

Schaefer Ridge

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 09.14.2016
 (DATE)
 BRIAN GERTH AUDITOR
 5595
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
 DATE 10.14.16 11:24A
 PLAT BOOK L
 PAGE 55
 INSTR# 2016R00026447
 Z TULEY RECORDER
 VANDERBURGH COUNTY

FND. 1 1/2" PINCH TOP IRON PIPE, 10" B.G. IN POT. NE COR. SW 1/4, SEC. 34-6-11

CALCULATED NE COR. S 1/2, SW 1/4, SEC. 34-6-11

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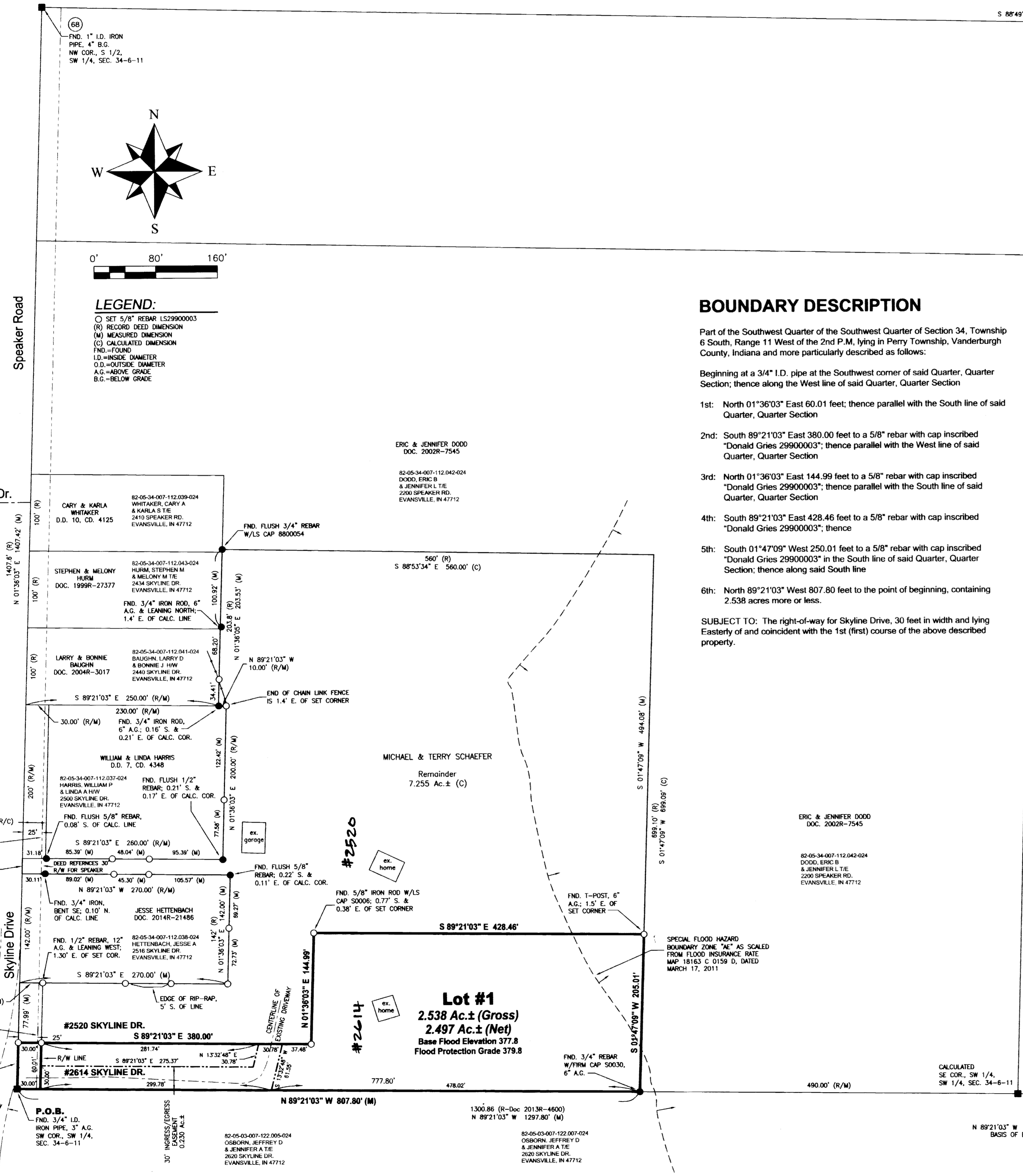
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ANDY EASLEY ENGINEERING
 CIVIL ENGINEERING (812) 424-2481
 LAND SURVEYING
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
 2520 SKYLINE DRIVE
 Client: Michael Schaefer
 Vanderburgh County, Indiana

