

KEMPf PLACE

Being a replat of Lot 28 in Orchard Heights Subdivision, as per plat thereof, recorded in Plat Book "K", Page 206 in the office of the Recorder of Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 01/08/2020
 BRIAN GERTH AUDITOR
 73
 RECEIVED FOR RECORD
 DATE 1/8/2020 9:30 AM
 PLAT BOOK V
 PAGE 043
 INSTR# 2020R00000632
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

General Notes

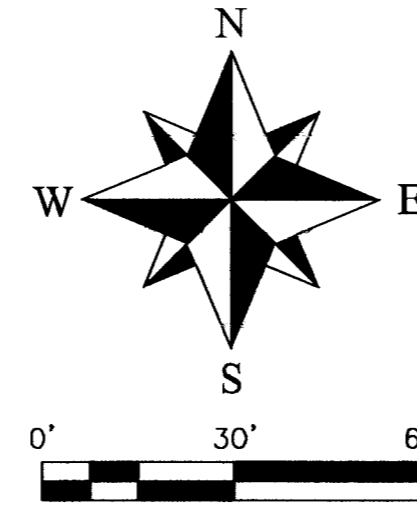
- PUBLIC UTILITIES - WATER:** Water is available and is provided by the German Township Water District.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
- ACCESS:** Lot 1 has direct access to Seib Road.
- FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0085 D, Community Panel 180255 dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- COVENANTS & RESTRICTIONS:** Covenants and Restrictions for this site are recorded in Miscellaneous Record 54, Page 591 in the office of the Recorder.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAJ-2019-043 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 11/11/2019.

BOUNDARY DESCRIPTION

Lot 28 in Orchard Heights Subdivision, as per plat thereof, recorded in Plat Book "K", Page 206 in the office of the Recorder of Vanderburgh County, Indiana, Also Part of the Southwest Quarter of Section 22, Township 5 South, Range 11 West of the 2nd P.M. lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 28; thence along the North boundary of said Lot 28, also being the Southerly right of way line of Seib Road

