

# SHEFFER CARSON PLAZA AMENDED PLAT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

10-23-2012  
DATE

PLAT BOOK 7

PAGE 57

INSTR# 2012.00027592

JOE GRIES

5841  
AUCIORS NUMBER

RECEIVED FOR RECORD

DATE 10-23-2012 4:25p

PLAT BOOK 7

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Z TULEY RECORDER

VANDERBURGH COUNTY

## AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #303, 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 Nov. 11, 2010.

*Blaine Oliver*  
President  
*Blaine Oliver*  
Attest Executive Director



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

*Blaine Oliver*  
Executive Director

OCT 23, 2012

Plot Release Date

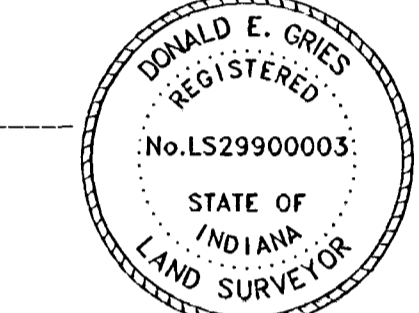
## SURVEYOR'S CERTIFICATE

I, Donald E. Gries, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on APRIL 8, 2010, and that all monuments shown exist at the locations as noted.

## AFFIRMATION STATEMENT

I, Donald E. Gries, hereby affirm, under the penalties of perjury, that I have taken reasonable care to recheck each Social Security number in this document, unless required by law.

*Donald E. Gries*  
Donald E. Gries  
Indiana Registration No. S-29900003



Andy Easley Engineering, Inc.  
1133 West Mill Road  
Evansville, IN, 47710

Primary DRAINAGE PLAN APPROVAL - Was Granted Oct. 26, 2010  
Final DRAINAGE Plan Approval - Was granted Nov. 9, 2010.

## BOUNDARY DESCRIPTION

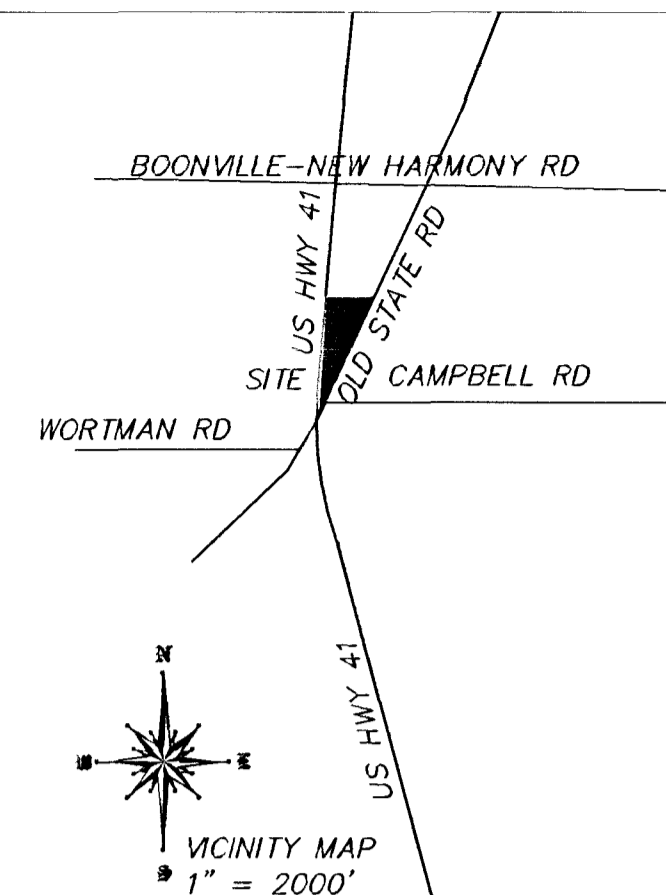
Part of the East Half of the Northwest Quarter of Section 17, Township 5 South, Range 10 West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of said Half, Quarter Section; thence along East line of said Half, Quarter Section, North 00° 42' 47" East 1428.50 feet; thence North 89° 48' 04" West 162.03 feet to the West right-of-way of Old State Road and the point of beginning; thence along said right-of-way for the following two courses

- 1st: South 23° 41' 07" West 479.73 feet; thence
- 2nd: South 24° 55' 49" West 578.55 feet to the East right-of-way of U. S. Highway 41; thence along said right-of-way for the following two (2) courses
- 3rd: Northerly 683.60 feet along a curve which is concave to the East, through a central angle of 05° 10' 16", having a radius of 7574.44 feet and a chord bearing and distance of North 03° 36' 52" East 683.37 feet; thence
- 4th: North 06° 11' 00" East 284.88 feet; thence
- 5th: South 89° 48' 04" East 362.82 feet to the point of beginning, containing 4.271 acres more or less.

