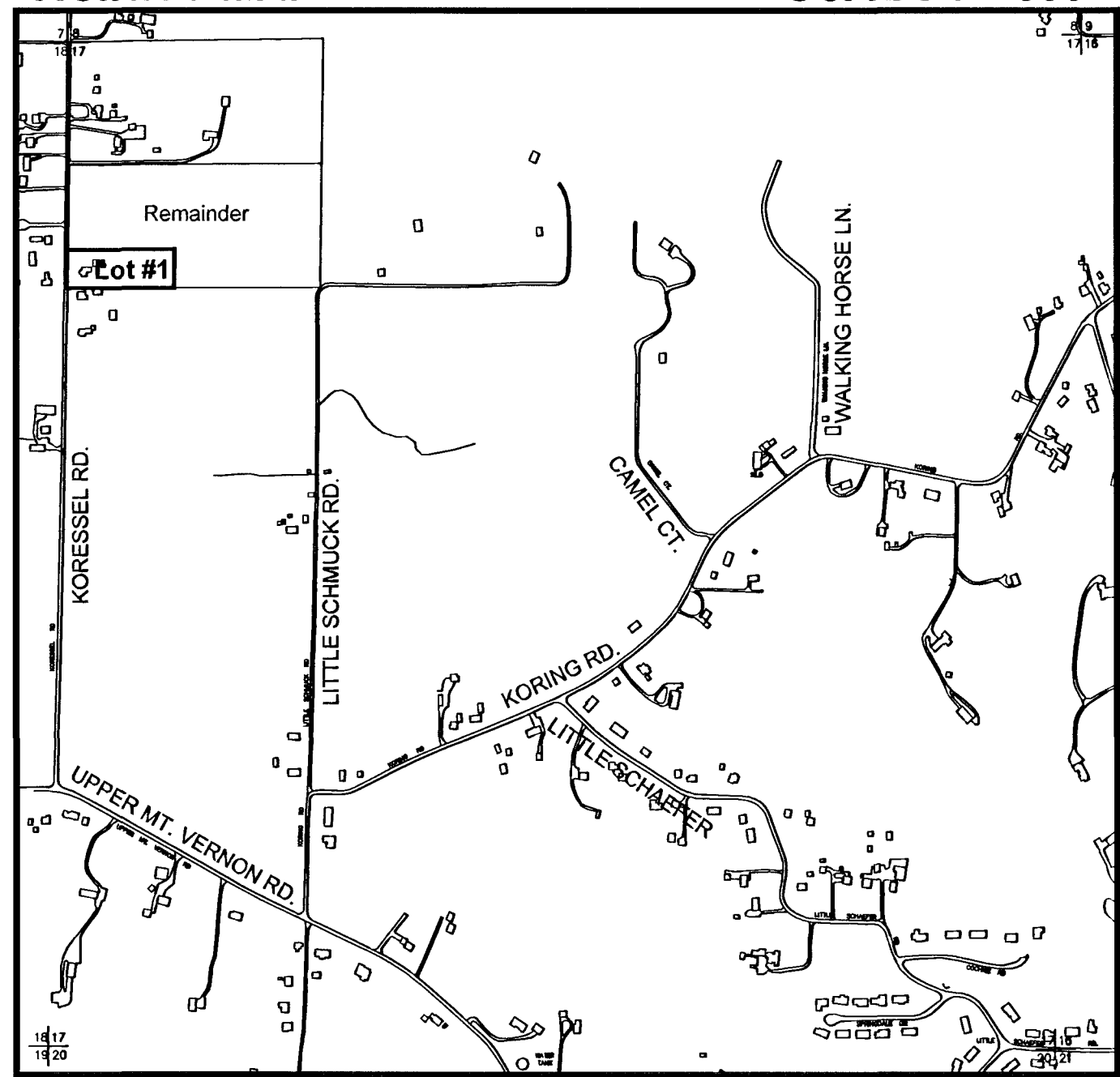


KORESSEL PLACE

FND. 3/4" REBAR W/S CAP
50023 IN CONC. 3" A.G.
NE COR. N 1/2, NW 1/4
NW 1/4, SEC. 17-6-11

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER DATE: <u>Nov 28, 2012</u> GATE: <u>7</u> PAGE: <u>64</u> INSTR: <u>2012 R00030706</u> Z TULEY RECORDER VANDERBURGH COUNTY	RECEIVED FOR RECORD DATE: <u>11-28-12</u> PLAT BOOK: <u>7</u> PAGE: <u>64</u> INSTR: <u>2012 R00030706</u> Z TULEY RECORDER VANDERBURGH COUNTY
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VICINITY MAP SCALE 1"=800'



