PLAT BOOK\_

INSTR#\_

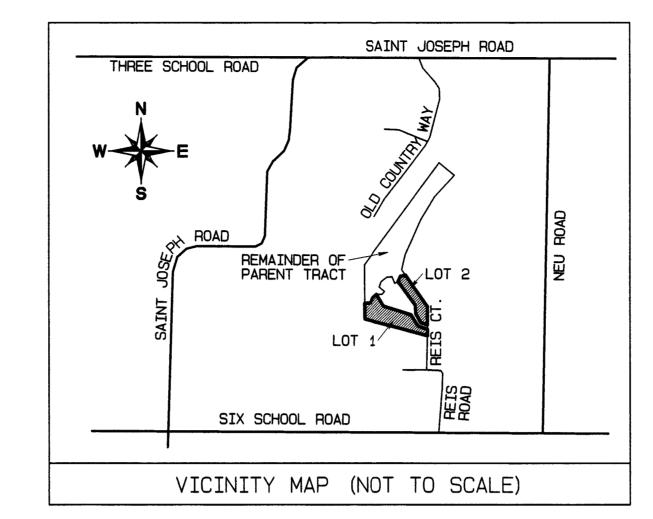
RECEIVED FOR RECORD

Z TULEY RECORDER

VANDERBURGH COUNTY

## BALBACH MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.



## LOT 1 DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION;
THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH
01 DEGREES 26 MINUTES 38 SECONDS EAST 400.00 FEET TO THE INITIAL POINT
OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE
ALONG SAID WEST LINE NORTH 01 DEGREES 26 MINUTES 38 SECONDS EAST 156.55
FEET; THENCE NORTH 84 DEGREES 13 MINUTES 42 SECONDS EAST 97.37 FEET TO
A POINT IN A CREEK; THENCE NORTH 30 DEGREES 25 MINUTES 50 SECONDS EAST
82.59 FEET TO A POINT IN SAID CREEK; THENCE NORTH 52 DEGREES 56 MINUTES
44 SECONDS EAST 49.04 FEET TO A POINT IN SAID CREEK; THENCE LEAVING SAID
CREEK SOUTH 30 DEGREES 08 MINUTES 15 SECONDS EAST 168.28 FEET; THENCE
SOUTH 69 DEGREES 26 MINUTES 56 SECONDS EAST 425.88 FEET; THENCE SOUTH
47 DEGREES 26 MINUTES 19 SECONDS EAST 336.49 FEET; THENCE SOUTH
70 DEGREES 43 MINUTES 52 SECONDS EAST 86.68 FEET TO A POINT IN REIS COURT;
THENCE SOUTH 01 DEGREES 09 MINUTES 47 SECONDS WEST 63.13 FEET TO A
POINT IN REIS COURT; THENCE NORTH 70 DEGREES 43 MINUTES 52 SECONDS
WEST 1052.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.25 ACRES, MORE OR LESS.

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

## LOT 2 DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION;
THENCE ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION NORTH
01 DEGREES 26 MINUTES 38 SECONDS EAST 400.00 FEET; THENCE SOUTH 70
DEGREES 43 MINUTES 52 SECONDS EAST 1052.39 FEET TO A POINT IN REIS
COURT; THENCE NORTH 01 DEGREES 09 MINUTES 47 SECONDS EAST 126.26 FEET
TO A POINT IN REIS COURT BEING THE INITIAL POINT OF BEGINNING OF THE
FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 70 DEGREES 43 MINUTES
52 SECONDS WEST 54.69 FEET; THENCE NORTH 47 DEGREES 26 MINUTES 19
SECONDS WEST 254.00 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 46
SECONDS EAST 207.73 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 33 SECONDS
WEST 375.23 FEET TO A POINT IN A CREEK; THENCE NORTH 50 DEGREES 04
MINUTES 43 SECONDS EAST 111.40 FEET TO A POINT IN SAID CREEK; THENCE
NORTH 31 DEGREES 17 MINUTES 48 SECONDS EAST 121.81 FEET TO A POINT IN
SAID CREEK; THENCE NORTH 39 DEGREES 00 MINUTES 34 SECONDS EAST 19.02
FEET TO A POINT IN SAID CREEK; THENCE LEAVING SAID CREEK SOUTH 25 DEGREES
35 MINUTES 28 SECONDS EAST 746.54 FEET TO A POINT IN REIS COURT; THENCE
SOUTH 01 DEGREES 09 MINUTES 47 SECONDS WEST 200.51 FEET TO THE POINT OF
BEGINNING.

CONTAINING 3.33 ACRES, MORE OR LESS.

