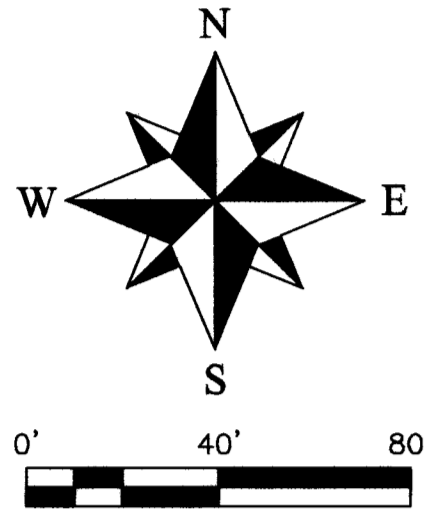
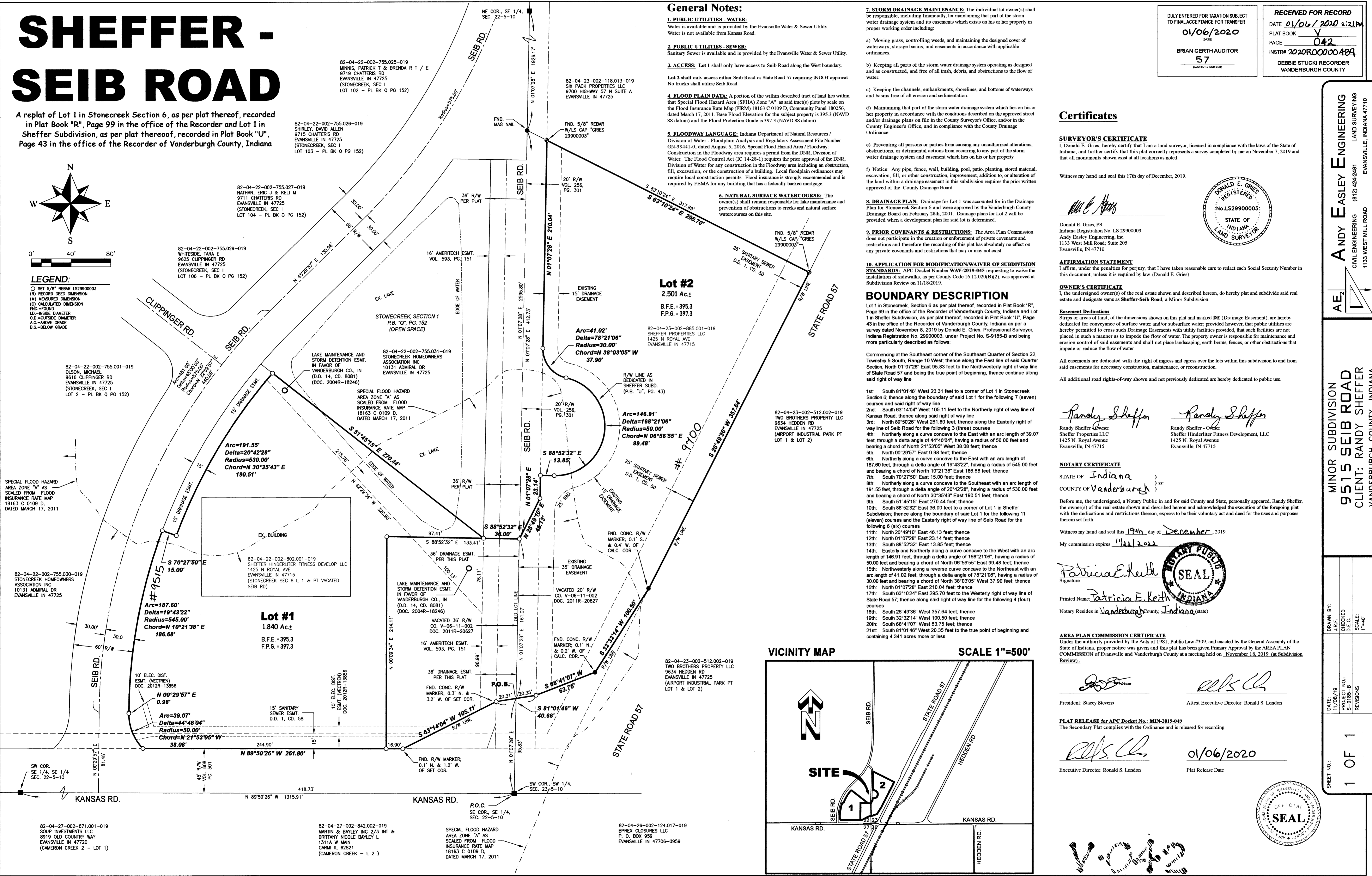


