

HEPLER FARM ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE **Feb 15, 2017**
 PLAT BOOK **U**
 PAGE **75**
 INSTR# **2017R00003701**
 RECEIVED FOR RECORD
 DATE **02-15-17 3:39 p**
 DEBBIE STUCKI
 VANDERBURGH COUNTY

General Notes

- UTILITIES:** Water is available by a privately installed water well. 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 410 IAC 6-8.3.
- FLOOD PLAIN DATA:** A portion of the parent tract lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0020 D, Community Panel 180256 dated March 17, 2011. No portion of Lots in this subdivision lie within a Special Flood Hazard Area Zone "A".
- TEMPORARY EROSION CONTROL (during construction):** For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) 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 (SWP3) 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.

Certificates

OWNER'S CERTIFICATE
 I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **HEPLER FARM ESTATES**.

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.

Notary Public: *Robert L. Miller*
 Robert L. Miller
 4622 Kentucky Saddler Court
 Kennesaw, GA 30152

- 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 49-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 12/12/2016.

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 November 17, 2016 and that all monuments shown to exist at all locations as noted.

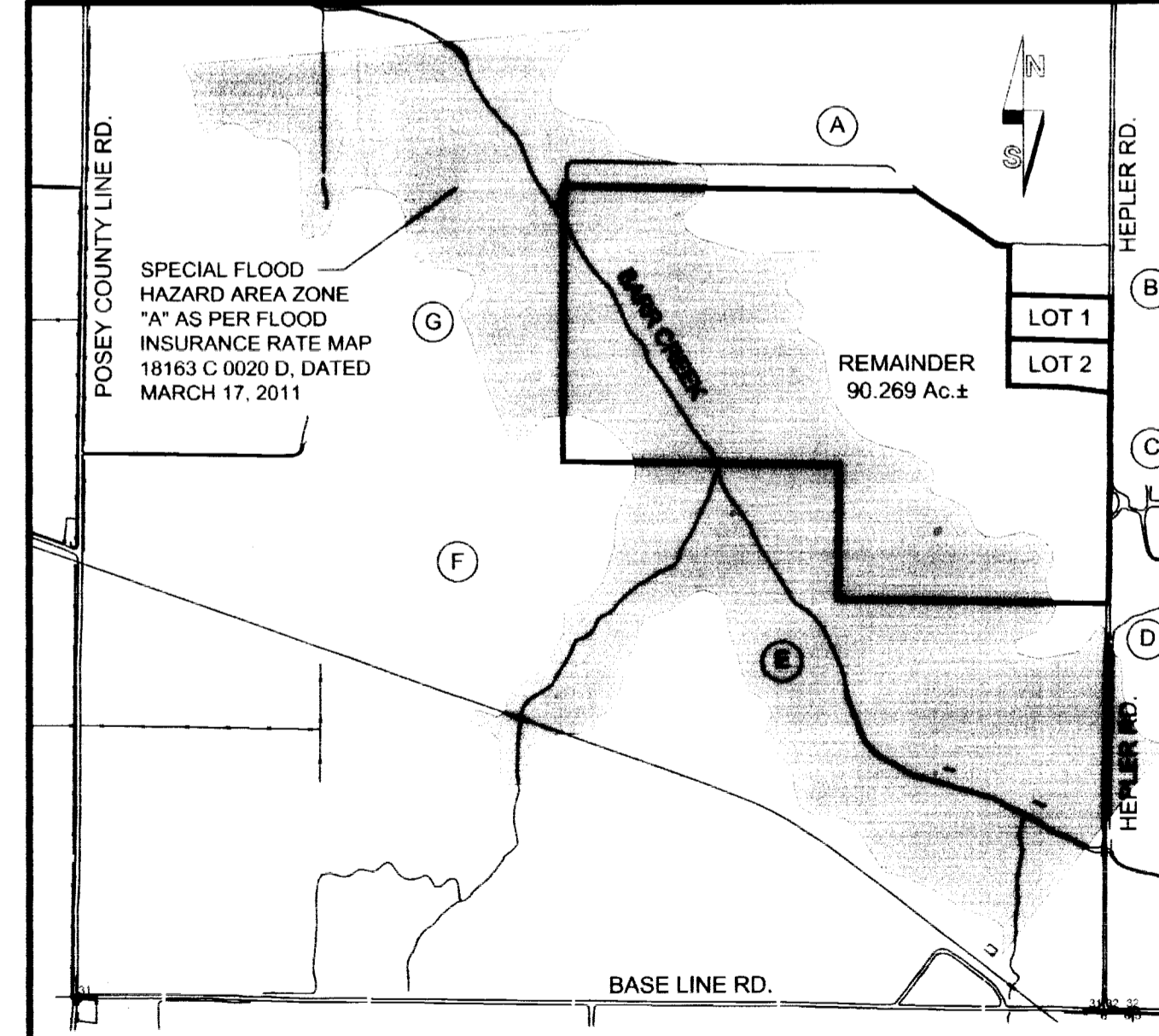
AFFIRMATION STATEMENT
 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 2nd day of February, 2017.