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

## **GENERAL NOTES:**

1) UTILITIES - LOTS 1 & 2 HAVE VECTREN GAS SERVICE AVAILABLE. LOTS 1 & 2 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE. LOTS 1 & 2 HAVE GERMAN WATER SERVICE 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) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL BE USED PRIMARILY FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND HAVE A SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN ZONE "X" AND ZONE "A" AS INDICATED ON FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) 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.

		l L	
	*		

DULY ENTERED FOR TAXATION SUBJECT

TO FINAL ACCEPTANCE FOR TRANSFER

JOE GRIES AUDITOR

	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 "BALBACH".	
	ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.	
	DATE	
	JAMES E. BALBACH 8350 REIS COURT EVANSVILLE, INDIANA 47720	
	NOTARY CERTIFICATE:	
	STATE OF INDIANA )	
	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 DAY OF 20	
	MY COMMISSION EXPIRES:	
	NOTARY PUBLIC PRINTED	_
	RESIDENT OFCOUNTY, INDIANA	
	AREA PLAN COMMISSION CERTIFICATE:	
MOFERE	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	F
	PRESIDENT ATTEST EXECUTIVE DIRECTOR	_
7	SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.	
	EXECUTIVE DIRECTOR	
	PLAT RELEASE DATE	
	PLAT RELEASE DATE	
	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.	
	DATEMARCH 25, 2014	
	FRED J. KUESTER, LS #S0137	
	FRED J. KUESTER ENGINEER & LAND SURVEYOR 1792 E 600 S	

OFFICIAL :

SEAL

This instrument prepared by:	BALBACH MINOR SUBDIVIS	NOI
FRED J. KUESTER	Reis Court, Evansville, Indiana	47720
, , , , , , , , , , , , , , , , , , , ,	SCALE: 1"= 100 APPROVED BY: FJK	RAWN BY:
ENGINEER & LAND SURVEYOR	DATE: MARCH, 2014	EVISED:

FORT BRANCH, INDIANA 47648

AFFIMATION 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.

