

LEGEND - monument found as noted - 5/8" rebar set flush or as noted with plastic cap inscribed "Greg Kissel IN RLS 20700076" O - no monument found or set - mag nail set flush with washer inscribed "G. Kissel LS20700076

_ - stone found as noted

(dg) - survey performed by Donald Gries, LS, dated 9/18/2002 (Doc. #2004R00027561) (leek) - survey performed by Danny Leek, LS, dated 8/27/1996 (Doc. #1997R00001553)

Bearings based on State Plane Coordinates Indiana West, NAD83

Last date of fieldwork: 01/04/2018

(m) - field measured (r) - deed record (c) - calculated

4" x 6" stone found

1" below grade,

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 BOOSTER CLUB, a minor subdivision.

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

Strips or areas of land, of the dimensions shown on this plat and marked DE (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water: provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

NW Cor., SW 1/4, Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U.S.E. (Evansville Water and NW 1/4, Sec. 34 Sewer Utility Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water guarded by (2) 3/4" and Sewer Utility Department a permanent Sewer Utility Easement and right-of-way over the Real Estate iron pins on each edge described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, of stone and a T-pos operate, repair, alter, relocate, enlarge, rebuild and remove on or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from

West Terrace Booster Club, Inc. Chris Lógan, Vice President 2301 Speaker Road Evansville, IN 47712

the top edge of the bank of any such lake or pond.

NOTARY CERTIFICATE:

State of Indiana County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chris Logan, the owner 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.

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 February 26, 2018 (at Subdivision Review).

OFF IC IAL SEAL

PLAT RELEASE for APC DOCKET NO.: MIN-2018-004 The Secondary Plat complies with the Ordinance and is released for recording.

May 3, 2016 Plat Release Date

No. 20700076 STATE OF

S 86°44'16" E 643.05' (m)

N 87°27'30" W 650.74' (m)

Bryan R. & Jessica L. Schultheis

Doc. #2007R00002602 Parcel ID: 82-05-34-019-022.004-025

2" iron pipe found

centerline

4" above grade

N 87°27'30" W 448.03' /

I affirm, under the penalties of perjury, that I have taken reasonable

care to redact each Social Security Number in this document, unless

3/4" rebar found 1"

below grade, SW Cor., SW 1/4, NW 1/4, Sec. 3

SURVEYOR'S CERTIFICATE

AFFIRMATION STATEMENT

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 March 19, 2018; and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 19th day of March, 2018

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

General Notes:

County, Indiana, dated March 17, 2011.

4" x 7" stone found 1" below

grade, SW cor., E 1/2, SW 1/4, NW 1/4, Sec. 34

20' E.W.S.U.S.E.

_ 30.40' (m)

Hickory Lake Land, LLC

Doc. #2008R00030002 Parcel ID: 82-05-33-019-022.027-025

5" x 5" stone found

6" below grade, NW

Cor., E 1/2, SW 1/4,

E.W.S.U.S.E.

(12' wide water

65.76' (c)

N 74°27'10" W

BROADWAY AVENUE 4

James Taylor

Doc. #2016R00020337

Parcel ID: 82-05-34-019-022.013-025

and sanitary sewe

8 87°27"30" E 202.71' (m) -

West Terrace Booster Club, Inc

Parcel ID: 82-05-34-019-022.025-025

east 202.71' (r)

15' drainage

Bryan R. & Jessica L. Schultheis

Doc. #2007R00002602

Parcel ID: 82-05-34-019-022.004-025

(LAKE)

FEWSLE WILL NOT ACCEPT RESPONSIBILTY FOR THE

UNDERNOATH THE UNPERMITTED CONCRETE

block building.

PORTION OF THE SANITARY SEWER MAIN OCCUTED

1) PUBLIC UTILITIES - ELECTRIC: Electric for Lot #1 and Lot #2 is available and is

BOOSTER CLUB

8 87*27"30" E 401.77"

West Terrace Booster Club, Inc.

Doc. #2018R00002616

Parcel ID: 82-05-34-019-022.005-025

#4825

'd: 307.05' S 85'03'49" W (c)

Arc Longth: 307.25

Suellen Snyder Doc. #2017R00026270

Parcel ID: 82-05-34-019-022.007-025

E.W.S.U.S.E.