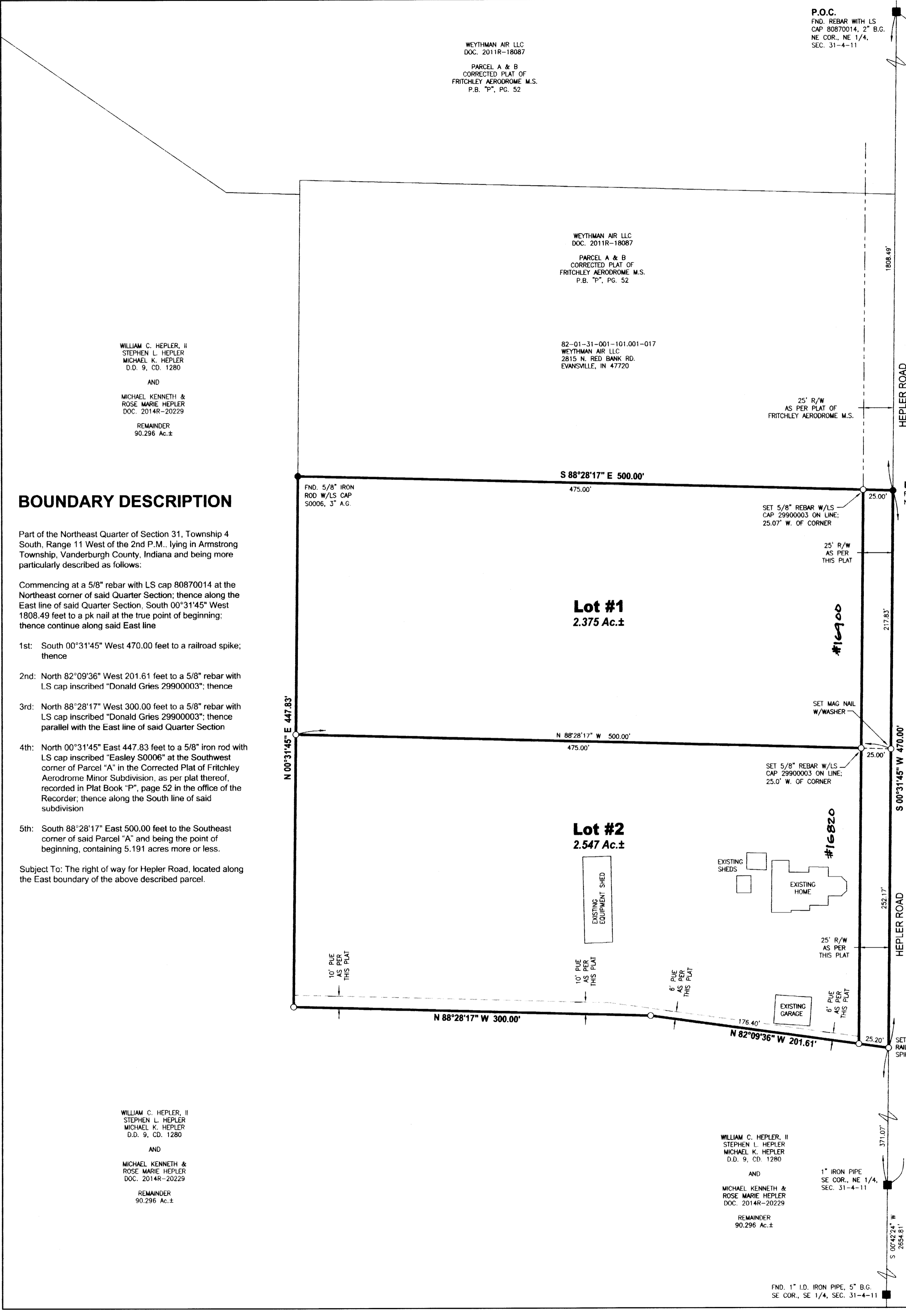
Donald E. Gries
 Donald E. Gries
 Indiana Registration No. LS 29900003

