

# HIDDEN PINECONE LAKE

**GENERAL NOTES:**

1) UTILITIES - LOT 1 HAS VECTREN GAS SERVICE AVAILABLE.  
 LOT 1 HAS VECTREN ELECTRICAL SERVICE AVAILABLE.  
 LOT 1 HAS PRIVATE WATER SOURCE 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) 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 0020 D (MAP NUMBER 18163C0020D) 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 18-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.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER	RECEIVED FOR RECORD
MAR. 22, 2017 (DATE)	DATE 03.22.17 3:04p
BRIAN GERTH AUDITOR	PLAT BOOK U
1285 (AUDITORS NUMBER)	PAGE 84
	INSTR# 2017R00006898
	DEBBIE STUCKI 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 "HIDDEN PINECONE LAKE".

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

Herman Lee Edward Scheller DATE 2-20-2017

HERMAN LEE EDWARD SCHELLER  
 17600 BIG CYNTHIANA ROAD  
 HAUBSTADT, INDIANA 47639

**NOTARY CERTIFICATE:**

STATE OF INDIANA }  
 COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR GIBSON COUNTY, STATE OF INDIANA, PERSONALLY APPEARED HERMAN LEE EDWARD SCHELLER 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 20TH DAY OF FEBRUARY 2017

MY COMMISSION EXPIRES: NOV. 16, 2024

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 MARCH 28, 2016 (AT SUBDIVISION REVIEW).

[Signature] PRESIDENT  
[Signature] ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR [Signature]

PLAT RELEASE DATE MARCH 22, 2017



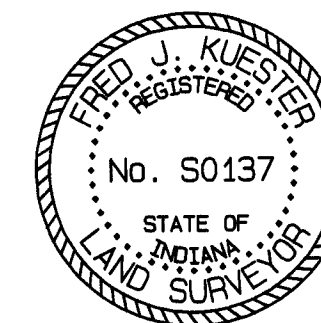
**SURVEYOR'S CERTIFICATE:**

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.

Fred J. Kuester DATE FEBRUARY 20, 2017

FRED J. KUESTER, LS #S0137

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



U.S. 4  
 APC# 13-MS-2016

**CROSS REF:**

- 17-06896 WP
- 17-06899 WP
- 17-06900 WD
- 17-06901 WD

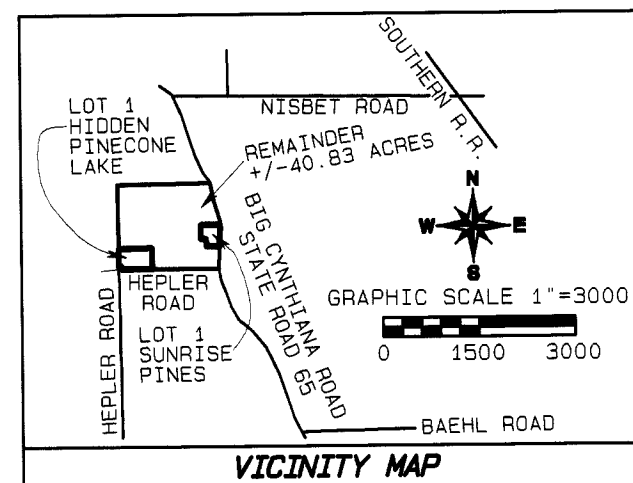
**BOUNDARY DESCRIPTION**

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FOUR (4) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION SOUTH 89 DEGREES 08 MINUTES 56 SECONDS EAST 43.22 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 01 DEGREES 17 MINUTES 31 SECONDS EAST 30.00 FEET; THENCE NORTH 64 DEGREES 18 MINUTES 52 SECONDS WEST 47.62 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 07 MINUTES 11 SECONDS EAST 276.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 56 SECONDS EAST 519.00 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 11 SECONDS WEST 326.00 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 08 MINUTES 56 SECONDS WEST 475.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.84 ACRES, MORE OR LESS.

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



**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.

Fred J. Kuester

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

HIDDEN PINECONE LAKE HEPLER ROAD, HAUBSTADT, INDIANA 47639		
SCALE: 1" = 60'	APPROVED BY: FJK	DRAWN BY: JJZ
DATE: FEB. 2017		REVISED: 0
Part of the SW 1/4 of the SW 1/4 of Section 29, Township 4 South, Range 11 West, Armstrong Township, Vanderburgh County, Indiana.		
file: 2017-02-hidden pinecone lake.smi	SHEET	
client: Herman Lee Edward Scheller	1 OF 1	