(20' wide water and

Lot #2

4.495 Acres

(excluding right-of-way)

Base Flood Elevation = 377.2'

Flood Protection Grade = 379,2'

2) PUBLIC UTILITIES - WATER: Water for Lot #1 and Lot #2 is available and is provided by Evansville Water and Sewer.

3) PUBLIC UTILITIES - SEWER: Sanitary Sewer for Lot #1 and Lot #2 is available

and is provided by Evansville Water & Sewer Utility 4) FLOOD PLANE DATA: A PORTION 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. 18163C0159D of the Flood Insurance Rate Map (FIRM) of Vanderburgh

5) 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 City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction 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 Title 16.20.110C(16) of the City of Evansville's Municipal 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 Title 16.20.130(c) (1) of the Evansville Municipal Code.

6) No obstructions are to be made to natural surface water drainage.

Hickory Lake Apartments, LLC Doc. #2006R00030001 Parcel ID: 82-05-33-019-022.003-025

5/8" iron pin found

N 1°31'32"

5/8" disturbed Iron pin found

5" below grade

Approximate Limits of

00 Year Flood Zone

8 87°27'30" E 246.87' (m)

West Terrace Booster Club, Inc.

Doc. #2018R00002616 Parcel ID: 82-05-34-019-022.005-025

Lot #1

1.597 Acres

(excluding right-of-way)

Base Flood Elevation = 377.2

Flood Protection Grade = 379.2'

(20' wide water and

sanitary sewer easement)

Andrea C. Lee & Amoer L. Schiff Doc. #2017R00025785 Parcel ID: 82-05-34-019-022.006-025

N 38"03"34" E

6.79' (m)

Chord: 62.23' N 88*04'41" E (c) N 0*58'17" W

Radius: 2834.79'

Arc Length: 62.23'

N 87*57'44" E 123.23'

S 86°38'16" E 645.45' (m) 645.20' (Kuester Subdivisio [Plet Book L, Page 34])

0.449 Acres (net- in right-of-way)

E.W.S.U.S.E. # 480

Chord: 160.38' \$ 85*46'38" W (c.

Radius: 2834.79'

20' E.W.S.U.S.

30.28' (m) -

SE Cor., SW 1/4, NW 1/4, Sec. 34

S 87*27'30" E

246.87' (m) west 246.87' (r)

7) APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS APC Docket Number MAY 2018-004 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2) was approved at Subdivision Review on February 26, 2018.

8) All record documents (deeds, easements, etc) shown on this survey are provided by the client, or found through research of Kissel Land Surveying, LLC at the county courthouse. Kissel Land Surveying, LLC is not a title examiner or abstracting company. Kissel Land Surveying, LLC is not responsible for documents that are shown or not shown on this survey which may be found by a title company or attorney concerning a title commitment policy.

9) Subject to all legal right-of-ways and/or easements of record.

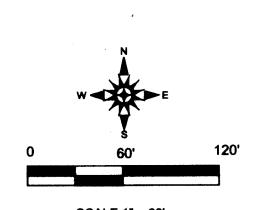
10) NOISE SENSITIVITY: The owner and subdivider of this property, along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.

May 3, 2018

BRIAN GERTH AUDITOR 2023 (AUDITORS NUMBER)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD DATE 05.03.10 9:474 PLAT BOOK ____ INSTR# 2018R 0000 9467 **DEBBIE STUCKI RECORDER** VANDERBURGH COUNTY



SCALE 1" = 60'

BOUNDARY DESCRIPTION

Railroad spike found

1" below grade

5/8" iron pin found

1" above grade with

plastic cap inscribed

8 1°31'32" W

- 40.00' (m)

north 40' (r)

POINT OF

4" x 6" stone found flus

and disturbed, NE Cor.

guarded by a 5/8" reba

found 2" above grade

Approximate limits

of Floodway

+/- edge of --

N 89°14'26" E

N 88°47'02" W

SW 1/4, NW 1/4, Sec.