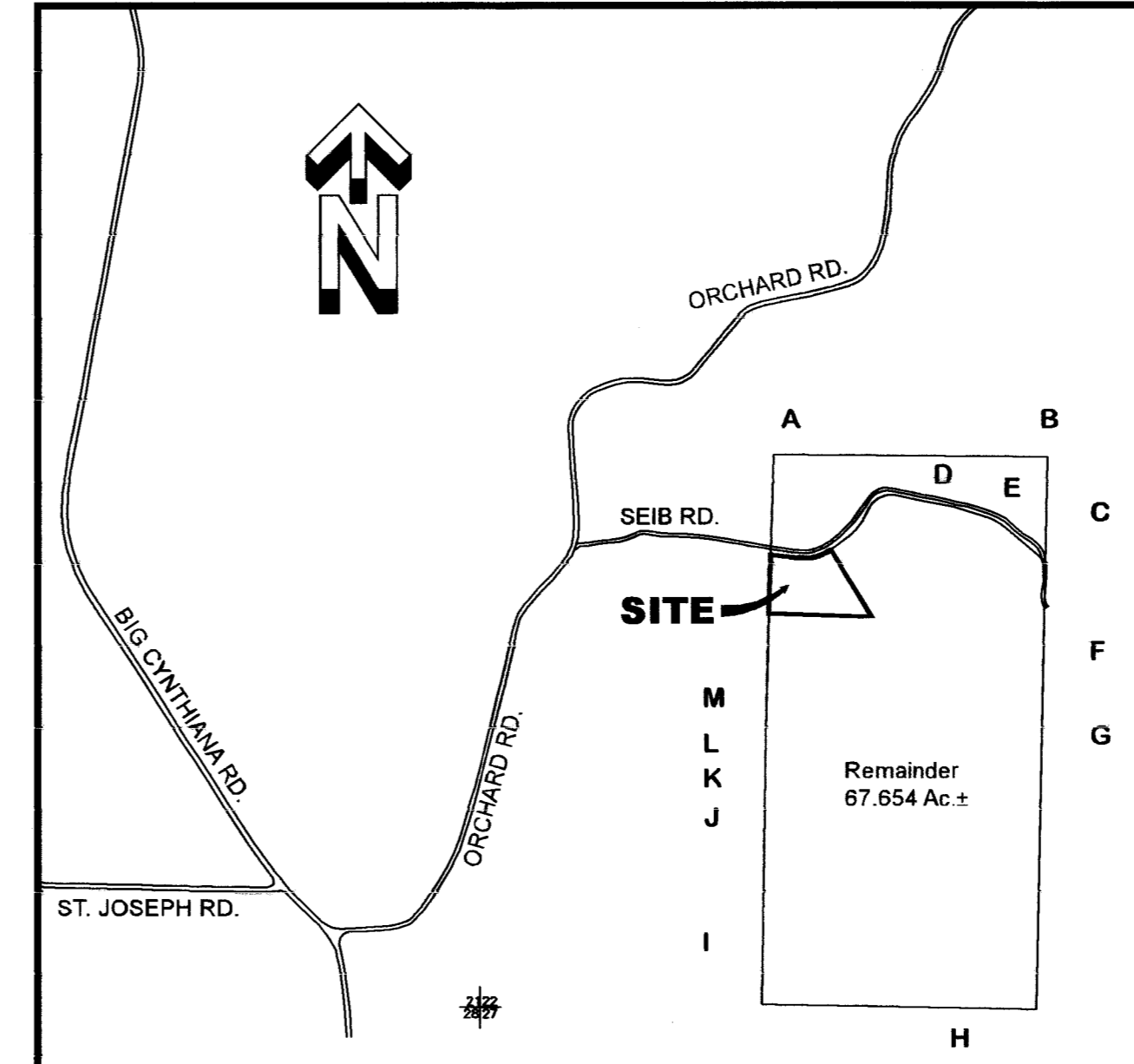
- 1st: South 84°31'00" East 132.68 feet; thence continue along said line and the extension thereof
- 2nd: Easterly along a curve to the left with an arc length of 166.60 feet, through a delta angle of 42°25'30", having a radius of 225.00 feet and bearing a chord of North 74°18'15" East 162.82 feet; thence
- 3rd: South 32°37'48" East 379.12 feet; thence
- 4th: North 89°40'20" West 494.86 feet to the Southwest corner of said Lot 28; thence along the West boundary of said Lot 28
- 5th: North 00°19'40" East 285.00 feet to the point of beginning and containing 2.623 acres more or less.



