


HAMMEL - WRIGHT

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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on January 7, 2019 (at Subdivision Review).

President **STACY STEVENS**
Attest Executive Director **RONALD S. LONDON**



PLAT RELEASE for APC DOCKET NO.: MIN-2019-001
The Secondary Plat complies with the Ordinance and is released for recording.

2/4/2019
President **STACY STEVENS**
Attest Executive Director **RONALD S. LONDON**

OWNERS CERTIFICATE:
I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate same as HAMMEL - WRIGHT a minor subdivision.
All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Marilyn B. Wright
Marilyn B. Wright - Power of Attorney for Kenneth W. Kleiman, Jr.
ADDRESS: 6409 Newburgh Road Evansville, IN 47715
Kenneth W. Kleiman III
Kimberly Sue Paterson John R. Hammel, Jr. & Marilyn B. Wright
Trustees of the Marilyn B. Wright Revocable Trust Agreement dated July 30, 2015

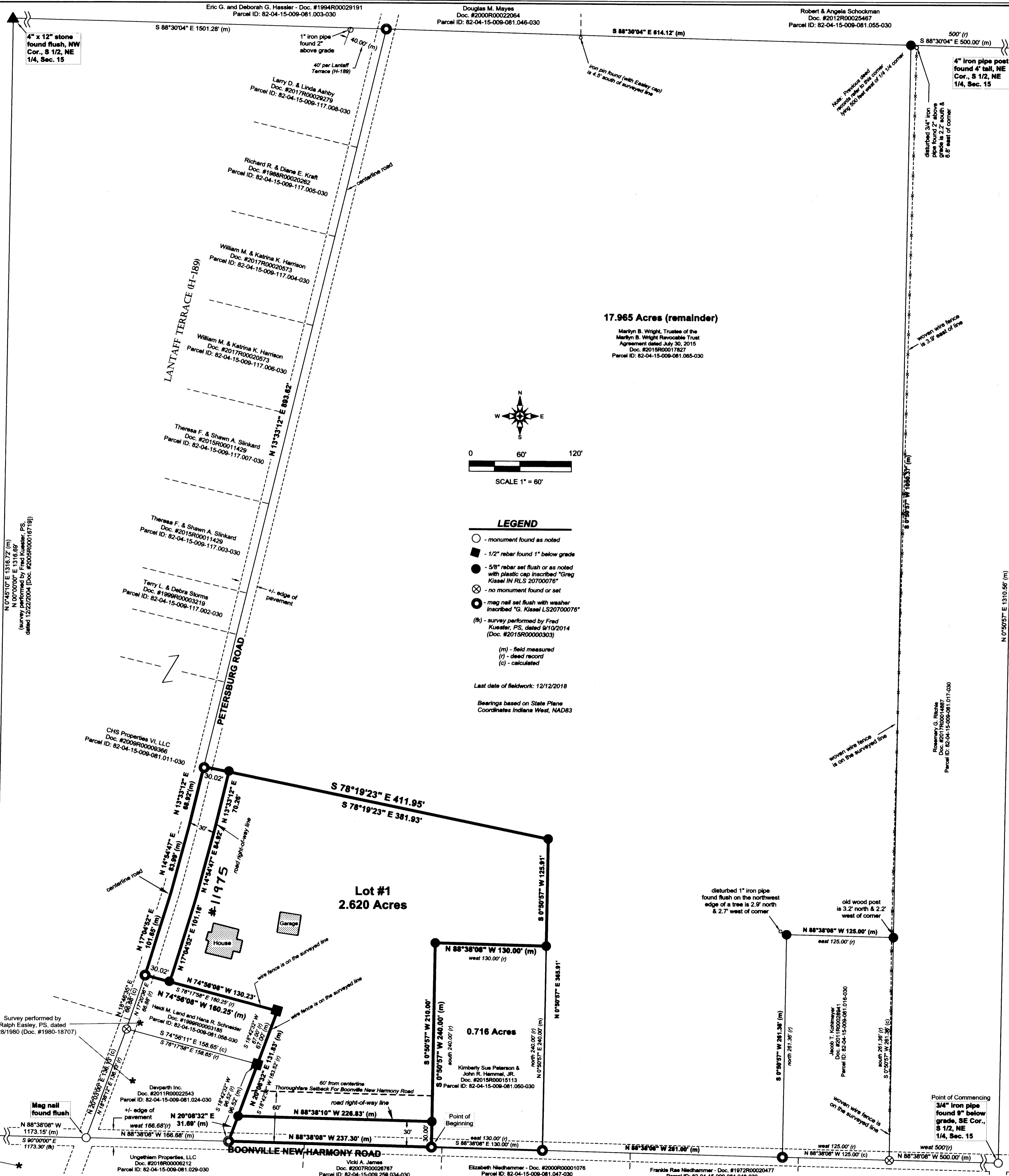
NOTARY CERTIFICATE:
State of Indiana)
County of Vanderburgh)
Before me, the undersigned Notary Public, in and for the County and State, personally appeared Marilyn B. Wright and has separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.
Witness my hand and Notary Seal this 13th day of February, 2019.
Shirley A. Bridges
Notary Public
My Commission Expires August 18, 2023 (seal)