SHEFFER - SEIB ROAD

A replat of Lot 1 in Stonecreek Section 6, as per plat thereof, recorded in Plat Book "R", Page 99 in the office of the Recorder and Lot 1 in Sheffer Subdivision, as per plat thereof, recorded in Plat Book "U", Page 43 in the office of the Recorder of Vanderburgh County, Indiana



LEGEND:
 (S) SET 5/8" REBAR LS2990003
 (R) RECORD 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



General Notes:

- PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility. Water is not available from Kansas Road.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is available and is provided by the Evansville Water & Sewer Utility.
- ACCESS:** Lot 1 shall only have access to Seib Road along the West boundary. Lot 2 shall only access either Seib Road or State Road 57 requiring INDOT approval. No trucks shall utilize Seib Road.
- FLOOD PLAIN DATA:** A 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 0109 D, Community Panel 180256, dated March 17, 2011. Base Flood Elevation for the subject property is 395.3 (NAVD 88 datum) and the Flood Protection Grade is 397.3 (NAVD 88 datum).
- FLOODWAY LANGUAGE:** Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-33441-0, dated August 5, 2016, Special Flood Hazard Area / Floodway: Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
- STORM DRAINAGE MAINTENANCE:** The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
 - Moving grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
 - Keeping all parts of the storm water drainage system operating as designed and as constructed, and free of all trash, debris, and obstructions to the flow of water.
 - Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
 - Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
 - 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 easement which lies on his or her property.
 - Notice: Any pipe, fence, wall, building, pool, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.
- DRAINAGE PLAN:** Drainage for Lot 1 was accounted for in the Drainage Plan for Stonecreek Section 6 and was approved by the Vanderburgh County Drainage Board on February 28th, 2001. Drainage plans for Lot 2 will be provided when a development plan for said lot is determined.
- 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-2019-045 requesting to waive the installation of sidewalks, as per County Code 16.12.02(B)(2), was approved at Subdivision Review on 11/18/2019.