(812) 753-4843

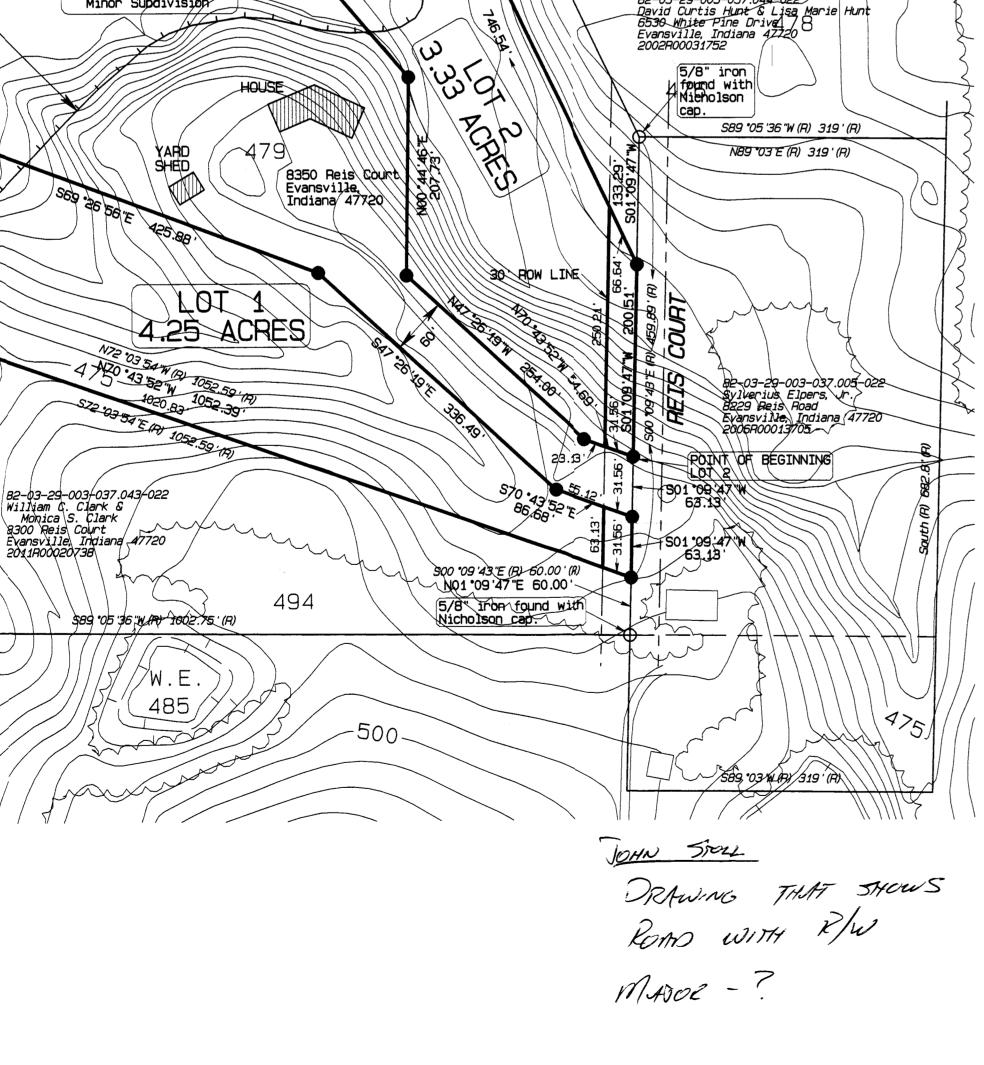
1792 E 600 S

(812) 753-4843

FORT BRANCH, INDIANA

DRAWN BY: CAK DATE: MARCH, 2014 REVISED: 0 Part of the NW 1/4 of the SE 1/4 of Section 29. Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana.

file: 2014-03-balbach minor subdivision.smi client: James E. Balbach 1 OF 1



82-03-29-003-057/001-022 James E. Balbach 8350 Reis Court Evansville, Indiana 47720 2005R00033098

SHAPHIC SCALE 1"=100

BASIS OF BEARINGS: The west line of the NW 1X4,

SE 1/4, Sec. 29-5s-11w. [NO1 26 38 B) LAST DATE OF FIELDWORK:

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

O Corner and/or monument

D-5/8" iron pin with cap inscribed "Fred Kuester IN RLS \$0137" set.

Record dimensions Dimensions are field

measured this survey unless noted record.

82-03-29-003**-**037.04**4**-022

*82-03-29-Ø03-*Ø37.|003\-02\2

JB-RC, Inc. c/b Denise A. Dejean 5205 Vans Drive Evansville Indiana 47720

LEGEND

March , 2014

82-03-29-003-417.001-022 Murray Subdivision Lot 1

Paul A. Murray & Karla J. 9119 Old Country Way Evansville, Indiana 47720

5/8" iron

Nicholson

found with

32-03-29-003-361.001-022

1501 Eichele Ørive Evansville, %Indiana 47712

82-03-29-003-361/003-022 -Helfrich Hills Phase II Lot 12 Kevin L. Young & Lori A. Young 9019 Old Country Way Evansville, Indiana 47720

82-03-29-003/361.004-022 Helfrich Hills Phase II Lot 13 Eric Jones & Lori M. Jones 8949 Old Country Way Evansville, Indiana 47720

82-03-29-003-361.005-022 Helfrich Hills Phase II Lot 14 Michael B. Braun Trustee

N86 '45 17

45 1 82-03-29-003-037.001-022 James E. Balbach 8350 Reis Court Evansville, Indiana 47720 2005R00033098

5.00 ACRES Not part of Balbach

Minor Subdivision

Revocable Trust 8929 (1d Country Way Evansville, Indiana 47720

<sup>1</sup>82-03-29-003-037.00**1-**022

James E. Balbach 8350 Reis Court Evansville, Indiana 47720 2005R00023098

N85 \*00 '00 "E \ 25.00

27.52

N47 54 39 "W 69.41"

N31 \*46 '36 'E 53.39 '

N80 · 11 · 33 · E

MAPLE TREE

5/8" aron found

POINT OF COMMENCING
LOT 1 & LOT 2
5/8" iron pin feund with
Easley cap, SW Cor.,
NW 1/4, SE 1/4, Sec.
29-5s-11w, [per
Frederick Acres S-126
& Junior Elpers S-151].

with Nicholson cap 11.4' south of line

5/8" iron found with Nicholson cap, NW Cor., NW 1/4, SE 1/4, Sec. 29-5s-11w, [shown in Frederick Acres S-126].

5/8" iron

found with Nicholson

1 NA4 . 13 42 E

POINT LOT 1

82-03-29-003-036.040-022 William Frederick & Genevier Witch Clark & Nild Clark 419 N. Geiger Street Hantingburg Indiana 47542 Deed Book 477, Page 433

82-03-29-003-361.006-022 Helfrich Hills Phase II Lot 15 Charles E. Deig 8919 Old Country Way

Helfo1ch Hills Phase II Lot 10 Angrew R. Kissøl & Jodi M. Kissel

. Murray & Karla J. Murray