BOUNDARY DESCRIPTION
Part of the South Half of the Northeast Quarter of Section (15), Township (5) South, Range (10) West, in Scott Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a 3/4" iron pipe found 9" below grade marking the southeast corner of said half quarter section; thence North 88 degrees 38 minutes 08 seconds West [bearings based on State Plane Coordinates, Indiana Zone West, NAD83] along the south line of said half quarter section one thousand thirty-six and no hundredths (1036.00) feet to a Mag nail set flush with washer inscribed "G. Kissel LS 20700076" [hereafter referred to as "mag set"] marking the POINT OF BEGINNING; thence North 88 degrees 38 minutes 08 seconds West along said south line two hundred thirty-seven and thirty hundredths (237.30) feet to a mag set which lies South 88 degrees 36 minutes 08 seconds East 186.88 feet from a Mag nail found flush at the intersection of Petersburg Road and Boonville New-Harmony Road; thence North 20 degrees 08 minutes 32 seconds East; one hundred sixty-three and fifty-two hundredths (163.52) feet to a 1/2" rebar found 2" below grade; thence North 74 degrees 56 minutes 08 seconds West one hundred sixty and twenty-five hundredths (160.25) feet to a mag set in the centerline of Petersburg Road; thence North 17 degrees 04 minutes 52 seconds East along said centerline one hundred one and sixty-five hundredths (101.65) feet; thence North 14 degrees 54 minutes 47 seconds East along said centerline eighty-three and ninety-nine hundredths (83.99) feet; thence North 13 degrees 33 minutes 12 seconds East along said centerline sixty-eight and ninety-two hundredths (68.92) feet to a mag set; thence South 78 degrees 19 minutes 23 seconds East four hundred eleven and ninety-five hundredths (411.95) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076"; thence South 0 degrees 50 minutes 57 seconds West one hundred twenty-five and ninety-one hundredths (125.91) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076" marking the northeast corner of the Peterson and Hammel tract as described in Doc. # 2015R00015113; thence North 88 degrees 38 minutes 08 seconds West along the north line of said tract one hundred thirty and no hundredths (130.00) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076" marking the northwest corner of said tract; thence South 0 degrees 50 minutes 57 seconds West along the west line of said tract two hundred forty and no hundredths (240.00) feet to the point of beginning.

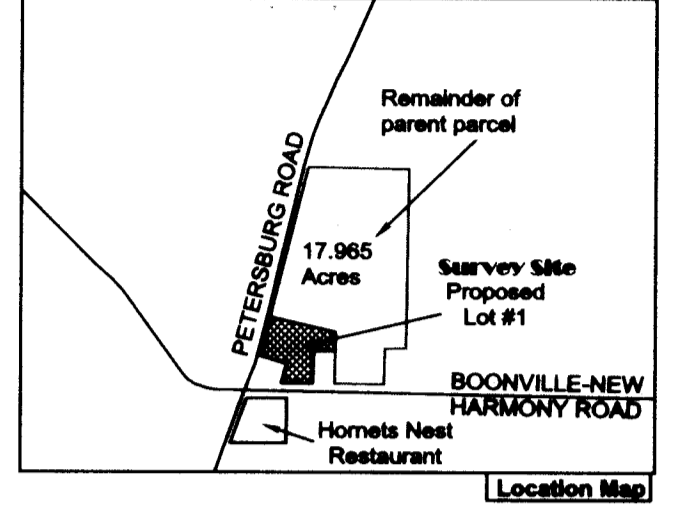
CONTAINING 2.956 ACRES, MORE OR LESS.

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



LEGEND
 ○ - monument found as noted
 ● - 1/2" rebar found 1" below grade
 ● - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
 ⊗ - no monument found or set
 ● - mag nail set flush with washer inscribed "G. Kissel LS20700076"
 (M) - survey performed by Fred Kuester, PS, dated 9/19/2014 (Doc. #2015R0000303)
 (m) - field measured
 (f) - deed record
 (c) - calculated
 Last date of fieldwork: 12/12/2018
 Bearings based on State Plane Coordinates Indiana West, NAD83

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 RECEIVED FOR RECORD
 DATE 2/4/2019 2:45PM
 PLAT BOOK 14
 PAGE 184
 INSTR 20190002191
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



- General Notes:**
- 1) PUBLIC UTILITIES - ELECTRIC: Electric for Lot #1 is available and is provided by Vectren
 - 2) PUBLIC UTILITIES - WATER: Water for Lot #1 is available and is provided by Evansville Water & Sewer Utility
 - 3) PUBLIC UTILITIES - SEWER: Sanitary Sewer for Lot #1 is provided by a private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
 - 4) FLOOD PLANE DATA: The within described tract of land DOES NOT lie within that Special Flood Hazard Area (SFHA) as said tract plots on Community Panel No. 18163C109D of the Flood Insurance Rate Map (FIRM) from Vanderburgh County, Indiana, dated March 17, 2011.
 - 5) NATURAL SURFACE WATERCOURSE: The Owner(s) shall remain responsible for the prevention of obstructions to creeks and natural watercourses.
 - 6) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number WAV-2019-001 requesting to waive the installation of sidewalks, as per County Code 16.12.02(B) (2) was approved at Subdivision Review meeting on January 7, 2019

U-159

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 December 12, 2018; and that all monuments shown exist at all locations as noted.
Witness my hand and seal this 23rd day of January, 2019.

Gregory A. Kissel
Gregory A. Kissel
Kissel Land Surveying, LLC
1263 E. 900 S.
Fort Branch, IN 47648

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to reduce each Social Security Number in this document, unless required by law.
Prepared By: Gregory 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	Sohn & Assoc.	
SCALE	60 FV/in	DATE 12-12-2018
DRAWN BY	J. Kissel	
JOB	2018-110	REVISION 01-21-2019 01-23-2019
SHEET	1	