

# KIESEL PECK Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

RECEIVED FOR RECORD  
DATE 07-14-16 3:19p  
PLAT BOOK 4  
PAGE 33  
INSTR# 2016R00018140  
Z TULEY RECORDER  
VANDERBURGH COUNTY

**LEGEND**

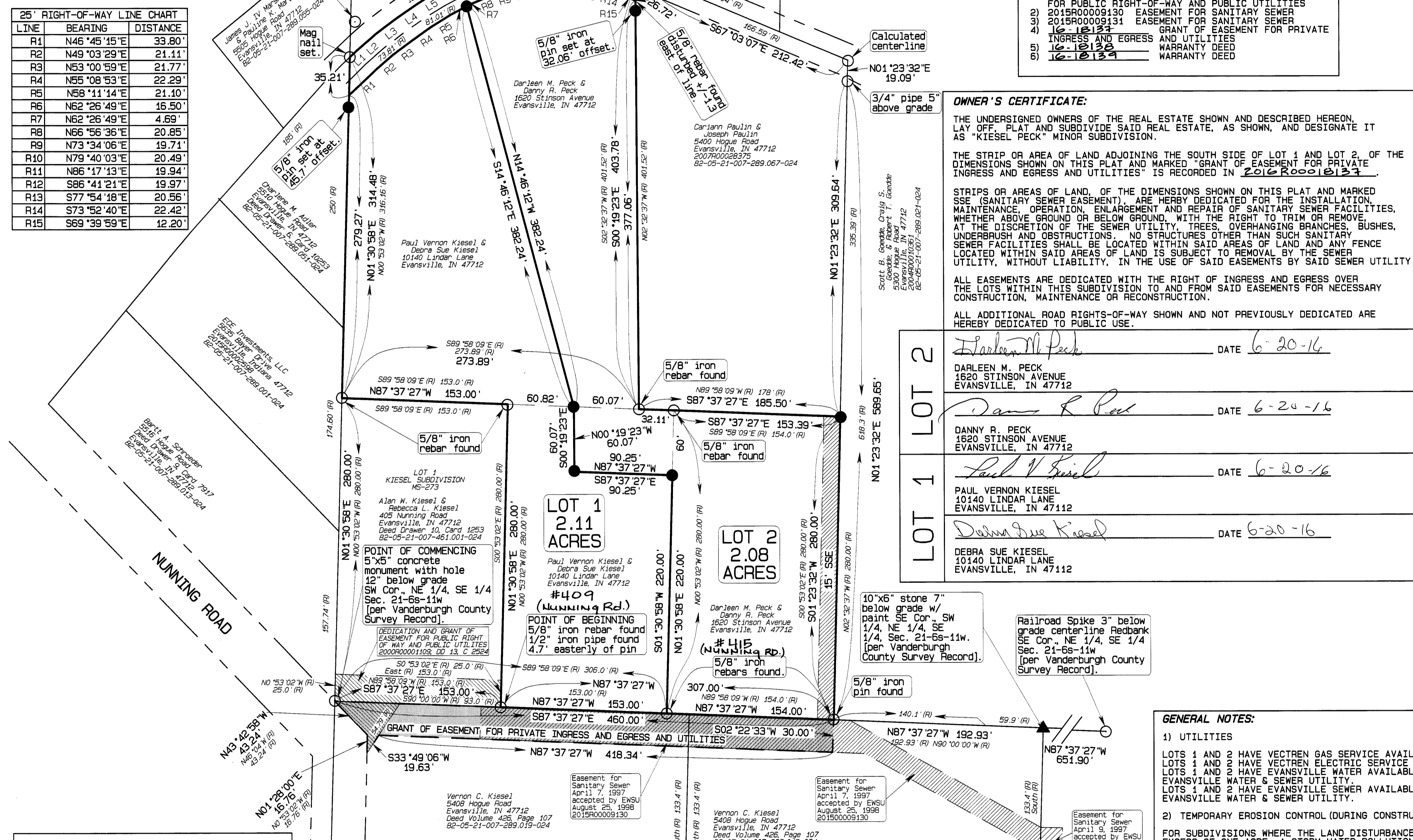
- Stone as noted.
- Corner and/or monument as noted.
- 5/8" iron pin with cap inscribed "Fred Kuester IN PLS S0137" set.
- Record dimension. Dimensions are field measured this survey unless noted record.
- 3/4" rebar found 3.6' easterly of 1/4 1/4 line, measured by 3/4" iron pipe 0.36' easterly.