## GENERAL NOTES

1. Utilities: City of Evansville water and sewer service is available, sanitary sewer is available for connection as of June 17, 2010. Vectren Gas and Electric service are also available.
2. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.
3. Flood Plain Data: NO portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRIM panel 1816300108D dated MARCH 17, 2011 for Vanderburgh County and Incorporated Areas, Indiana.
4. The individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right-of-way including:
  - (1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.
  - (2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.
  - (3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.
  - (4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.
  - (5) 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 easements within or attached to this subdivision.
  - (6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the lot within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
5. INGRESS/EGRESS/EASEMENTS: It is the individual lot owner's responsibility to construct and maintain travelways over and across their lot for all vehicular traffic enter the subdivision. Travel lanes shall maintain the minimum described width and be kept free of debris, loading/unloading commercial truck traffic, and maintained in a reasonable manner as to allow two way traffic across the lot to adjacent properties or public right-of-ways.
6. All lot corner's are monumented with a #5 rebar, 24 inches long, with a plastic lid cap stamped "Donald E. Gries LS 29900003"
7. INDOT decel lane and lot access permit was approved on December 8, 2010. Permit #10V3CD0004
8. THE PURPOSE OF THIS AMENDED PLAT IS TO ADJUST THE SIZES OF LOTS 2, 3, 4, AND 5 OF THE SHEFFER CARSON PLAZA SUBDIVISION AS RECORDED IN PLAT BOOK "T", PAGE 001 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, IN.



## OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNER'S OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE THE SAME AS SHEFFER & CARSON PLAZA AMENDED PLAT.

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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.

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 AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. 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.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "D&UGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW. ACCESS ALONG THE EASEMENT, OR MOVING AND MAINTENANCE OF THE EASEMENT, NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "SAN. SEWER" (SANITARY SEWER 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.

## CROSS-ACCESS EASEMENT:

THE OWNERS, OF LOTS 1 THROUGH 5 AS PLATTED HERewith, SHALL GRANT ALL VEHICULAR TRAFFIC ACCESS TO CROSS OVER THE EXISTING PARKING LOTS, CURB CUTS ALONG HIGHWAY 41 AND OLD STATE ROAD AND ALL OTHER AISLES OR TRAVELED WAYS FOR THE UNLOADING AND LOADING OF GOODS. NO OBSTRUCTIONS MAY BE PLACED WITHIN THE TRAVELED WAYS TO PREVENT THE TRAFFIC FROM USING ANY SHARED ACCESS AREA. THIS EASEMENT IS FOR THE BENEFIT OF THE OWNERS, THEIR SUCCESSORS' AND ASSIGNS'.

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.

*Randy Sheffer*  
RANDY SHEFFER  
SHEFFER & CARSON PROPERTIES 1, LLC (LOT 1)  
SHEFFER & CARSON PROPERTIES 2, LLC (LOT 2)  
SHEFFER & CARSON PROPERTIES, LLC (LOTS 3, 4, & 5)  
1425 N. ROYAL AVE  
EVANSVILLE, IN 47715

*David Carson*  
DAVID CARSON  
SHEFFER & CARSON PROPERTIES 1, LLC (LOT 1)  
SHEFFER & CARSON PROPERTIES 2, LLC (LOT 2)  
SHEFFER & CARSON PROPERTIES, LLC (LOTS 3, 4, & 5)  
1425 N. ROYAL AVE  
EVANSVILLE, IN 47715

## NOTARY CERTIFICATE

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said RANDY SHEFFER and DAVID CARSON, who acknowledge 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.