DRAWN BY:	DATE:
J.R.F.	05/03/16
PROJECT NO.:	PROJECT DATE:
2520 SKYLINE	08/24/16
SCALE:	SCALE:
1"=40'	1"=40'
SHEET NO.:	DATE:
1 OF 1	05/03/16



BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 6 South, Range 11 West of the 2nd P.M. lying in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

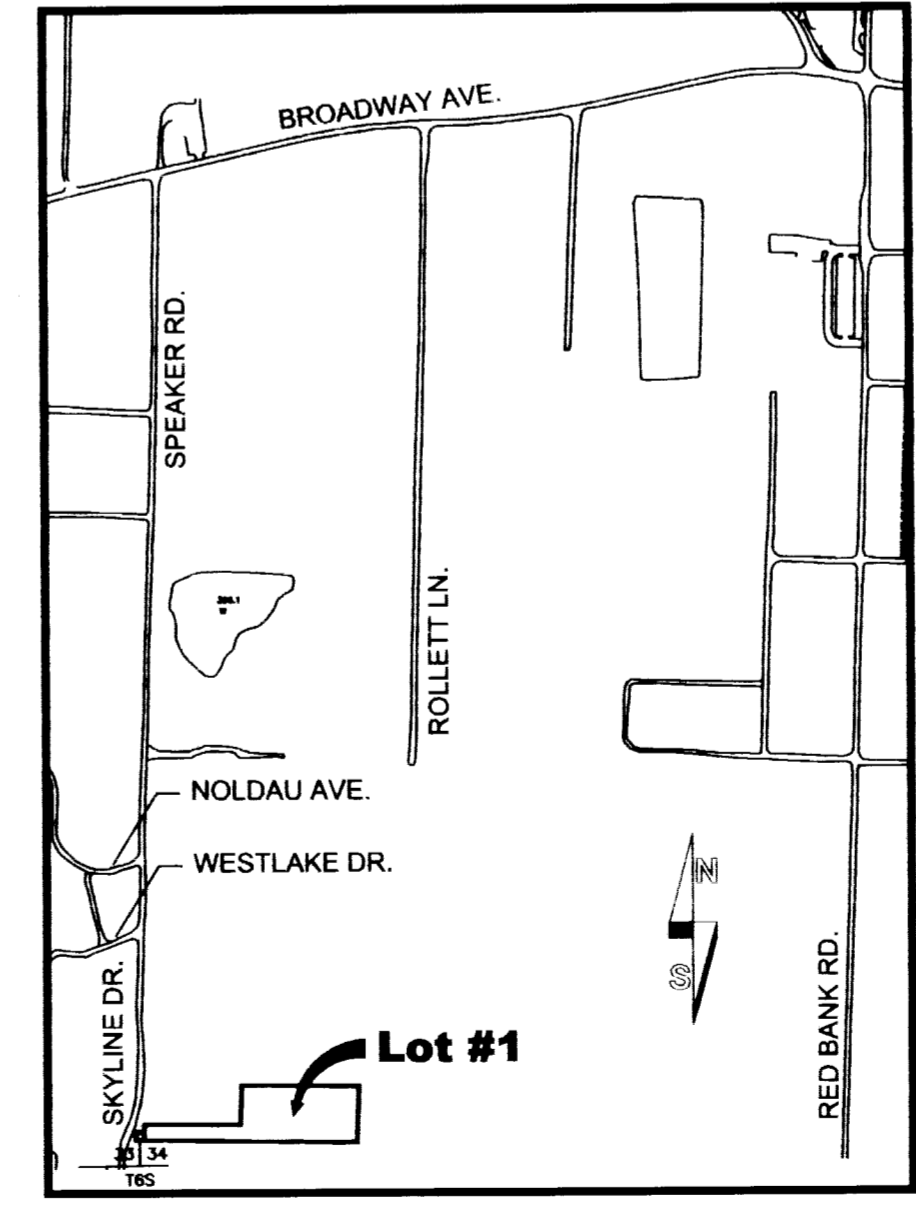
- Beginning at a 3/4" I.D. pipe at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section
- 1st: North 01°36'03" East 60.01 feet; thence parallel with the South line of said Quarter, Quarter Section
 - 2nd: South 89°21'03" East 380.00 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence parallel with the West line of said Quarter, Quarter Section
 - 3rd: North 01°36'03" East 144.99 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter, Quarter Section
 - 4th: South 89°21'03" East 428.46 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence
 - 5th: South 01°47'09" West 250.01 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003" in the South line of said Quarter, Quarter Section; thence along said South line
 - 6th: North 89°21'03" West 807.80 feet to the point of beginning, containing 2.538 acres more or less.