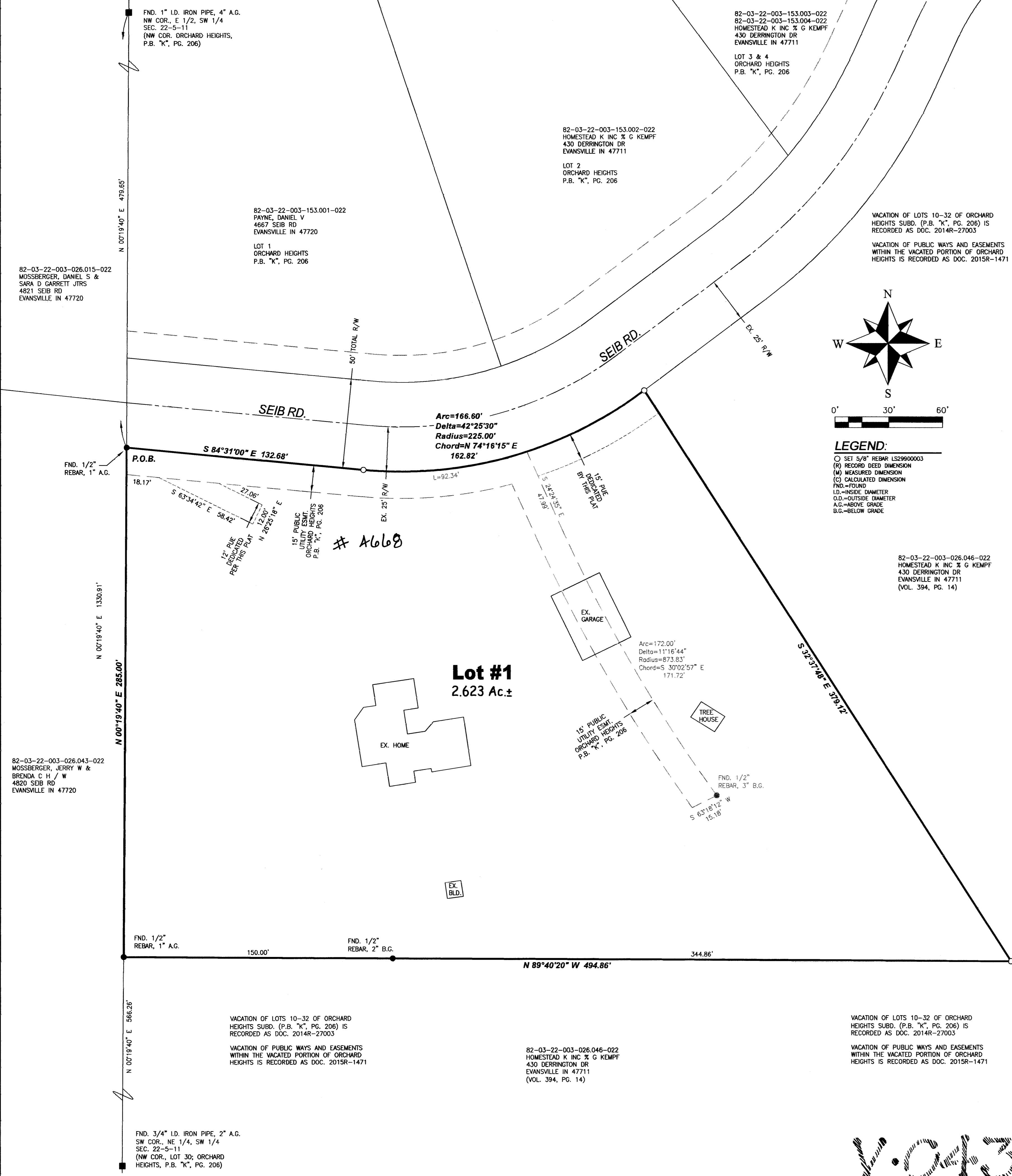
LEGEND:
 ○ SET 5/8" REBAR LS29900003
 (R) RECORD DEED DIMENSION
 (M) MEASURED DIMENSION
 (C) CALCULATED DIMENSION
 FND.=FOUND
 I.D.=INSIDE DIAMETER
 O.D.=OUTSIDE DIAMETER
 A.G.=ABOVE GRADE
 B.G.=BELOW GRADE

VICINITY MAP

SCALE 1"=800'