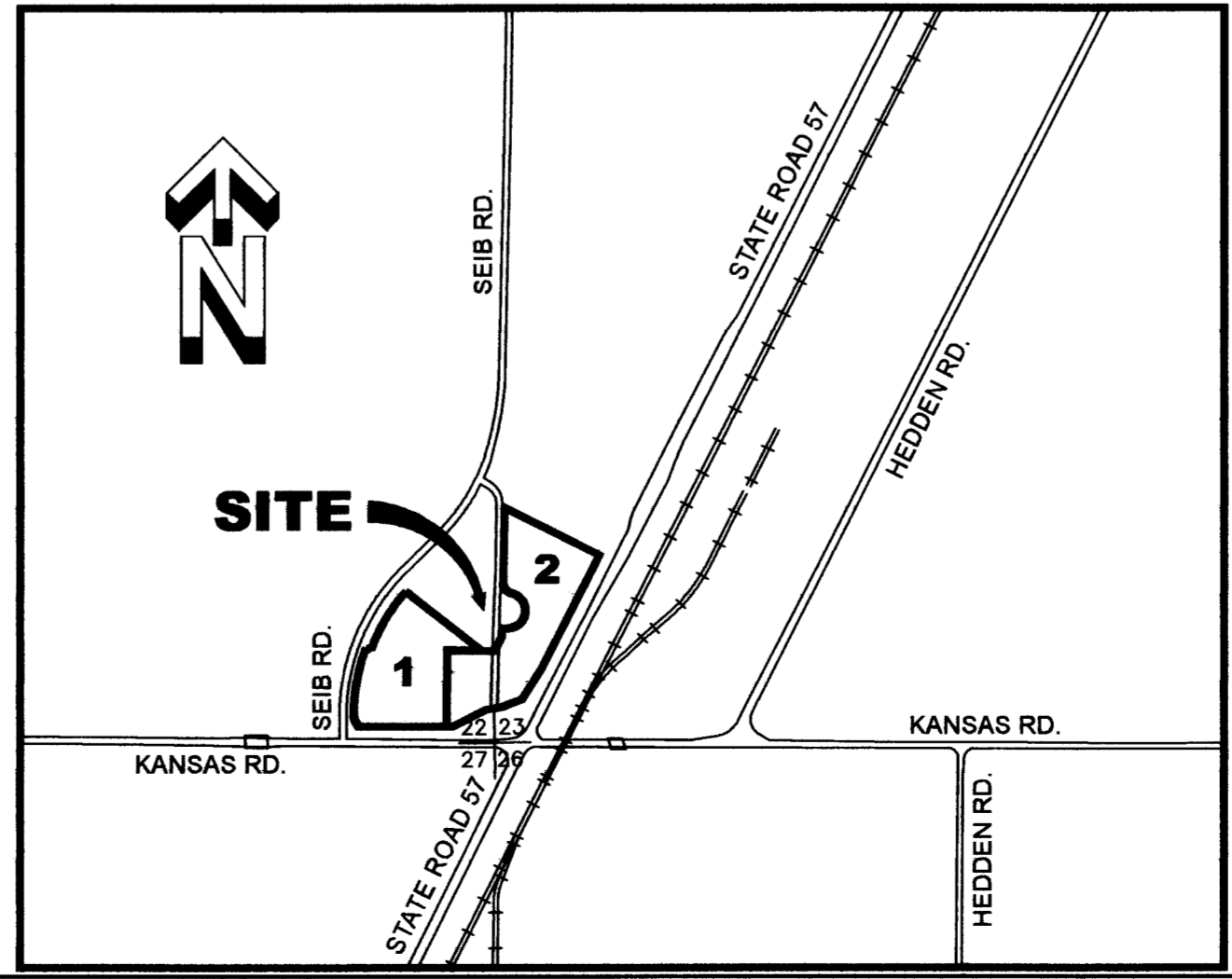
Lot #2
 2.501 Ac.±
 B.F.E. = 395.3
 F.P.G. = 397.3

BOUNDARY DESCRIPTION

Lot 1 in Stonecreek, Section 6 as per plat thereof, recorded in Plat Book "R", Page 99 in the office of the Recorder of Vanderburgh County, Indiana and Lot 1 in Sheffer Subdivision, as per plat thereof, recorded in Plat Book "U", Page 43 in the office of the Recorder of Vanderburgh County, Indiana as per a survey dated November 8, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-9185-B and being more particularly described as follows:

- Commencing at the Southeast corner of the Southeast Quarter of Section 22, Township 5 South, Range 10 West, thence along the East line of said Quarter Section, North 01°07'28" East 95.83 feet to the Northwestly right of way line of State Road 57 and being the true point of beginning, thence continue along said right of way line
- 1st: South 81°01'46" West 20.31 feet to a corner of Lot 1 in Stonecreek Section 6, thence along the boundary of said Lot 1 for the following 7 (seven) courses and said right of way line
 - 2nd: South 63°14'04" West 105.11 feet to the Northernly right of way line of Kansas Road, thence along said right of way line
 - 3rd: North 89°50'28" West 261.80 feet, thence along the Easterly right of way line of Seib Road for the following 3 (three) courses
 - 4th: Northernly along a curve concave to the East with an arc length of 39.07 feet, through a delta angle of 44°46'04", having a radius of 50.00 feet and bearing a chord of North 21°53'05" West 38.08 feet, thence
 - 5th: North 00°29'57" East 0.98 feet, thence
 - 6th: Northernly along a curve concave to the East with an arc length of 187.80 feet, through a delta angle of 19°43'22", having a radius of 545.00 feet and bearing a chord of North 10°21'38" East 186.68 feet, thence
 - 7th: South 70°27'50" East 15.00 feet, thence
 - 8th: Northernly along a curve concave to the Southeast with an arc length of 191.55 feet, through a delta angle of 20°42'28", having a radius of 530.00 feet and bearing a chord of North 30°35'43" East 190.51 feet, thence
 - 9th: South 51°45'15" East 270.44 feet, thence
 - 10th: South 88°52'32" East 36.00 feet to a corner of Lot 1 in Sheffer Subdivision, thence along the boundary of said Lot 1 for the following 11 (eleven) courses and the Easterly right of way line of Seib Road for the following 6 (six) courses
 - 11th: North 26°49'38" East 46.13 feet, thence
 - 12th: North 01°07'28" East 23.14 feet, thence
 - 13th: South 88°52'32" East 13.85 feet, thence
 - 14th: Easterly and Northernly along a curve concave to the West with an arc length of 146.91 feet, through a delta angle of 168°21'08", having a radius of 50.00 feet and bearing a chord of North 06°56'55" East 99.48 feet, thence
 - 15th: Northwesternly along a reverse curve concave to the Northeast with an arc length of 41.02 feet, through a delta angle of 78°21'08", having a radius of 30.00 feet and bearing a chord of North 38°03'05" West 37.90 feet, thence
 - 16th: North 01°07'28" East 210.04 feet, thence
 - 17th: South 63°10'24" East 295.70 feet to the Westerly right of way line of State Road 57, thence along said right of way line for the following 4 (four) courses
 - 18th: South 26°49'38" West 357.64 feet, thence
 - 19th: South 32°32'14" West 100.50 feet, thence
 - 20th: South 88°41'07" West 53.75 feet, thence
 - 21st: South 81°01'46" West 20.35 feet to the true point of beginning and containing 4.341 acres more or less.

VICINITY MAP SCALE 1"=500'



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 November 7, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 17th day of December, 2019.

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 collect each Social Security Number in this document, unless it is required by law. (Donald E. Gries)

OWNER'S CERTIFICATE

I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Sheffer-Seib Road, a Minor Subdivision.

Easement Dedications

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. 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.

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.

Randy Sheffer
 Randy Sheffer, Owner
 Sheffer Properties LLC
 1425 N. Royal Avenue
 Evansville, IN 47715

Randy Sheffer
 Randy Sheffer - Owner
 Sheffer Hinderliter Fitness Development, LLC
 1425 N. Royal Avenue
 Evansville, IN 47715

NOTARY CERTIFICATE

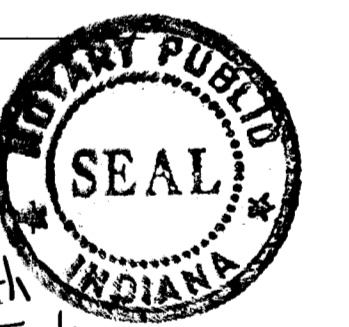
STATE OF Indiana)
 COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Randy Sheffer, 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 19th day of December, 2019.

My commission expires 11/11/2022

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 November 18, 2019 (at Subdivision Review).

Stacey Stevens
 President: Stacey Stevens

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

PLAT RELEASE for APC Docket No.: MIN-2019-049
 The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
 Executive Director: Ronald S. London

01/06/2020
 Plat Release Date



RECEIVED FOR RECORD
 DATE 01/06/2020 2:21 PM
 PLAT BOOK Y
 PAGE 042
 INSTR# 2020R00000489
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY
 AE-2 ANDY EASLEY ENGINEERING LAND SURVEYING
 CIVIL ENGINEERING (812) 424-2481
 1133 WEST MILL ROAD
 EVANSVILLE, INDIANA 47710
 MINOR SUBDIVISION
 9515 SEIB ROAD
 CLIENT: RANDY SHEFFER
 VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
 CHECKED: D.E.G.
 DATE: 11/08/19
 PROJECT NO.: S-9185-B
 REVISIONS: 1-46
 SHEET NO.: 1 OF 1