SUBJECT TO: The right-of-way for Skyline Drive, 30 feet in width and lying Easterly of and coincident with the 1st (first) course of the above described property.

General Notes

- UTILITIES:** Evansville Water & Sewer Utility water service to Lot #1 lies on the parent tract (Tax Code: 82-05-84-003-112-029-024), 2520 Skyline Drive; Evansville, IN 47712. 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 this property lies within the Special Flood Hazard Area Zone "AE" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0159 D, Community Panel 180256 dated March 17, 2011. The Base Flood Elevation for Lot 1 is 377.8 (NAVD 88) as per Flood Insurance Rate Study.
- 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.
- SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
- NOISE SENSITIVE STATEMENT:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant effects from aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.
- 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 24-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 05/16/2016.

VICINITY MAP SCALE 1"=700'



Certificates

SURVEYOR'S CERTIFICATE

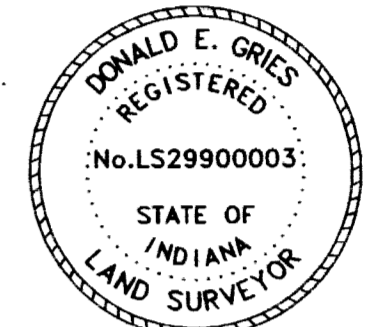
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 2, 2016 and that all monuments shown to exist at all locations as noted.

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 7th day of October, 2016.

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



OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described herein, do hereby plat and subdivide said real estate and designate same as Schaefer Ridge.

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

Michael Schaefer
 Michael Schaefer
 2520 Skyline Drive
 Evansville, IN 47712
 AKA: Michael P. Schaefer

Terry L. Schaefer
 Terry L. Schaefer
 2520 Skyline Drive
 Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
 COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Schaefer and Terry L. Schaefer who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 7th day of October, 2016.

My commission expires 11/22/2022

Patricia E. Keith
 Patricia E. Keith
 Notary Resides in Vanderburgh County, Indiana



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 May 16, 2016 (at subdivision review).

Patricia E. Keith
 President

Robert B. Allen
 Attest Executive Director

PLAT RELEASE

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

Robert B. Allen
 Executive Director

OCTOBER 14, 2016
 Plat Release Date



U-55
 APC # 21-MS-2016