- | | | |
|---|---|--|
| A 82-03-22-003-026.006-022 STUTEVILLE, JEFFREY G & JULIANN S 4840 ORCHARD RD EVANSVILLE IN 47720 | E 82-03-22-003-153.007-022 82-03-22-003-153.008-022 82-03-22-003-153.009-022 HOMESTEAD K INC % G KEMPf 430 DERRINGTON DR EVANSVILLE IN 47711 | I 82-03-22-003-026.021-022 CATES, DONALD R & LINDA M T/E 9601 MORRIS DR EVANSVILLE IN 47720 |
| B 82-03-22-003-026.030-022 82-03-22-003-027.002-022 HILLENBRAND, WILLIAM J & LINDA K H/W 4546 ORCHARD RD EVANSVILLE IN 47720 | F 82-03-22-003-027.013-022 WOODS, REBECCA L & GINGER A T/E 4211 SEIB RD EVANSVILLE IN 47720 | J 82-03-22-003-026.020-022 JOHNSON, GENEVA M 5106 ORCHARD RD EVANSVILLE IN 47720 |
| C 82-03-22-003-027.003-022 HIDDEN LAKE FARM LLC 9261 COPPERLINE RD E MOUNT VERNON IN 47620 | G 82-03-22-003-027.019-022 VOEGEL, CARL W & JEAN A T / E 4200 SEIB RD EVANSVILLE IN 47720 | K 82-03-22-003-026.019-022 POWELL, BILLY L JR 5050 ORCHARD RD EVANSVILLE IN 47720 |
| D 82-03-22-003-153.006-022 STEPHANUS, NEIL MICHAEL 4445 SEIB RD EVANSVILLE IN 47720 | H 82-03-27-003-033.001-022 82-03-27-003-035.073-022 FREEMAN, PATRICK B & JEANNE K T / E 9040 OLD ORCHARD GREEN EVANSVILLE IN 47720 | L 82-03-22-003-026.018-022 JONES, STEVEN L & SHERRY D T / E 5040 ORCHARD RD EVANSVILLE IN 47720 |
| Westside Improvement Association
c/o Melanie Stagg
PO Box 6172
Evansville, IN 47719 | M 82-03-22-003-026.024-022 BLACKFORD, MARJORIE D & JONES, SHERRY D & BLACKFOR 5040 ORCHARD RD EVANSVILLE IN 47720 | |



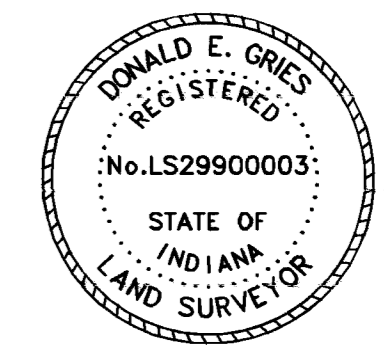
Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 October 22, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 2nd day of January, 2020.

Donald E. Gries
 Donald E. Gries, P.S.
 Indiana Registration No. LS 29900003
 Andy Easley Engineering, Inc.
 1133 West Mill Road, Suite 205
 Evansville, IN 47710



AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to recheck each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Kempf Place, a Minor Subdivision.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above-ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance, or reconstruction.

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

Gregory Wright Kempf
 Gregory Wright Kempf
 4668 Seib Road
 Evansville, IN 47720

Deborah Kay Kempf
 Deborah Kay Kempf
 4668 Seib Road
 Evansville, IN 47720

Gregory Wright Kempf
 Gregory Wright Kempf - Vice President
 Homestead-K, Inc.
 430 Derrington Drive
 Evansville, IN 47711

NOTARY CERTIFICATE

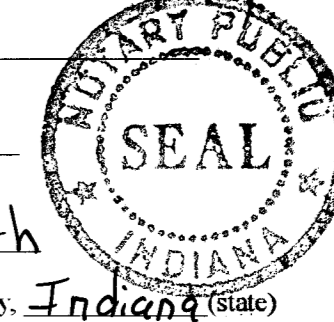
STATE OF Indiana)
 COUNTY of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Gregory Wright Kempf and Deborah Kempf, 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 their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 6th day of January, 2020.

My commission expires 11/21/2022
Patricia E. Keith
 Patricia E. Keith
 Signaturer

Printed Name: Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana (State)



AREA PLAN CERTIFICATION

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 November 11, 2019 (at Subdivision Review).

Stacy Stevens
 President: Stacy Stevens

Ronald S. London
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2019-047
 The Secondary Plat complies with the Ordinance and is released for recording.
Ronald S. London
 Executive Director: Ronald S. London

01/08/2020
 Plat Release Date



MINOR SUBDIVISION
 4668 SEIB ROAD
 CLIENT: GREG & DEBORAH KEMPf
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:
 J.R.F.
 CHECKED
 D.E.G.
 SCALE:
 1"=30'

SHEET NO.:
 1 OF 1