

GRAPHIC SCALE 1"=100'

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

- BASIS OF BEARINGS:
The East Line, N 1/2
NE 1/4, Sec. 28-55-11w,
(N00°00'00"E per deeds).
- LAST DATE OF FIELDWORK:
April 17, 2014

LEGEND

○ - Corner and/or monument
as noted.

● - 5/8" iron pin with cap
inscribed "Fred Kuester
IN RLS S0137".

(R) - Record dimensions.
Dimensions are field
measured this survey
unless noted record.



FEHR LOT SUBDIVISION

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, BY PLAT AND SUBDIVISION SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "FEHR LOT SUBDIVISION".

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

Dennis G. Fehrenbacher DATE 11/10/14
DENNIS G. FEHRENBACHER LIVING TRUST DATED MAY 24, 2006
GARY FEHRENBACHER DATE 11/10/14
GARY FEHRENBACHER
ROBERT FEHRENBACHER DATE 11/10/14
M K & R HOLDINGS, LLC
ERIC W. REFFETT DATE 11/10/14
ERIC W. REFFETT
NATALIE R. REFFETT DATE 11-10-14
NATALIE R. REFFETT
ROBERT J. ENGLERT DATE 11/10/14
ROBERT J. ENGLERT
LINDA M. ENGLERT DATE 11/10/14
LINDA M. ENGLERT

CROSS REFERENCES:

2014 R00020731 ORDINANCE TO VACATE PUBLIC WAY OR PLACE
2016 R00005560 W/P
5562 TRUSTEES DEED
5562 W/P
5563 W/P
5564 TRUSTEES DEED
5564 W/P
5566 W/P
5567 TRUSTEES DEED
5568 W/P
5569 QUITCLAIM

GENERAL NOTES:

1) UTILITIES - LOTS 1, 2 & 3 HAVE VECTREN GAS SERVICE AVAILABLE.
LOTS 1, 2 & 3 HAVE VECTREN ELECTRICAL SERVICE AVAILABLE.
LOTS 1, 2 & 3 HAVE GERMAN WATER SERVICE AVAILABLE.
LOTS 2 & 3 HAVE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM.

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.

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.

FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE "X" AS INDICATED ON FIRM PANEL NO. 180256 0085 D (MAP NUMBER 18163C0085D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA AND FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

MAINTENANCE STATEMENT:

THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

ACCESS:

ANY ACCESS TO LOT 1 FROM SR 65/BIG CYNTHIANA ROAD WILL REQUIRE INDOT APPROVAL AND ISSUANCE OF A DRIVEWAY PERMIT.

SPECIFIC DRAINAGE EXEMPTION:

ANY ACTIVITY WHICH SHALL RESULT IN THE ADDITION OF IMPERVIOUS SURFACES EXCEEDING A TOTAL OF TEN THOUSAND (10,000) SQUARE FEET WILL REQUIRE DRAINAGE PLAN APPROVAL.

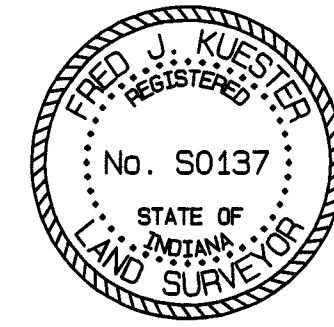
COVENANTS AND RESTRICTIONS NOTE:

THE RECORDING OF THIS PLAT WILL NOT SUPERCEDE ANY PRIVATE COVENANTS AND RESTRICTIONS APPLICABLE TO THE TWO PLATTED LOTS DUE TO INCLUSION IN THEIR PREVIOUS SUBDIVISIONS BEING GABENSEE ACRES SUBDIVISION AND ENGLERT HILLS SUBDIVISION #2. ANY SUCH COVENANTS AND RESTRICTIONS WILL REMAIN IN FULL FORCE AND EFFECT AND THE OWNERS OF THOSE LOTS ARE STILL OBLIGATED TO COMPLY WITH SAID COVENANTS AND RESTRICTIONS FOR THAT PORTION OF LOTS WITHIN GABENSEE ACRES SUBDIVISION AND ENGLERT HILLS SUBDIVISION #2.