General Notes

- UTILITIES:** Existing home is served by well water. Sanitary Sewers are not available.
- OSDS Utility Statement:** Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.
- FLOOD PLAIN DATA:** No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0095 D, Community Panel 180256 dated March 17, 2011.
- TEMPORARY EROSION CONTROL (during construction):** Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 45 days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- MAILBOX STRUCTURES:** No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

Certificates

SURVEYOR'S CERTIFICATE

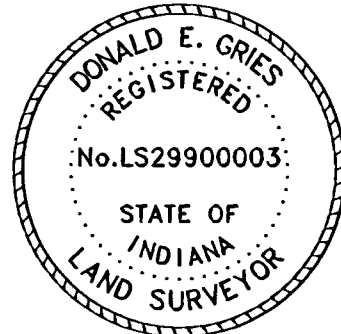
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on and that all monuments shown to exist at all locations as noted.

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 9th day of Sept., 2012.

Donald E. Gries
Donald E. Gries
Indiana Registration No. LS 29900003



FND. 3/4" REBAR IN CONC. 2" A.G.; 0.52" S. & 0.27" W. OF CALC. COR.

BOUNDARY DESCRIPTION

Part of the South Half of the Northwest Quarter of the Northwest Quarter of Section 17, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 1/2" inside diameter iron pipe at the Southwest corner of said Half, Quarter, Quarter Section, said point being in the centerline of Koresssel Road; thence along the West line of said Half, Quarter, Quarter Section and said centerline

- 1st: North 00°52'27" East 197.00 feet to a mag nail; thence parallel with the South line of said Half, Quarter, Quarter Section
- 2nd: North 89°50'39" East 555.90 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the West line of said Half, Quarter, Quarter Section
- 3rd: South 00°52'27" West 197.00 feet to a 5/8" rebar with LS cap 29900003 in the South line of said Half, Quarter, Quarter Section; thence along said South line
- 4th: South 89°50'39" West 555.90 feet to the point of beginning and containing 2.514 acres more or less.

Subject To: The right-of-way for Koresssel Road, lying Easterly of and coincident with the first course of the above described parcel.

OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **KORESSEL PLACE**.

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.

Charles B. Koresssel
Charles B. Koresssel
3030 Koresssel Road
Evansville, IN 47720

Andrew J. Koresssel
Andrew J. Koresssel
7105 Houge Road
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF Indiana)
COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 19th day of November, 2012.

My commission expires 11/22/2014

Signature: *Patricia E. Keith*

Printed: Patricia E. Keith

Notary Resides in Vanderburgh County, IN

NOTARY CERTIFICATE

STATE OF Indiana)
COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

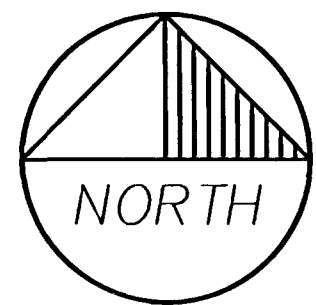
Witness my hand and seal this 20th day of November, 2012.

