

# SCHEU ACRES NO 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 12/4/18  
 BRIAN GERTH, AUDITOR  
 5930

RECEIVED FOR RECORD  
 DATE 12/4/2018 10:46 AM  
 PLAT BOOK 11  
 PAGE 177  
 INSTR# 201800026025  
 DEBBIE STUCKI, RECORDER  
 VANDERBURGH COUNTY

## General Notes

- PUBLIC UTILITIES - WATER:** Water is not available by a Public Utility.
- PRIVATE UTILITIES - WATER:** Water is provided by a private on-site water well system and must be approved and permitted by the State Board of Health.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- PRIVATE UTILITIES - OSDS:** Sewage disposal is provided by a private on-site sewage disposal systems (OSDS) being approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
- ACCESS:** Lot 1 has direct access to Hogue Road.
- 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 WAV-2018-036 requesting to waive the installation of sidewalks, as per County Code 16.12.020(B)(2), was approved at Subdivision Review on 10/29/2018.

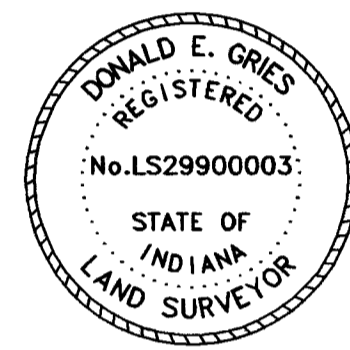
## Certificates

**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 September 24, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 13th day of November, 2018.

*Donald E. Gries*  
 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, PS)



**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 Scheu Acres No. 2

*Timothy G. Scheu*  
 Timothy G. Scheu  
 9603 Hogue Rd.  
 Evansville, IN 47712

*Janet E. Scheu*  
 Janet E. Scheu  
 9603 Hogue Rd.  
 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 Timothy G. Scheu and Janet E. Scheu, 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 28th day of November, 2018.

My commission expires 11/22/2022

*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 October 29, 2018 (at Subdivision Review).

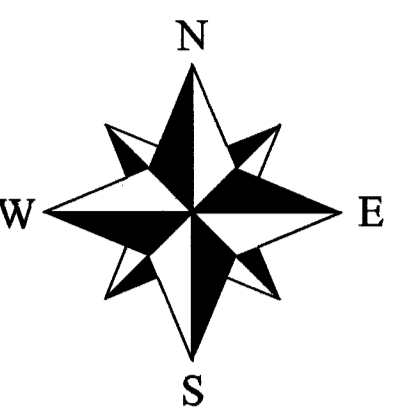
*Stacey Stevens*  
 President: Stacey Stevens

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

**PLAT RELEASE for APC Docket No.: MIN-2018-031**  
 The Secondary Plat complies with the Ordinance and is released for recording.

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

DECEMBER 4, 2018  
 Plat Release Date



**LEGEND:**  
 ○ SET 5/8" REBAR LS29900003  
 (R) RECORDED DEED DIMENSION  
 (M) MEASURED DIMENSION  
 (C) CALCULATED DIMENSION  
 FND.=FOUND  
 I.D.=INSIDE DIAMETER  
 O.D.=OUTSIDE DIAMETER  
 A.G.=ABOVE GRADE  
 B.G.=BELOW GRADE

LINE	BEARING	DISTANCE
L1	N 08°22'03" E	30.08' (M)
L2	S 87°44'57" E	183.21' (M)
L3	S 59°06'03" W	54.86' (M)
L4	N 87°44'57" W	24.06' (M)

## BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 19, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana as per a survey dated September 25, 2018 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10230 and being more particularly described as follows:

Commencing at a 1" pinch to iron pipe at the Northeast corner of said Quarter Section; thence along the North line of said Quarter Section, South 88°52'55" West 1200.79 feet to a 6"x9" stone; thence continue along said North line, South 89°09'43" West 399.03 feet to a corner of Lot 1 in Scheu Acres Minor Subdivision, as per plat thereof, recorded in Plat Book "U", Page 134 in the office of the Recorder; thence along the Eastern boundary of said Lot 1 for the following 3 (three) courses, South 09°10'49" West 293.63 feet; thence South 89°09'43" West 263.16 feet; thence South 06°22'03" West 699.78 feet to the true point of beginning; thence

- 1st: North 89°09'43" East 315.00 feet; thence
- 2nd: North 64°08'58" East 292.04 feet; thence
- 3rd: South 00°25'29" West 149.01 feet; thence
- 4th: South 59°06'03" West 540.90 feet; thence
- 5th: South 02°15'03" West 32.48 feet to a point in the Northern right of way of Hogue Road; thence along said right of way line
- 6th: North 87°44'57" West 123.21 feet to a corner of said Lot 1 in Scheu Acres; thence along the Eastern boundary of said Lot 1
- 7th: North 06°22'03" East 299.10 feet to the true point of beginning and containing 2.500 acres more or less.

**Remainder Parcel**  
 12.148 Ac.±  
 529,190.62 sq. ft.  
 TIMOTHY & JANET SCHEU  
 D.D. 2, CD. 4033

**LOT 1**  
 2.50 Ac.±  
 108,900.0 sq. ft.  
 EX. HOME  
 EX. BLD.  
 #9603  
 #9545

