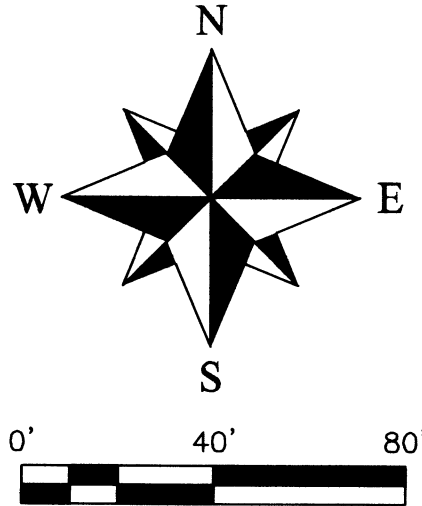
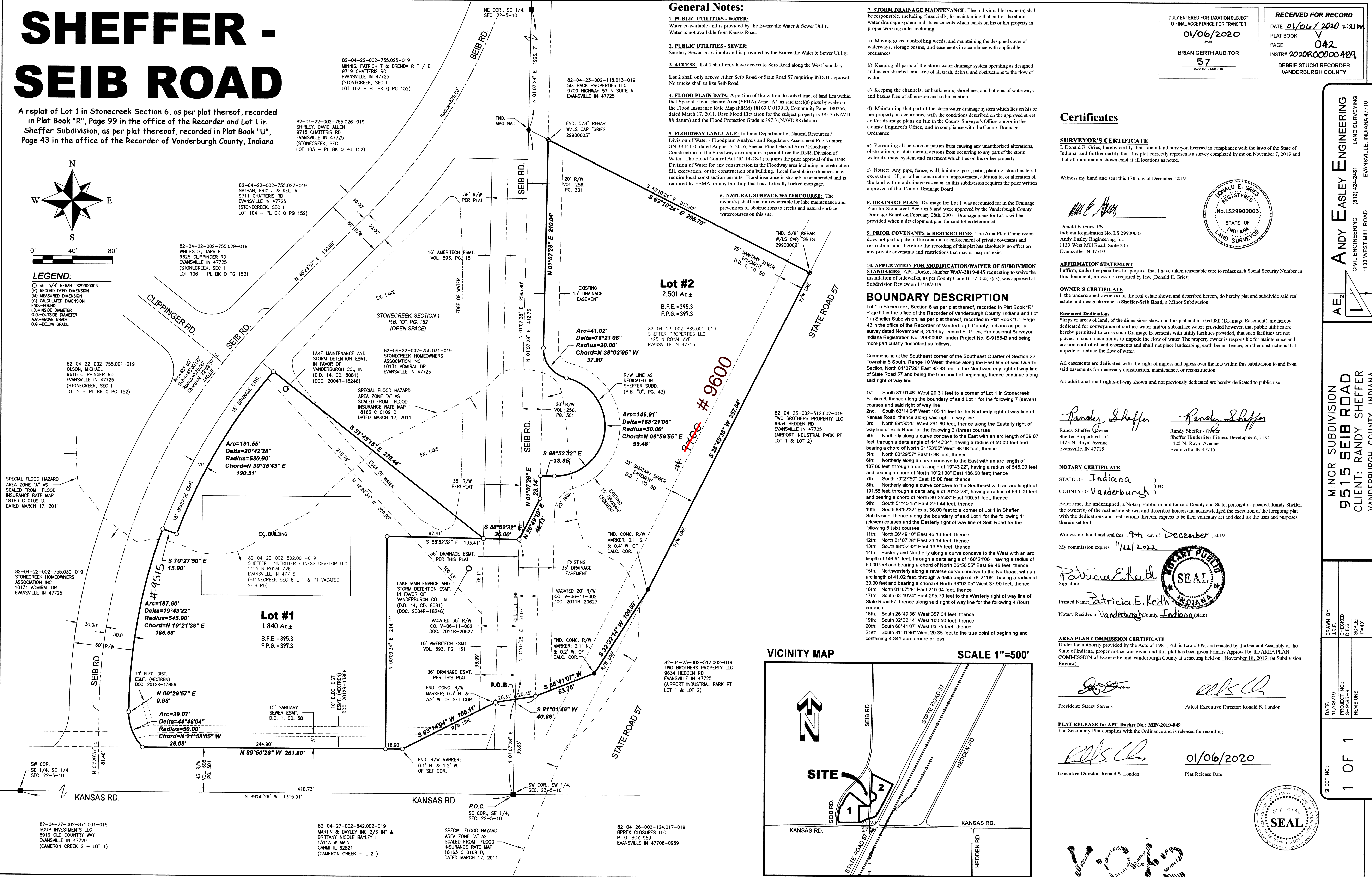


