34 SECONDS WEST 20.23 FEET; THENCE NORTH 11 DEGREES 40 MINUTES 58 SECONDS WEST 19.69 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 31 SECONDS WEST 21.36 FEET; THENCE NORTH 19 DEGREES 58 MINUTES 11 SECONDS WEST 21.58 FEET; THENCE NORTH 21 DEGREES 55 MINUTES 05 SECONDS WEST 28.39 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 26 SECONDS EAST 48.96 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 27 MINUTES 39 SECONDS EAST 165.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 16 SECONDS EAST 573.18 FEET; THENCE SOUTH 01 DEGREES 00 MINUTES 02 SECONDS WEST 351.95 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 11 MINUTES 26 SECONDS WEST 576.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.80 ACRES, MORE OR LESS.

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 8, 2016 (DATE)
BRIAN GERTH AUDITOR
6590 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12.08.16 2:19p
PLAT BOOK U
PAGE 63
INSTR# 2016R00031157
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 "GIBBS FISCHER ROAD".

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

Brenda B. Gibbs DATE 12/8/16

BRENDA B. GIBBS (A/K/A BRENDA GIBBS)
11107 FISCHER ROAD
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED BRENDA B. GIBBS (A/K/A BRENDA GIBBS) 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 8TH DAY OF DECEMBER 2016

MY COMMISSION EXPIRES: DEC. 30, 2016

NOTARY PUBLIC Von N Wolfe PRINTED VON N. WOLFE

RESIDENT OF GIBSON 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 OCTOBER 13, 2016.

PRESIDENT ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE DECEMBER 8, 2016

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.

DATE NOVEMBER 10, 2016

FRED J. KUESTER, LS #S0137

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

U·63
APC # 3-MS-2016

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.

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

GIBBS FISCHER ROAD

11107 FISCHER ROAD, EVANSVILLE, INDIANA 47720

SCALE: 1"= 50	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: NOV. 2016		REVISED: 0

Part of the SW 1/4 of the SW 1/4 of Section 14, and part of the SE 1/4 of the SE 1/4 of Section 15, all in Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana.

file: 2016-11-gibbs 14-5s-11w.smi
client: Brenda Gibbs

SHEET 1 OF 1