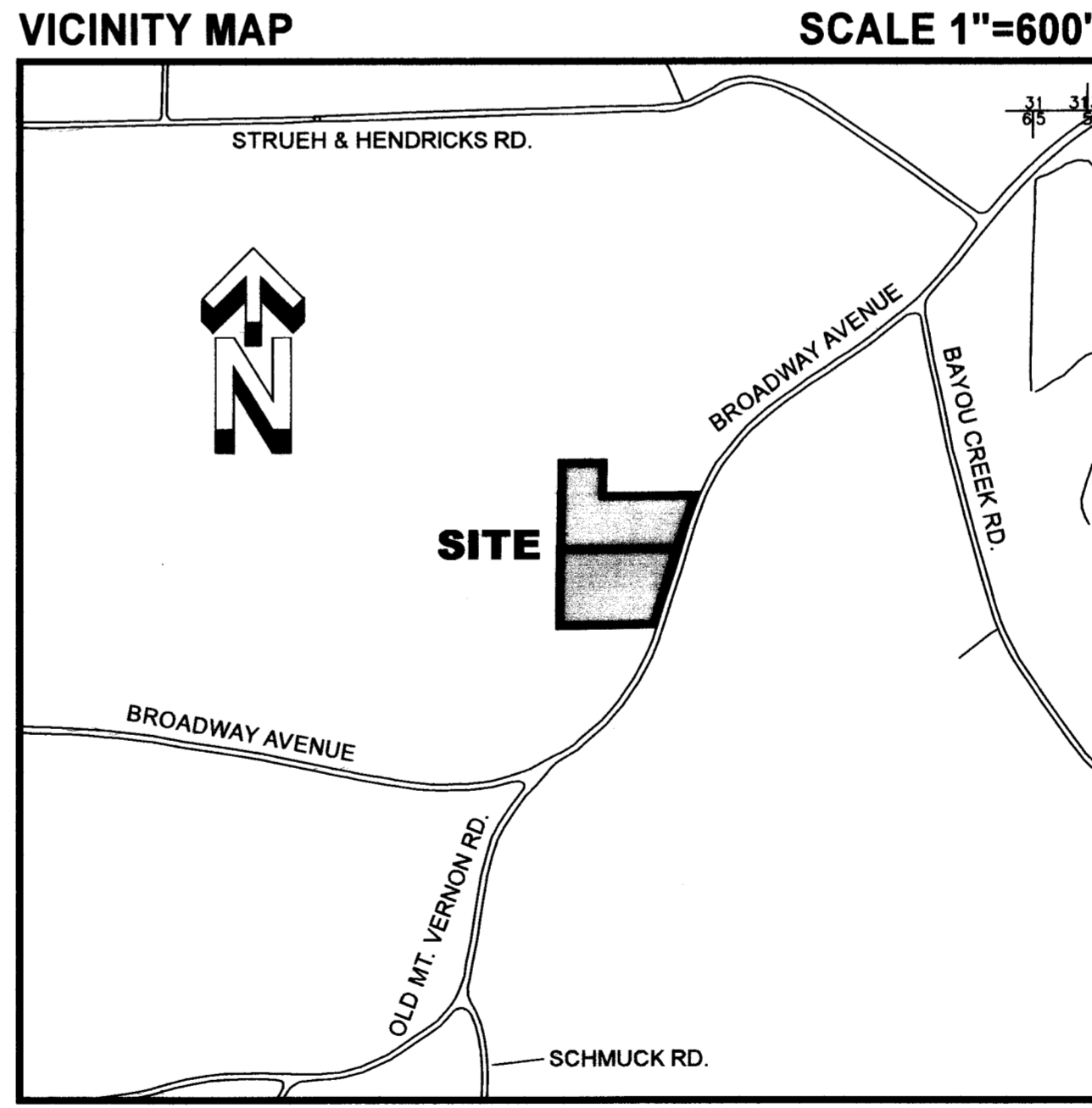
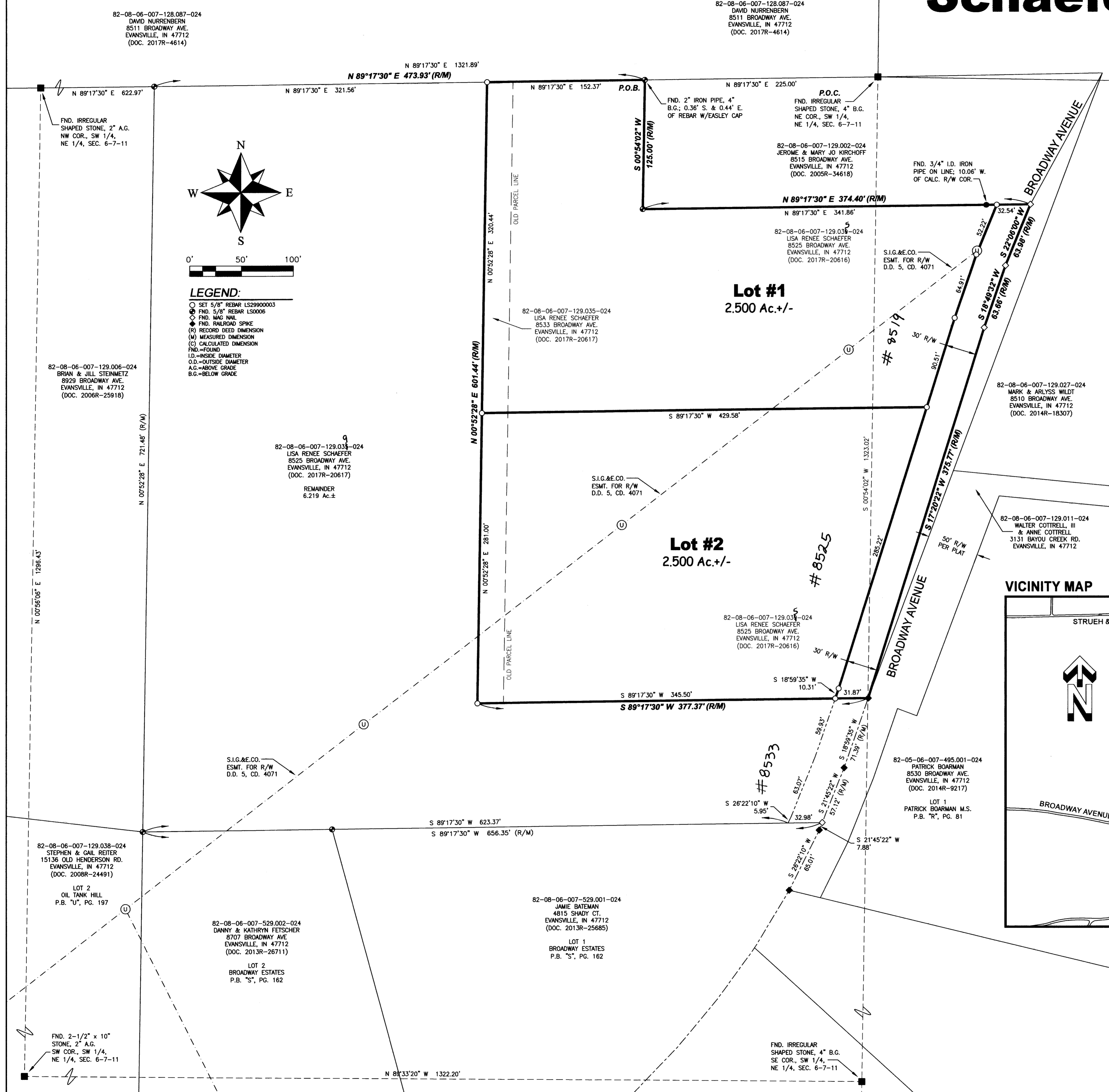