# SHEFFER - SEIB ROAD

A replat of Lot 1 in Stonecreek Section 6, as per plat thereof, recorded in Plat Book "R", Page 99 in the office of the Recorder and Lot 1 in Sheffer Subdivision, as per plat thereof, recorded in Plat Book "U", Page 43 in the office of the Recorder of Vanderburgh County, Indiana



**LEGEND:**  
 ○ SET 5/8" REBAR LS2990003  
 (R) RECORD DEED DIMENSION  
 (M) MEASURED DIMENSION  
 (C) CALCULATED DIMENSION  
 FND.=FOUND  
 L.D.=LINE DIAMETER  
 A.G.=ABOVE GRADE  
 B.G.=BELOW GRADE



### General Notes:

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility. Water is not available from Kansas Road.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility. No trucks shall utilize Seib Road.
- ACCESS:** Lot 1 shall only have access to Seib Road along the West boundary. Lot 2 shall only access either Seib Road or State Road 57 requiring INDOT approval. No trucks shall utilize Seib Road.
- FLOOD PLAIN DATA:** A portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0109 D, Community Panel 180256, dated March 17, 2011. Base Flood Elevation for the subject property is 395.3 (NAVD 88 datum) and the Flood Protection Grade is 397.3 (NAVD 88 datum).
- FLOODWAY LANGUAGE:** Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-3341-04, dated August 5, 2016, 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 a federally backed mortgage.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
- STORM DRAINAGE MAINTENANCE:** The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:  
 a) Moving grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.  
 b) Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.  
 c) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.  
 d) Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.  
 e) Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.

- DRAINAGE PLAN:** Drainage for Lot 1 was accounted for in the Drainage Plan for Stonecreek Section 6 and was approved by the Vanderburgh County Drainage Board on February 28th, 2001. Drainage plans for Lot 2 will be provided when a development plan for said lot is determined.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document, unless it is required by law. (Donald E. Gries)
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-045 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 11/18/2019.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

01/06/2020

BRIAN RITCH AUDITOR

57

RECEIVED FOR RECORD

DATE 01/06/2020 2:21 PM

PLAT BOOK V

PAGE 042

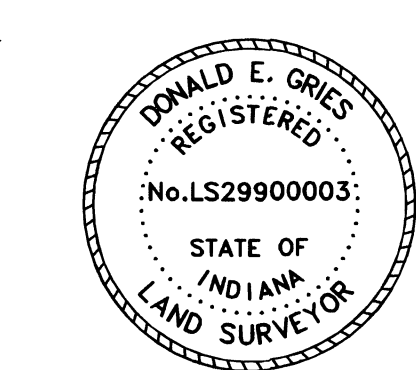
INSTR# 2020R0000489

DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

### Certificates

**SURVEYOR'S CERTIFICATE**  
 I, Donald E. Gries, 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 November 7, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of December, 2019.



Donald E. Gries, PS  
 Indiana Registration No. LS 29900003  
 Andy Easley Engineering, Inc.  
 1133 West Mill Road, Suite 205  
 Evansville, IN 47710

**AFFIRMATION STATEMENT**  
 I affirm, under the penalties for perjury, that I have taken reasonable care to read each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

**OWNER'S CERTIFICATE**  
 I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Sheffer-Seib Road, a Minor Subdivision.

**Easement Dedications**  
 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.

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.

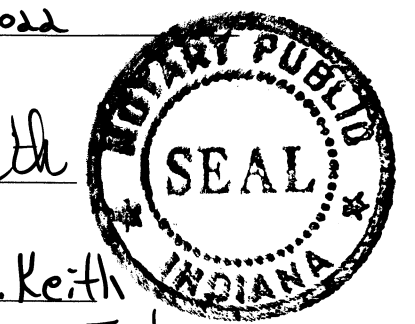
*Randy Sheffer*  
 Randy Sheffer, Owner  
 Sheffer Properties LLC  
 1425 N. Royal Avenue  
 Evansville, IN 47715

*Randy Sheffer*  
 Randy Sheffer - Owner  
 Sheffer Hinderliter Fitness Development, LLC  
 1425 N. Royal Avenue  
 Evansville, IN 47715

**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, Randy Sheffer, the owner(s) 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 their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 19th day of December, 2019.

