

**ORIGINAL SURVEY**  
 Owner: David Lee & Donna Sue Seals  
 Deed: Deed Drawer 7, Card 187  
 Parcel ID: 82-02-26-009-024.014-030

- LEGEND**
- - monument found as noted
  - - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076"
  - ⊗ - no monument found or set
  - - railroad spike found 5" below grade
  - - Mag nail set flush with washer inscribed "G. Kissel LS20700076"
  - (BLA) - survey performed by Bernard Lochmuller & Assoc., Inc. dated 12-13-1991 (Doc. #1991-29975)
- Bearings based on State Plane Coordinates Indiana West, NAD83  
 Last date of fieldwork: 06/20/2019
- (m) - field measured  
 (f) - deed record  
 (c) - calculated

**OWNERS 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 same as SEALS GETAWAY, a minor subdivision.

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

*David Lee Seals*  
 David Lee Seals  
 2521 Bonaire Drive  
 Evansville, IN 47725

*Donna Sue Seals*  
 Donna Sue Seals  
 2521 Bonaire Drive  
 Evansville, IN 47725

**NOTARY CERTIFICATE:**

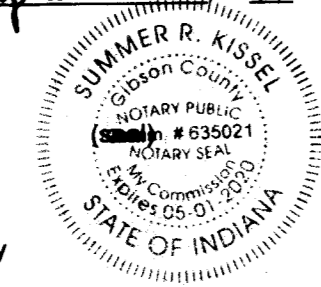
State of Indiana )  
 ) ss:  
 County of Vanderburgh )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Lee and Donna Sue Seals, 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 13<sup>th</sup> DAY OF August, 2019.

*Summer R. Kissel*  
 Summer R. Kissel  
 Notary Public

Residing in Hobson County  
 My Commission Expires 5-1-2020



**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 July 22, 2019 (at Subdivision Review).

*Stacey Stevens*  
 President: STACEY STEVENS

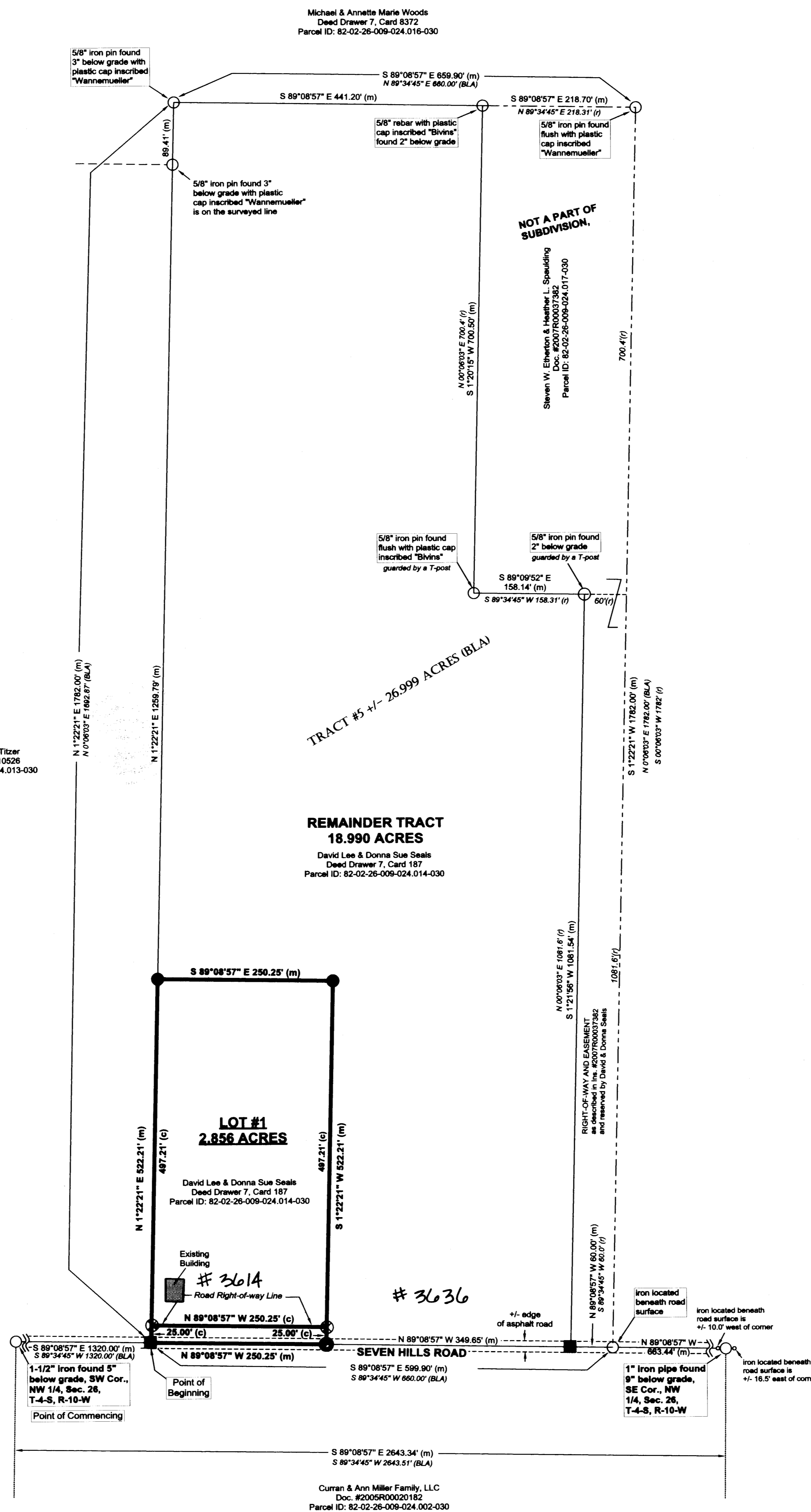
*Ronald S. London*  
 Attest Executive Director: RONALD S. LONDON