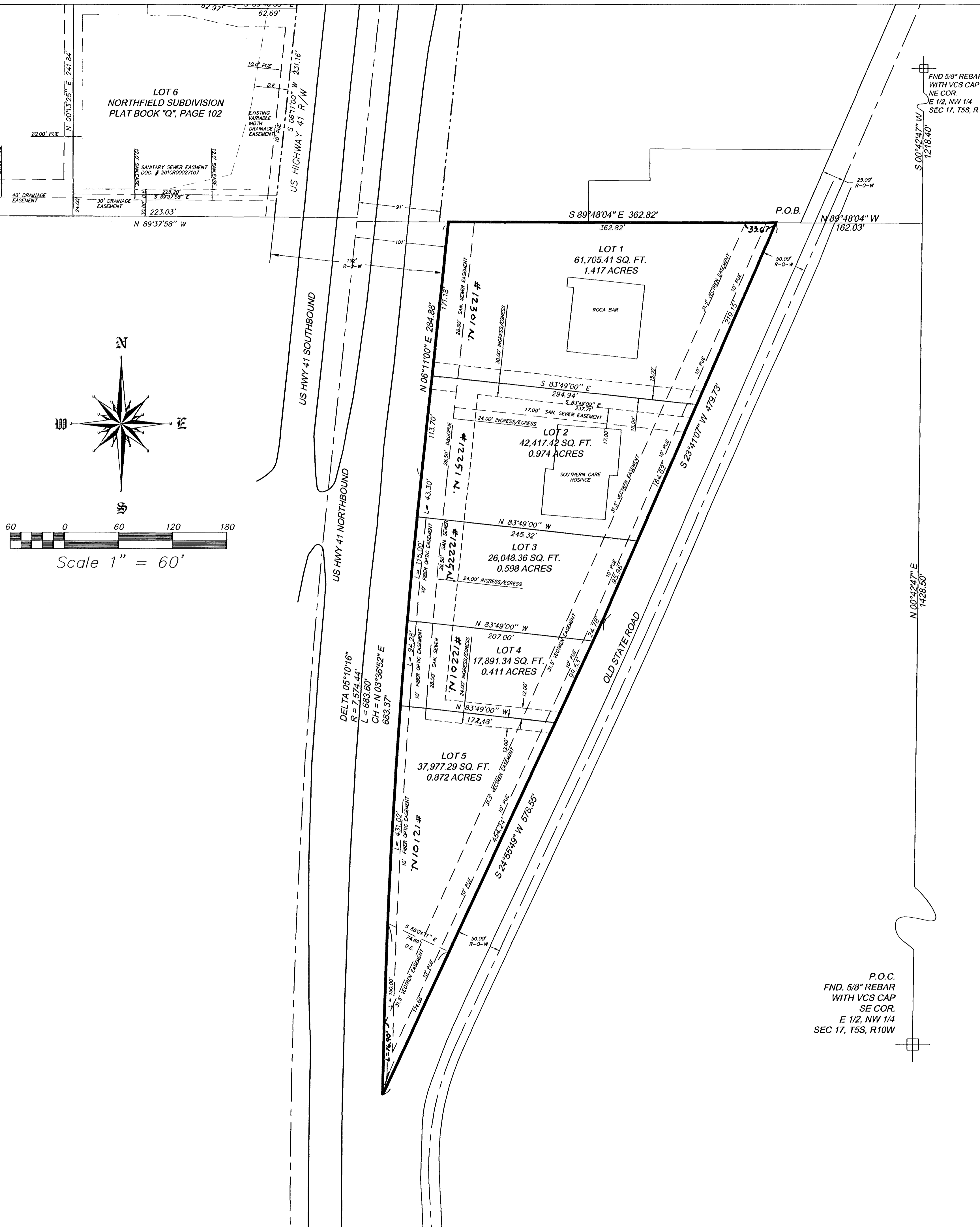
Witness my hand and seal this 22nd day of October, 2012.

My Commission Expires: 11/22/2014

Notary resides in  
Vanderburgh  
County, Indiana.  
*Patricia E. Keith*  
Notary Public *Patricia E. Keith*



T-57  
APC # B-3-2010



P.O.C.  
FND. 5/8" REBAR  
WITH VCS CAP  
SE COR.  
E 1/2, NW 1/4  
SEC 17, T5S, R10W

AMENDED PLAT  
SHEFFER & CARSON PLAZA  
12201 US HWY 41  
VANDERBURGH CO., IN

AE2  
ANDY EASLEY ENGINEERING  
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
EVANSVILLE, INDIANA 47710

DATE:	09-10-10	DRAWN BY:	JAS	PROJECT NO.:	8084
PROJECT NO.:	8084	CHECKED BY:	JAS	REVISIONS:	MS 6-17-11
REVISIONS:	MS 6-17-11	CHECKED BY:	JAS	SCALE:	1" = 60'
SHEET NO.:	1	OF	1		