My commission expires 11/11/2022



*Patricia E. Keith*  
 Signature  
 Printed Name: Patricia E. Keith  
 Notary Resides in Vanderburgh County, Indiana (state)

**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 November 18, 2019. (at Subdivision Review).

*Stacey Stevens*  
 President: Stacey Stevens

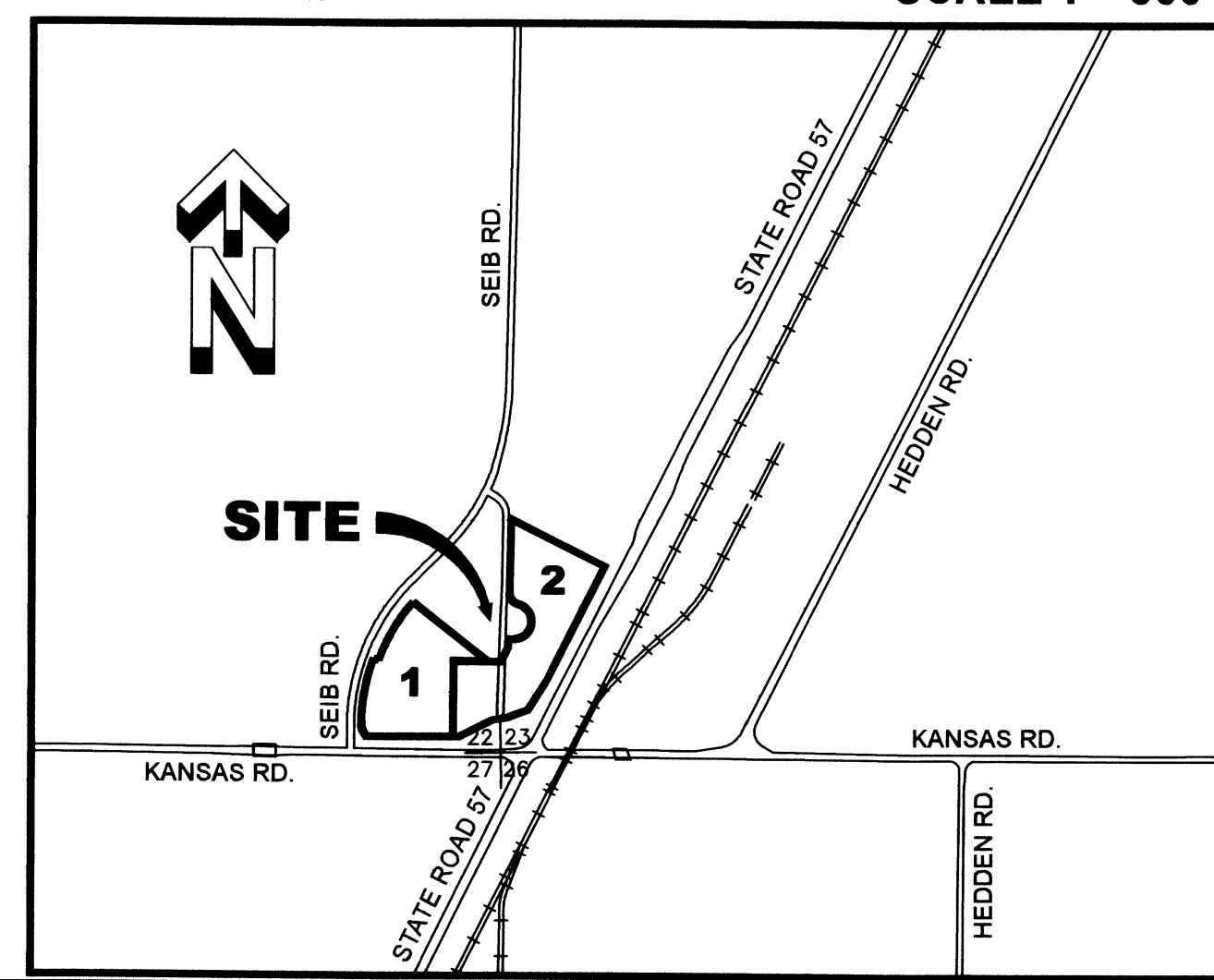
*Ronald S. London*  
 Attest Executive Director: Ronald S. London

**PLAT RELEASE for APC Docket No. MIN-2019-049**  
 The Secondary Plat complies with the Ordinance and is released for recording.

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

01/06/2020  
 Plat Release Date

### VICINITY MAP SCALE 1"=500'



AE-2 ANDY EASLEY ENGINEERING LAND SURVEYING  
 CIVIL ENGINEERING (812) 424-2481  
 1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION  
 9515 SEIB ROAD  
 CLIENT: RANDY SHEFFER  
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:	J.R.F.
DATE:	11/08/19
PROJECT NO.:	MIN-2019-049
SCALE:	1"=40'
REVISIONS:	
SHEET NO.:	1 OF 1