AFFIRMATION STATEMENT:

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDUCE EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Fred J. Kuester



NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Dennis G. Fehrenbacher & Gary Fehrenbacher AND 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 10 DAY OF November 2014

MY COMMISSION EXPIRES: April, 2021

NOTARY PUBLIC Carrie Fehrenbacher PRINTED Carrie Fehrenbacher

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Dennis G. Fehrenbacher & Eric W. Reffett AND 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 10 DAY OF Nov. 2014

MY COMMISSION EXPIRES: April, 2021

NOTARY PUBLIC Carrie Fehrenbacher PRINTED Carrie Fehrenbacher

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Dennis G. Fehrenbacher & Linda M. Englert AND 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 10 DAY OF Nov. 2014

MY COMMISSION EXPIRES: April, 2021

NOTARY PUBLIC Carrie Fehrenbacher PRINTED Carrie Fehrenbacher

RESIDENT OF Vanderburgh COUNTY, INDIANA

NOTARY CERTIFICATE:

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED Dennis G. Fehrenbacher & Linda M. Englert AND 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 _____ DAY OF _____ 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ PRINTED _____

RESIDENT OF _____ 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 JUNE 12, 2014.

Dennis G. Fehrenbacher ATTEST EXECUTIVE DIRECTOR
PRESIDENT

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

EXECUTIVE DIRECTOR RLS. AL

PLAT RELEASE DATE MARCH 2, 2016

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 October 8, 2014

FRED J. KUESTER, LS #S0137

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

U-16
Apr #4-5-2014

BOUNDARY DESCRIPTION

REPLAT OF LOT 2 OF ENGLERT HILLS #2 AND REPLAT OF LOT 5 OF GABENSEE ACRES AND PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 11 WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE OF SAID SECTION, THENCE ALONG THE EAST LINE OF SAID HALF QUARTER SECTION NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 519.83 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 79 DEGREES 17 MINUTES 00 SECONDS WEST 581.79 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 60.58 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 47 SECONDS WEST 175.00 FEET; THENCE 209.57 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 375.00 FEET AND A CHORD OF SOUTH 73 DEGREES 39 MINUTES 00 SECONDS WEST 206.85 FEET; THENCE NORTH 21 DEGREES 31 MINUTES 31 SECONDS EAST 1.30 FEET; THENCE NORTH 53 DEGREES 05 MINUTES 31 SECONDS EAST 211.18 FEET; THENCE NORTH 14 DEGREES 21 MINUTES 05 SECONDS EAST 122.64 FEET; THENCE NORTH 37 DEGREES 51 MINUTES 59 SECONDS EAST 102.18 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 19.02 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 349.56 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 08 SECONDS WEST 280.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 12 SECONDS EAST 389.55 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 280.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 55 SECONDS EAST 183.30 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 40 DEGREES 29 MINUTES 38 SECONDS WEST 419.87 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 03 SECONDS EAST 60.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 274.97 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 126.76 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 214.05 FEET TO THE CENTER LINE OF STATE ROAD 65; THENCE ALONG SAID CENTER LINE SOUTH 13 DEGREES 55 MINUTES 15 SECONDS WEST 200.65 FEET; THENCE NORTH 79 DEGREES 18 MINUTES 29 SECONDS WEST 273.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.59 ACRES, MORE OR LESS.

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

DRAINAGE PLAN:

SUBDIVISION EXEMPT FROM DETAINING EXCESS STORMWATER DRAINAGE AS APPROVED BY THE DRAINAGE BOARD ON APRIL 8, 2014. EXEMPTION DOES NOT APPLY TO ANY ACTIVITY WHICH SHALL RESULT IN THE ADDITION OF IMPERVIOUS SURFACES EXCEEDING A TOTAL OF TEN THOUSAND (10,000) SQUARE FEET.