My commission expires 11/22/2014

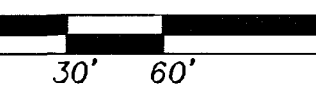
Signature: *Patricia E. Keith*

Printed: Patricia E. Keith

Notary Resides in Vanderburgh County, IN



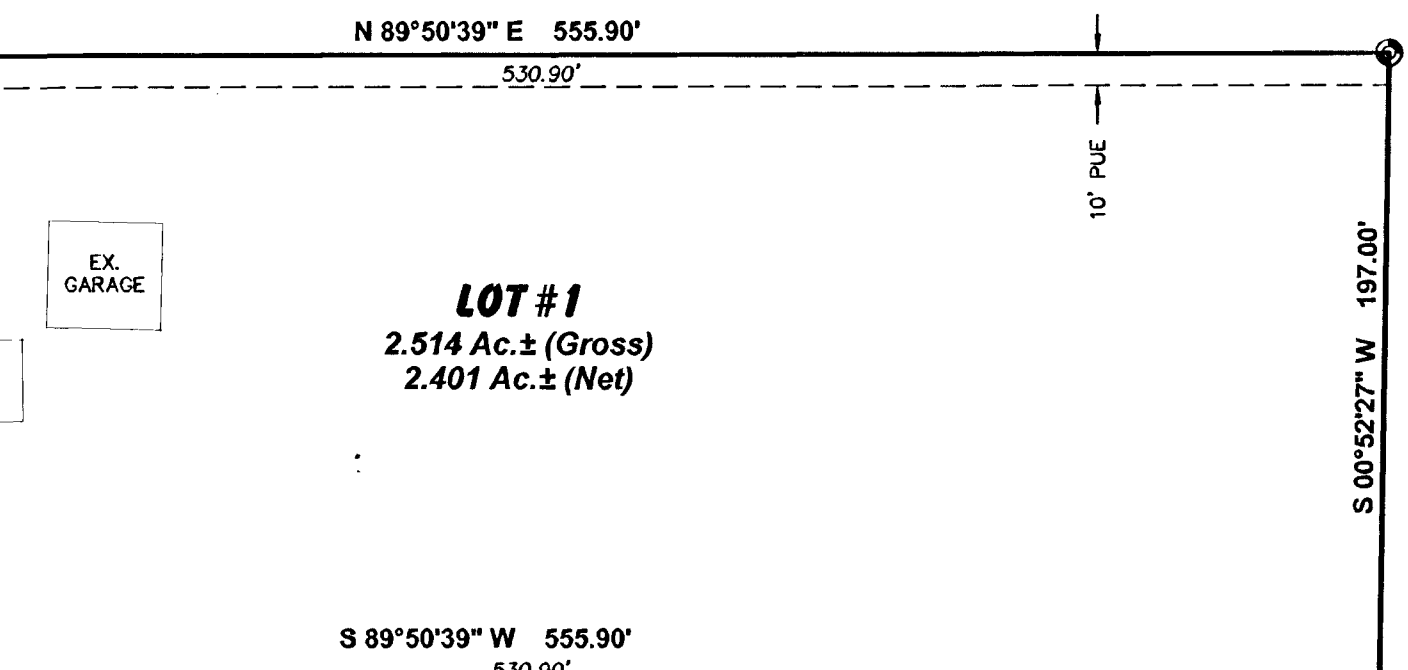
SCALE: 1"=60'



LEGEND:

- SET 5/8" REBAR LS29900003
- SET MAG NAIL
- RECORD DEED DIMENSION
- MEASURED DIMENSION
- CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.G.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

KORESSEL
D.R. 233, PG. 147
D.R. 345, PG. 440



KORESSEL
D.R. 233, PG. 147
D.R. 345, PG. 440

S 89°50'39" W 1306.45'

CALCULATED
NE COR., W 1/2
SW 1/4, NW 1/4,
SEC. 17-6-11

FND. 1" AXLE, 38" A.G. & LEANING NORTH; 2.28' N. & 4.30' W. OF CALC. COR.

CALCULATED
NE COR., S 1/2, NW 1/4
NW 1/4, SEC. 17-6-11

CROSS REF: 2012 R 000 2041
DEED OF DISTRIBUTION

BRADLEY
DOC. 2006R-3513

82-05-17-007-078.033-024
Bradley, David & Teresa
14507 Sutter Creek Ln.
Humble, TX 77396

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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 10, 2012 (at Subdivision review).

Blaine Oliver
Blaine Oliver
President

Blaine Oliver
Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Blaine Oliver
Executive Director

Nov. 28, 2012
Plat Release Date

T-64
apl # 8-MS-2012



MINOR SUBDIVISION
2729 KORESSEL ROAD
CLIENT: Charles Koresssel
VANDERBURGH COUNTY, INDIANA

DATE: 11/22/12
DRAWN BY: [Signature]
CHECKED: [Signature]
DESIGNED: [Signature]
SCALE: 1"=60'
REVISIONS:
1 OF 1

ANDY EASLEY ENGINEERING
LAND SURVEYING
EVANSVILLE, INDIANA 47710
CIVIL ENGINEERING (812) 424-2481
1133 WEST MILL ROAD