Schaefer - Broadway

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE: 8/21/2019
 PLAT BOOK: 022
 PAGE: 2019R0001
 INSTR: 2019R0001
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

MINOR SUBDIVISION
 8533 BROADWAY AVENUE
 CLIENT: LISA SCHAEFER
 VANDERBURGH COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (012) 424-2461
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710



General Notes

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a 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.
- ACCESS:** Lots 1 and 2 have direct access to Broadway Avenue.
- FLOOD PLAIN DATA:** No 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 0175 D, Community Panel 180256 dated March 17, 2011.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAY-2019-034 requesting to waive the installation of sidewalks, as per County Code 16.12.02(b)(2), was approved at Subdivision Review on 07/08/2019.

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 June 26, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 7th day of August, 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 redact each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

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 Schaefer - Broadway, a Minor Subdivision.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Lisa Rene Schaefer
 Lisa Rene Schaefer
 1509 S. Bosse Avenue
 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, Lisa Rene Schaefer, the owner 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 30th day of August, 2019.

My commission expires 1/4/2022

Patricia E. Keith
 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 July 8, 2019 (at Subdivision Review).

Stacy Stevens
 President: Stacy Stevens
Ronald S. London
 Attest Executive Director: Ronald S. London

PLAT RELEASE for APC Docket No.: MIN-2019-035
 The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
 Executive Director: Ronald S. London
 8/21/2019
 Plat Release Date

