

# HOBBS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

9/24/2019  
(DATE)

BRIAN GERTH AUDITOR  
3970  
(AUDITORS NUMBER)

RECEIVED FOR RECORD

DATE 9/24/2019 10:11AM

PLAT BOOK 26

PAGE 026

INSTR# 2019R0002141A

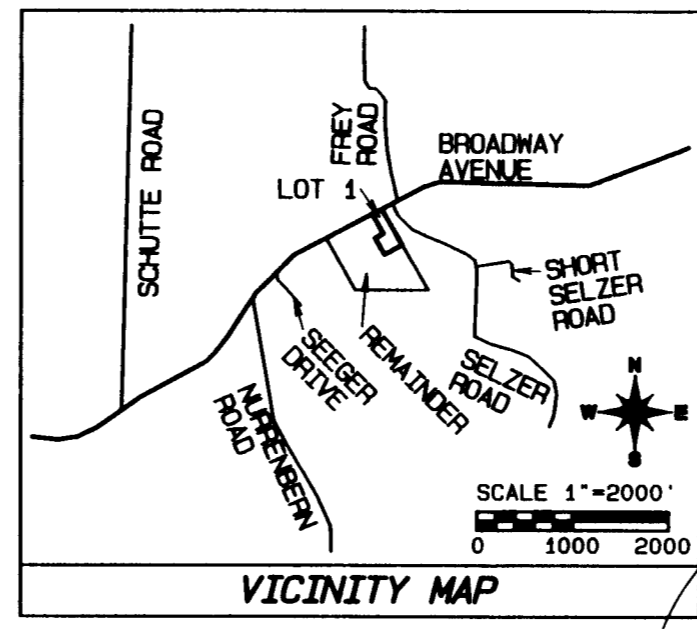
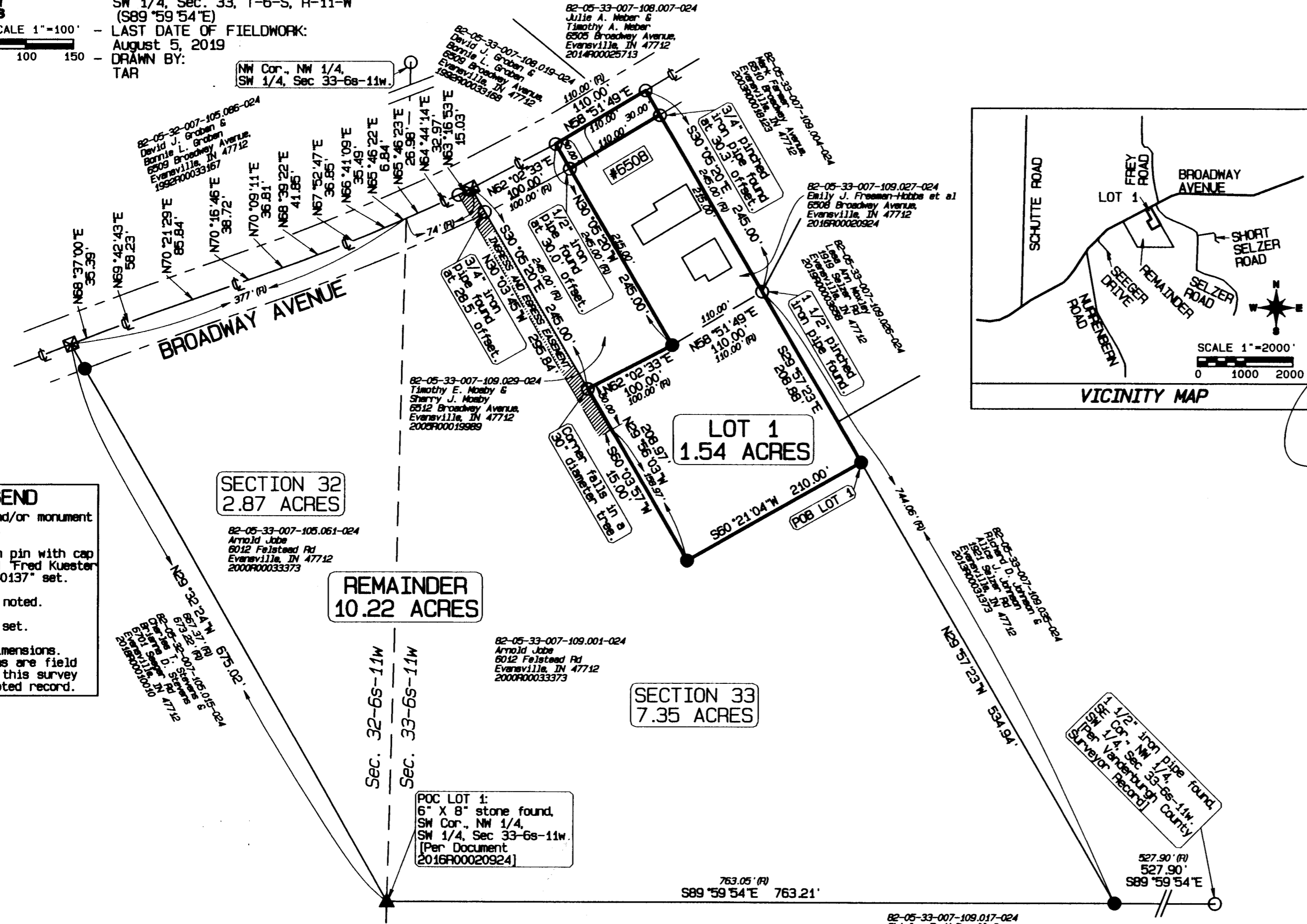
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