**PLAT RELEASE for APC DOCKET NO. MIN-2019-036**

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

*Ronald S. London*  
 Executive Director: RONALD S. LONDON

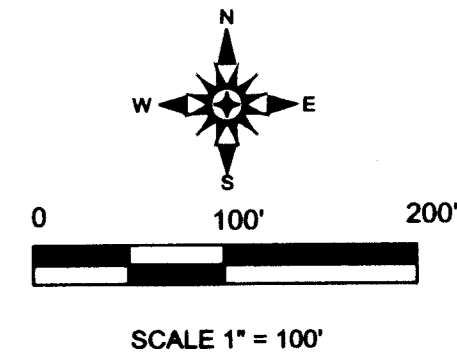
8/27/2019  
 Plat Release Date



**SEALS GETAWAY**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 8/23/2019  
 (DATE)  
 BRIAN GERTH AUDITOR  
 3619  
 (AUDITORS NUMBER)

RECEIVED FOR RECORD  
 DATE 8/23/2019 11:45 AM  
 PLAT BOOK ✓  
 PAGE 021  
 INSTR# 2019R00015808  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



**BOUNDARY DESCRIPTION**

Part of the Northwest Quarter of Section (26), Township (4) South, Range (10) West, in Vanderburgh County, Scott Township, Indiana and more particularly described as follows:

Commencing at a 1-1/2" iron found 5" below grade marking the southwest corner of said quarter section; thence South 89 degrees 08 minutes 57 seconds East [bearings based on State Plane Coordinates, Indiana Zone West, NAD83] along the south line of said quarter section one thousand three hundred twenty and no hundredths (1320.00) feet to a railroad spike found 5" below grade marking the POINT OF BEGINNING; thence North 1 degree 22 minutes 21 seconds East five hundred twenty-two and twenty-one hundredths (522.21) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076"; thence South 89 degrees 08 minutes 57 seconds East and parallel to said south line two hundred fifty and twenty-five hundredths (250.25) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076"; thence South 1 degree 22 minutes 21 seconds West five hundred twenty-two and twenty-one hundredths (522.21) feet to a Mag nail set flush with washer inscribed "G. Kissel LS20700076" set on the south line of said quarter section; thence North 89 degrees 08 minutes 57 seconds West two hundred fifty and twenty-five hundredths (250.25) feet to the point of beginning.

**CONTAINING 3.000 ACRES, MORE OR LESS.**

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

**General Notes:**

- 1) PRIVATE UTILITIES - WATER: Water will be provided by a private on-site water well system and must be approved and permitted by the State Board of Health.
- 2) PRIVATE UTILITIES - OSDS: Sewage disposal will be 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.
- 3) FLOOD PLANE DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tracts plots on Community Panel No. 18163C006SD of the Flood Insurance Rate Map (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
- 4) NATURAL SURFACE WATERCOURSE: The Owner(s) shall remain responsible for the prevention of obstructions to creeks and natural watercourses.
- 5) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS APC Docket Number WAV-2019-035 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was approved at Subdivision Review on July 22, 2019
- 6) 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 plat has absolutely no effect on any private covenants and restrictions that may or may not exist.

**AFFIRMATION STATEMENT**

I affirm, under the penalties of perjury, that I have taken reasonable care to reflect each Social Security Number in this document, unless required by law.

*Gregory A. Kissel*  
 Gregory A. Kissel  
 IN PLS 20700076

**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 July 11, 2019; and that all monuments shown exist at all locations as noted.

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

*Gregory A. Kissel*  
 Gregory A. Kissel  
 IN PLS 20700076  
 Kissel Land Surveying, LLC  
 1263 E. 900 S.  
 Fort Branch, IN 47648



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

SEALS GETAWAY		
SCALE 100 Ft/in	DATE 07-11-2019	DRAWN BY J. Kissel
JOB 2019-059	REVISION 8-06-2019	SHEET 1/1