**HOGE ROAD CENTERLINE LINE CHART**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N46°45'15"E | 9.51'    |
| L2   | N49°03'29"E | 22.48'   |
| L3   | N53°00'59"E | 23.10'   |
| L4   | N55°08'53"E | 23.42'   |
| L5   | N58°11'14"E | 22.69'   |
| L6   | N62°26'49"E | 23.10'   |
| L7   | N66°56'36"E | 23.28'   |
| L8   | N73°34'06"E | 22.49'   |
| L9   | N78°40'03"E | 23.27'   |
| L10  | N86°17'13"E | 22.92'   |
| L11  | S86°41'21"E | 23.42'   |
| L12  | S77°54'18"E | 23.36'   |
| L13  | S73°52'40"E | 24.22'   |
| L14  | S69°39'59"E | 3.69'    |

**25' RIGHT-OF-WAY LINE CHART**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| R1   | N46°45'15"E | 33.80'   |
| R2   | N49°03'29"E | 21.11'   |
| R3   | N53°00'59"E | 21.77'   |
| R4   | N55°08'53"E | 22.29'   |
| R5   | N58°11'14"E | 21.10'   |
| R6   | N62°26'49"E | 16.50'   |
| R7   | N62°26'49"E | 4.69'    |
| R8   | N66°56'36"E | 20.85'   |
| R9   | N73°34'06"E | 19.71'   |
| R10  | N78°40'03"E | 20.49'   |
| R11  | N86°17'13"E | 19.94'   |
| R12  | S86°41'21"E | 19.97'   |
| R13  | S77°54'18"E | 20.56'   |
| R14  | S73°52'40"E | 22.42'   |
| R15  | S69°39'59"E | 12.20'   |



- CROSS REFERENCES:**
- 2000R00001109 DEDICATION AND GRANT OF EASEMENT FOR PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITIES
  - 2015R00000130 EASEMENT FOR SANITARY SEWER
  - 2015R00000131 EASEMENT FOR SANITARY SEWER
  - 16-18134 GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES
  - 16-18134 WARRANTY DEED
  - 16-18134 WARRANTY DEED

**OWNER'S CERTIFICATE:**

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "KIESEL PECK" MINOR SUBDIVISION.

THE STRIP OR AREA OF LAND ADJOINING THE SOUTH SIDE OF LOT 1 AND LOT 2, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES" IS RECORDED IN 2016R00018140.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED SSE (SANITARY SEWER EASEMENT) ARE HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF SANITARY SEWER FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE SEWER UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBUSH AND OBSTRUCTIONS, AND STRUCTURES OTHER THAN SUCH SANITARY SEWER FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE SEWER UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID SEWER 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.

**LOT 2**  
DARLEEN M. PECK  
1620 STINSON AVENUE  
EVANSVILLE, IN 47712  
DATE 6-20-16

**LOT 1**  
DANNY R. PECK  
1620 STINSON AVENUE  
EVANSVILLE, IN 47712  
DATE 6-20-16

**PAUL VERNON KIESEL**  
10140 LINDAR LANE  
EVANSVILLE, IN 47112  
DATE 6-20-16

**DEBRA SUE KIESEL**  
10140 LINDAR LANE  
EVANSVILLE, IN 47112  
DATE 6-20-16

**BOUNDARY DESCRIPTION:**

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5 INCH BY 5 INCH CONCRETE MONUMENT WITH HOLE IN THE CENTER 12 INCHES BELOW GRADE MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 87 DEGREES 37 MINUTES 27 SECONDS EAST 153.00 FEET TO A 5/8 INCH IRON PIN FOUND MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 01 DEGREES 34 MINUTES 59 SECONDS EAST 280.00 FEET TO A 5/8 INCH IRON PIN FOUND; THENCE NORTH 87 DEGREES 37 MINUTES 27 SECONDS WEST 153.00 FEET TO A 5/8 INCH IRON PIN FOUND ON THE WEST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 30 MINUTES 58 SECONDS EAST 314.48 FEET TO A MAG NAIL SET IN THE CENTERLINE OF HOGE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 45 MINUTES 15 SECONDS EAST 9.51 FEET; THENCE NORTH 49 DEGREES 03 MINUTES 29 SECONDS EAST 22.48 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 59 SECONDS EAST 23.10 FEET; THENCE NORTH 55 DEGREES 08 MINUTES 53 SECONDS EAST 23.42 FEET; THENCE NORTH 58 DEGREES 11 MINUTES 14 SECONDS EAST 22.69 FEET; THENCE NORTH 62 DEGREES 26 MINUTES 49 SECONDS EAST 23.10 FEET; THENCE NORTH 66 DEGREES 56 MINUTES 36 SECONDS EAST 23.28 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 06 SECONDS EAST 22.49 FEET; THENCE NORTH 78 DEGREES 40 MINUTES 03 SECONDS EAST 23.27 FEET; THENCE SOUTH 86 DEGREES 17 MINUTES 13 SECONDS EAST 23.42 FEET; THENCE SOUTH 77 DEGREES 54 MINUTES 18 SECONDS EAST 23.36 FEET; THENCE SOUTH 73 DEGREES 52 MINUTES 40 SECONDS EAST 24.22 FEET; THENCE SOUTH 69 DEGREES 39 MINUTES 59 SECONDS EAST 3.69 FEET TO A MAG NAIL SET; THENCE LEAVING SAID CENTERLINE SOUTH 00 DEGREES 19 MINUTES 23 SECONDS EAST 403.78 FEET TO A 5/8 INCH IRON PIN FOUND; THENCE SOUTH 87 DEGREES 37 MINUTES 27 SECONDS EAST 153.00 FEET TO A 5/8 INCH IRON PIN WITH CAP INSCRIBED "FRED KUESTER IN PLS S0137" SET; THENCE SOUTH 01 DEGREES 34 MINUTES 59 SECONDS WEST 280.00 FEET TO A 5/8 INCH IRON PIN FOUND ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE NORTH 87 DEGREES 37 MINUTES 27 SECONDS WEST 307.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.36 ACRES, MORE OR LESS.