STATE OF INDIANA
 LAND SURVEYOR
 No. LS29900003

VICINITY MAP SCALE 1"=800'



- (A) 82-01-31-001-101.001-017 Weythman Air LLC
- (B) 82-01-32-001-026.004-017 Baehl, James N Etal & Mary C L/E & Russel Baehl
- (C) 82-01-32-001-026.005-017 Scheller, Paul A & Rebecca A Hw
- (D) 82-01-32-001-026.010-017 Baehl, James N Etal & Russel Baehl
- (E) 82-01-31-001-025.006-017 Weythman Air LLC
- (F) 82-01-31-001-024.006-017 Weythman Air LLC
- (G) 82-01-31-001-024.002-017 Martin, Michael H & Rita M Hw



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 31, Township 4 South, Range 11 West of the 2nd P.M. lying in Armstrong Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5/8" rebar with LS cap 80870014 at the Northeast corner of said Quarter Section; thence along the East line of said Quarter Section, South 00°31'45" West 1808.49 feet to a pk nail at the true point of beginning; thence continue along said East line

- 1st: South 00°31'45" West 470.00 feet to a railroad spike; thence
- 2nd: North 82°09'36" West 201.61 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence
- 3rd: North 88°28'17" West 300.00 feet to a 5/8" rebar with LS cap inscribed "Donald Gries 29900003"; thence parallel with the East line of said Quarter Section
- 4th: North 00°31'45" East 447.83 feet to a 5/8" iron rod with LS cap inscribed "Easley S0006" at the Southwest corner of Parcel "A" in the Corrected Plat of Fritchley Aerodrome Minor Subdivision, as per plat thereof, recorded in Plat Book "P", page 52 in the office of the Recorder; thence along the South line of said subdivision
- 5th: South 88°28'17" East 500.00 feet to the Southeast corner of said Parcel "A" and being the point of beginning, containing 5.191 acres more or less.

Subject To: The right of way for Hepler Road, located along the East boundary of the above described parcel.

WILLIAM C. HEPLER, II
 STEPHEN L. HEPLER
 MICHAEL K. HEPLER
 D.D. 9, CD. 1280

AND

MICHAEL KENNETH &
 ROSE MARIE HEPLER
 DOC. 2014R-20229

REMAINDER
 90.296 AC.±

MINOR SUBDIVISION
 16820 HEPLER RD.
 CLIENT: STEPHEN HEPLER
 VANDERBURGH COUNTY, INDIANA

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

DRAWN BY: J.R.F.
 CHECKED: J.R.F.
 PROJECT NO.: S-1000
 DATE: 11/30/16
 REVISIONS:

SHEET NO.: 1 OF 1

SEAL