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

BASIS OF BEARINGS:  
The south line of the NW 1/4,  
SW 1/4, Sec. 33, T-6-S, R-11-W  
(S89°59'54"E)

LAST DATE OF FIELDWORK:  
August 5, 2019

DRAWN BY:  
TAR



**LEGEND**

- - Corner and/or monument as noted.
- - 5/8" iron pin with cap inscribed "Fred Kuester IN FLS S0137" set.
- ▲ - Stone as noted.
- ⊗ - Nag nail set.
- (R) - Record dimensions. Dimensions are field measured this survey unless noted record.

**GENERAL NOTES**

**FLOOD PLAIN DATA:** NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tract plots on Community Panel No. 180256 0159 D (Map Number 18163C0159D) and Community Panel No. 180256 0175 D (Map Number 18163C0175D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**PUBLIC UTILITIES - WATER:**  
Water is available and is provided by the Evansville Water & Sewer Utility.

**PRIVATE UTILITIES - OSDS:**  
Sewage disposal 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.

**PUBLIC UTILITIES - SEWER:**  
Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.

**NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

**APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:**  
APC Docket Number WAV-2019-038 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on August 12, 2019.

**PRIOR COVENANTS AND RESTRICTIONS:** The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

**CROSS-REFERENCED DOCUMENTS:**  
2019R00021413  
2019R00021415

**BOUNDARY DESCRIPTION (1.62 ACRES):**  
Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-Three (33), Township Six (6) South, Range Eleven (11) West, Perry 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 59 minutes 54 seconds East 763.21 feet; thence North 29 degrees 57 minutes 23 seconds West 534.94 feet to the initial point of beginning of the following described real estate; thence South 60 degrees 21 minutes 04 seconds West 210.00 feet; thence North 29 degrees 56 minutes 03 seconds West 208.97 feet; thence North 62 degrees 02 minutes 33 seconds East 100.00 feet; thence North 30 degrees 05 minutes 20 seconds West 245.00 feet; thence North 58 degrees 51 minutes 49 seconds East 110.00 feet; thence South 30 degrees 05 minutes 20 seconds East 245.00 feet; thence South 29 degrees 57 minutes 23 seconds East 208.88 feet to the point of beginning.

CONTAINING 1.62 ACRES, MORE OR LESS.

Subject to all legal rights-of-way and/or easements.

**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 it is required by law.

*Fred J. Kuester*  
Fred J. Kuester



**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 on August 5, 2019, and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 11th day of September, 2019.

*Fred J. Kuester*  
Fred J. Kuester  
Indiana Registration LS #S0137  
1792 E 600 S  
Fort Branch, Indiana 47648

**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as HOBBS, a minor subdivision.

All road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

*Emily J. Freeman-Hobbs*  
Emily J. Freeman-Hobbs  
6508 Broadway Avenue  
Evansville, Indiana 47712

*Jacob F. Hobbs*  
Jacob F. Hobbs  
6508 Broadway Avenue  
Evansville, Indiana 47742

*Patrick B. Freeman*  
Patrick B. Freeman  
9040 Old Orchard Green Drive  
Evansville, Indiana 47720

**NOTARY CERTIFICATE**

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } ss:

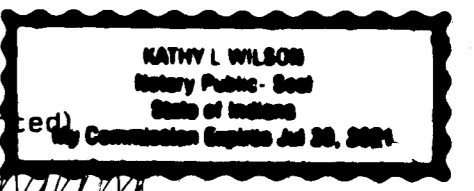
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Emily J. Freeman-Hobbs, Jacob F. Hobbs, & Patrick B. Freeman, the owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11th day of September, 2019

My commission expires 7/30/2021

*Kathy L. Wilson* #141231  
Kathy L. Wilson (printed)

Notary resides in Vanderburgh County, Indiana



**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 August 12, 2019 (at SUBDIVISION REVIEW).

President: STACEY STEVENS  
*Stacey Stevens*

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2019-040

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

*Ronald S. London*  
Executive Director: RONALD S. LONDON  
9/24/2019

Plat Release Date



file: 2019-09-hobbs 33-6s-11w.smi

client: Emily J. Freeman-Hobbs

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