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

**NOTARY CERTIFICATE:**

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED DARLEEN M. PECK, 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 20<sup>TH</sup> DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark S. Treadway PRINTED MARK S. Treadway

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 DANNY R. PECK, 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 20<sup>TH</sup> DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark S. Treadway PRINTED MARK S. Treadway

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 PAUL VERNON KIESEL, 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 20<sup>TH</sup> DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark S. Treadway PRINTED MARK S. Treadway

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 DEBRA SUE KIESEL, 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 20<sup>TH</sup> DAY OF JUNE 2016

MY COMMISSION EXPIRES: 11-16-2022

NOTARY PUBLIC Mark S. Treadway PRINTED MARK S. Treadway

RESIDENT OF VANDERBURGH COUNTY, INDIANA

**GENERAL NOTES:**

- UTILITIES:**  
LOTS 1 AND 2 HAVE VECTREN GAS SERVICE AVAILABLE.  
LOTS 1 AND 2 HAVE VECTREN ELECTRIC SERVICE AVAILABLE.  
LOTS 1 AND 2 HAVE EVANSVILLE WATER AVAILABLE BY EVANSVILLE WATER & SEWER UTILITY.  
LOTS 1 AND 2 HAVE EVANSVILLE SEWER AVAILABLE BY EVANSVILLE WATER & SEWER UTILITY.
- 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 STABILIZATION SHALL BE COMPLETED AS DESCRIBED IN SECTION 13.05.11.C.20 OF THE VANDERBURGH COUNTY CODE.
- FLOOD PLAIN DATA:**  
THE SUBJECT PROPERTY LIES WITHIN ZONE X AS SHOWN AND SO INDICATED ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 180256, PANEL 157 SUFFIX D (MAP NUMBER 181630157D) EFFECTIVE DATE 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 NOTE:**  
LOTS 1 AND 2 SHALL NOT BE ALLOWED ACCESS ONTO HOGE ROAD UNLESS A SIGHT DISTANCE STUDY IS PROVIDED. THIS INDICATES THAT THE DRIVEWAY LOCATION(S) HAVE ADEQUATE STOPPING SIGHT DISTANCE. IF NO SIGHT DISTANCE STUDY IS PROVIDED, LOT 1 AND 2 SHALL ONLY HAVE ACCESS THROUGH THE GRANT OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND UTILITIES ON THE SOUTH SIDE OF THE LOTS.

**AFFIRMATION STATEMENT:**

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

**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 JUNE 15, 2016

FRED J. KUESTER LS #90137

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

STATE OF INDIANA  
LAND SURVEYOR  
No. S0137

**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 GIVEN FINAL APPROVAL AT A MEETING HELD ON SEPTEMBER 22, 2016 AT SUBDIVISION REVIEW.

John Thomas PRESIDENT  
Bill S. Allen ATTEST EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR Bill S. Allen

PLAT RELEASE DATE July 14, 2016

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

**KIESEL PECK Minor Subdivision**  
Hogue Road & Nunning Road, Evansville, Indiana, 47712

SCALE: 1"= 60' APPROVED BY: FJK DRAWN BY: JJZ  
DATE: June 2016 REVISED: 0

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana

file: 2016-06-kiesel 21-6s-11w.smi SHEET  
client: Vernon Kiesel 1 OF 1