"Easley S0006"

southeast con

of bern is 1.4'

west of line

Part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter, all in Section (34), Township (6) South, Range (11) West, in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a 4" x 6" stone found flush marking the northeast corner of the southwest quarter of the northwest quarter of said section; thence South 1 degree 58 minutes 31 seconds West [bearings based on State Plane Coordinates, Indiana Zone West] along the east line of said quarter quarter section three hundred fortyone and fifty-one hundredths (341.51) feet to a mag nail set flush with washer inscribed "G. Kissel LS20700076" in the centerline of Broadway Avenue; thence southwesterly along said centerline and along a curve to the right 158.84 feet with a radius of 2864.79 feet and subtended by a long chord bearing of South 85 degrees 52 minutes 37 seconds West one hundred fifty-eight and eighty-two hundredths (158.82) feet; thence southwesterly along said centerline and along a curve to the right 62.06 feet with a radius of 2864.79 feet and subtended by a long chord bearing of South 88 degrees 05 minutes 06 seconds West sixty-two and six hundredths (62.06) feet; thence South 87 degrees 57 minutes 44 seconds West along said centerline one hundred twenty-three and twenty hundredths (123.20) feet; thence southwesterly along said centerline and along a curve to the left 307.25 feet with a radius of 2455.53 feet and subtended by a long chord bearing of South 85 degrees 03 minutes 49 seconds West three hundred seven and five hundredths (307.05) feet to a mag neil set flush with washer inscribed "G. Kissel LS20700076" on the west line of the east half of the southwest quarter of the northwest quarter of said section 34; thence North 1 degree 49 minutes 46 seconds East along said west line one hundred forty-two and seventy-six hundredths (142.76) feet to a 5/8" rebar set flush with plastic cap inscribed "Greg Kissel RLS 20700076"; thence North 71 degrees 39 minutes 02 seconds West sixty-five and seventy-six hundredths (65.76) feet; thence North 21 degrees 07 minutes 30 seconds West one hundred forty-eight and ninetyfour hundredths (148.94) feet; thence North 32 degrees 42 minutes 40 seconds West one hundred forty-three and eighty-five hundredths (143.85) feet to a 2" iron pipe found 4" above grade on the north line of the west half of the southwest quarter of the northwest quarter of said section 34; thence South 87 degrees 27 minutes 30 seconds East two hundred two and seventy-one hundredths (202.71) feet to a 5" x 5" stone found 6" below grade marking the northwest corner of the east half of the southwest quarter of the northwest quarter of said section 34; thence South 87 degrees 27 minutes 30 seconds East along the north line of said half quarter quarter section four hundred one and seventy-seven hundredths (401.77) feet to a 5/8" iron pin found 2" below grade; thence North 1 degree 31 minutes 32 seconds East forty and no hundredths (40.00) feet to a 5/8" iron pin found 5" below grade; thence South 87 degrees 27 minutes 30 seconds East two hundred forty-six and eightyseven hundredths (246.87) feet to a 5/8" iron pin found 1" above grade with plastic cap inscribed "Easley S0006" on the east line of the northwest quarter of the northwest quarter of said section 34; thence South 1 degree 31 minutes 32 seconds West along said east line forty and no hundredths (40.00) feet to the point of beginning.

CONTAINING 6.541 ACRES, MORE OR LESS. Subject to all legal right-of-ways and/or easements

_S 88°47'02" E 1307.33' (m) _ N 89°14'26" E 1307.39' (leek) 1-1/2" pinched iron pipe found 10" below grade in a pot, SE Cor., NW 1/4, Sec. 34

3/4" iron pipe found 2"

below grade, SE Cor.,

(Plat Book L, Page 34)

S 88°47'02" E 1241.33' (m)

Lot #5 of Kuester Subdivision

11) Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-13947, -Special Flood Hazard Area / Floodway: Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has federally backed mortgage.

Prepared By: Gregory Kissel LISSEL

Land Surveying, LLC 1263 E. 900 S. Fort Branch, IN 47648 (812) 753 - 1233 office (812) 632 - 8831 cell

www.kisselsurveying.com West Terrace Booster Club 02-14-2018 60 Ft/In l. Kissel REVISION 03-27-2018 04-04-2018 SHEET 17-136

