

Stonefield Crossing Section 3

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 31, 2017
(DATE)
BRIAN GERTH AUDITOR
1426
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE **03-31-17 9:07A**
PLAT BOOK **U**
PAGE **87**
INSTR# **2017R00007671**
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

4915 Lincoln Avenue
Evansville, Indiana 47715
Phone: (812) 202-3429
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Community Development Services

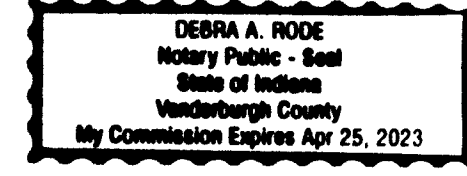
OWNERS' CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Stonefield Crossing Section 3**.

James F. Vincent
James F. Vincent
7720 RIVER RIDGE LANE, EVANSVILLE, IN 47712
Keith A. Hinderliter
Keith A. Hinderliter

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS



Before me, the undersigned Notary Public in and for said County and State, personally appeared James F. Vincent and Keith A. Hinderliter, Owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal the 30th day of March, 2017
My Commission Expires: 4/25/2023

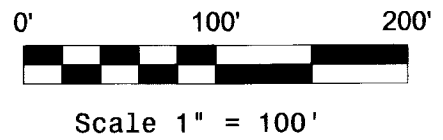
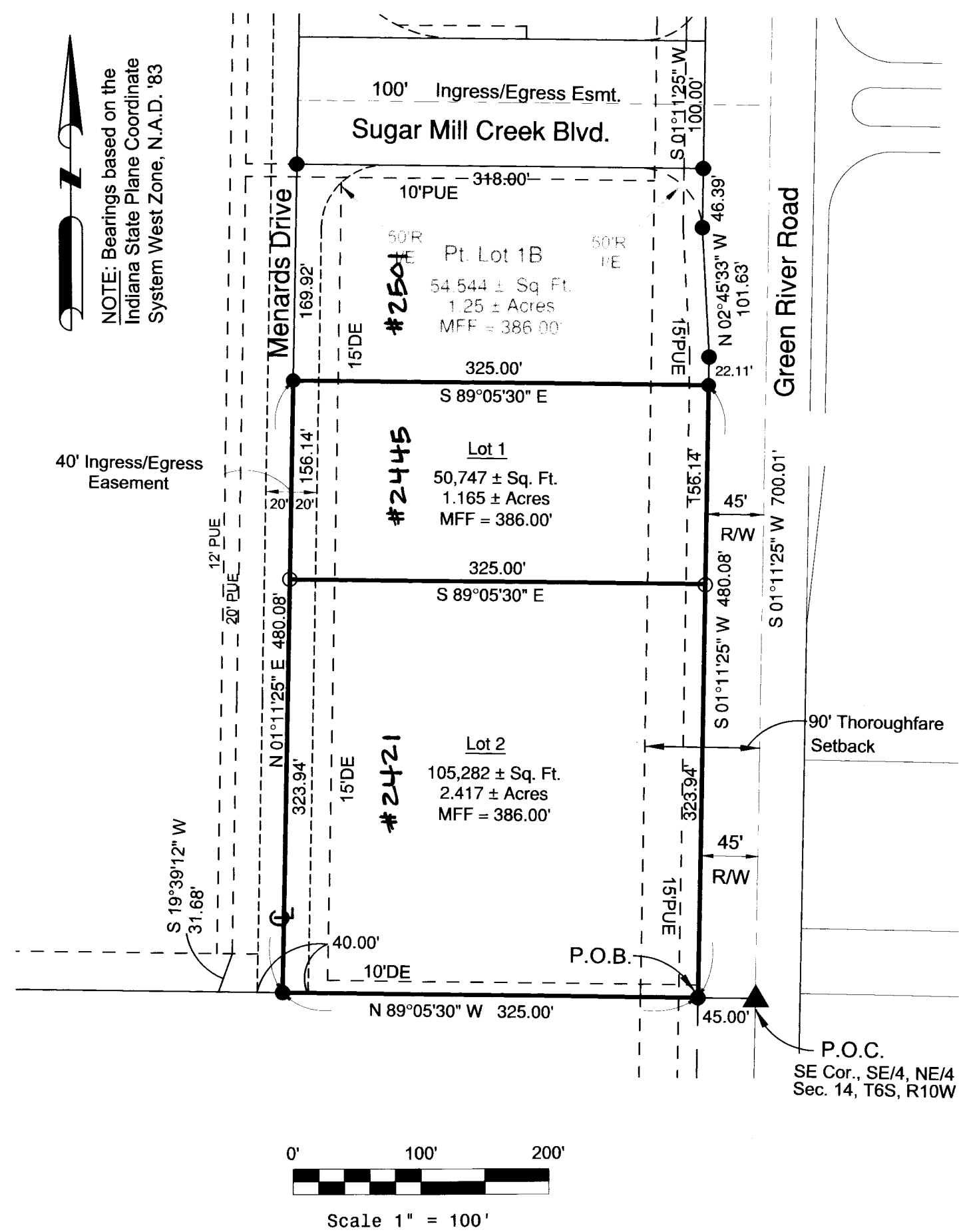
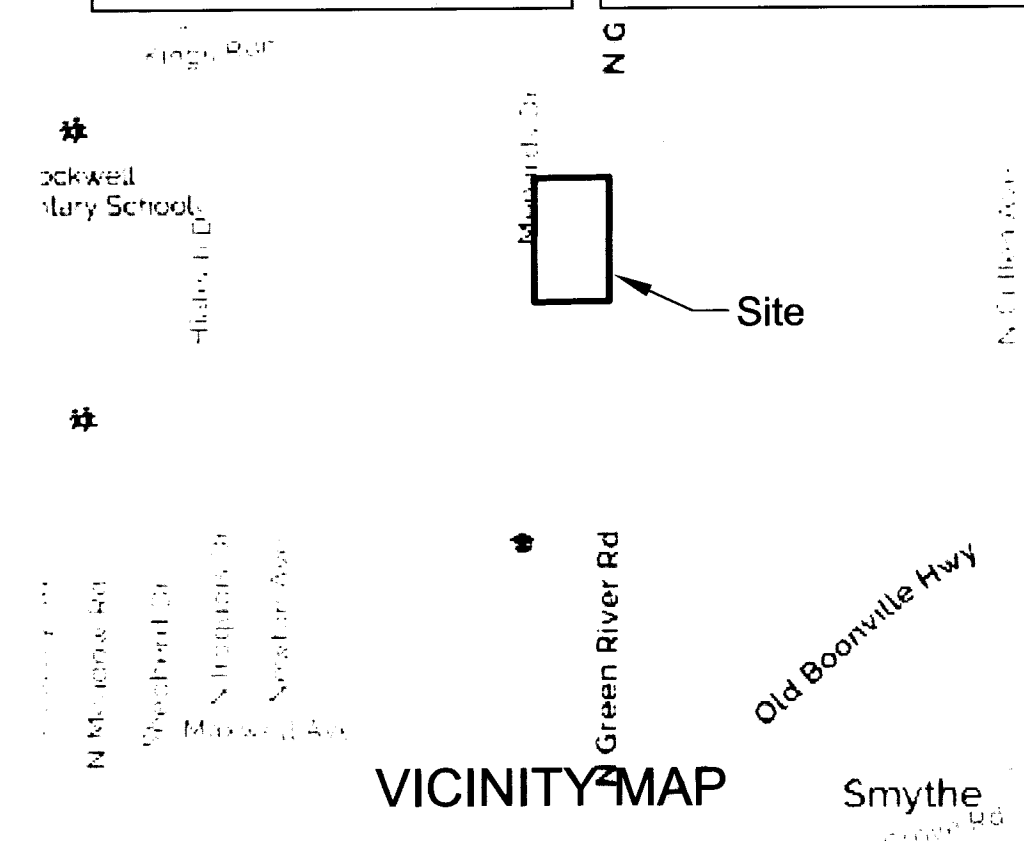
Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Debra A. Rode

BOUNDARY DESCRIPTION

All of Lot One A (1A) and a Part of Lot One B (1B) in the Stonefield Crossing (Second Corrected Plat) Subdivision as per the Plat thereof recorded in Plat Book S, page 172 in the Office of the Recorder of Vanderburgh County, Indiana and being a part of the Southeast Quarter of the Northeast Quarter of Section 14, Township 6 South, Range 10 West, 2nd Principle Meridian, Vanderburgh County, Knight Township, Indiana and being more particularly described to wit:

Commencing at a found Vanderburgh County brass monument in a monument box at the Southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 14; thence along the South line of said quarter-quarter section, North 89 degrees 05 minutes 30 seconds West a distance of 45.00 feet to a found 5/8 inch rebar with a plastic cap inscribed with "Witty, LS 20100066" hereinafter referred to as a found 5/8 inch rebar, on the West right-of-way line of Green River Road and at the Southeast corner of Lot 1A in said Stonefield Crossing Subdivision, being the Point of Beginning; thence along the South line of said Lot 1A, North 89 degrees 05 minutes 30 seconds West a distance of 325.00 feet to a found MAG nail with a Morley disk in the center of Menards Drive marking the Southwest corner of said Lot 1A; thence along the West line of said Lots 1A and 1B and the center of Menards Drive North 01 degrees 11 minutes 25 seconds East a distance of 480.08 feet to a found railroad spike; thence parallel with the North line of said Lot 1B South 89 degrees 05 minutes 30 seconds East a distance of 325.00 feet to a found 5/8 inch rebar at a point on the East line of said Lot 1B and the West right-of-way Green River Road; thence along the East line of said Lots 1B and 1A and said West right-of-way South 01 degrees 11 minutes 25 seconds West a distance of 480.08 feet to the Point of Beginning, containing an area of 156029 square feet, or 3.582 acres, more or less.



SURVEYOR'S CERTIFICATE

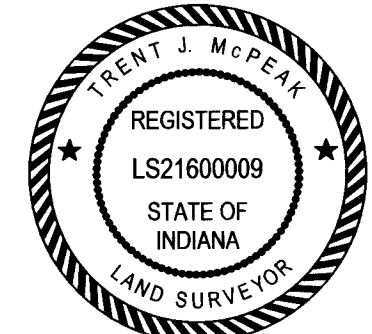
I, Trent J. McPeak, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed on February 20, 2017 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT

I, Trent J. McPeak affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Signature *Trent J. McPeak* Date 3.28.2017

Trent J. McPeak
Indiana Registration No. LS21600009
Neikirk Engineering, LLC.
4915 Lincoln Ave.
Evansville, IN 47715



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 Subdivision Review on March 6, 2017.

Blaine Oliver
Blaine Oliver
Attest Executive Director

Blaine Oliver
Blaine Oliver
Executive Director

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

PLAT RELEASE DATE: MARCH 31, 2017

LEGEND

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- Found Monument
- ▲ Found Vanderburgh County Surveyor Monument
- Set 5/8" Rebar with Plastic Cap inscribed with "Neikirk"
- DE Drainage Easement
- PUE Public Utility Easement

U-87
APC# 4-MS-2017

GENERAL NOTES:

Easements: All easements shown; i.e., Drainage Easements, Public Utility Easements, and Ingress/Egress Easements are in place per the Plat of Stonefield Crossing (Second Corrected Plat) recorded in Plat Book S, page 172 in the Office of the Recorder of Vanderburgh County, Indiana.

Stormwater Drainage: The Lots of Stonefield Crossing Section 3 drain into the existing detention basin located within the Lake Maintenance & Storm Detention Easement (LM & SDE) which lies within Lot 11 of Stonefield Crossing (Second Corrected Plat) recorded in Plat Book S, page 172 in the Office of the Recorder of Vanderburgh County, Indiana. The final drainage plans have been given approval by the Vanderburgh County Drainage Board at a meeting held on August 21, 2007.

Flood Plain Data: Per F.I.R.M. panel number 18163C0140D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision does not lie within the limits of the 100 year flood zone.

Noise Sensitivity 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 aircraft operations.

Utilities: Water and sanitary sewer services are available at the site and provided by Evansville Water and Sewer Utility. Electric and gas are available at the site. Telephone service is available at the site.

Temporary Erosion Control (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal 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 Title 16.20.130(C)(1) of the Evansville Municipal Code.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 5/8" x 30" rebars w/cap stamped Neikirk.

Installation of Sidewalks: Pursuant to City Subdivision Code, Section 17.05.100(E):
(i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five (5) years from the date of purchase or acquisition of interest.

(ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within ten (10) years from the date the plat is recorded.

(iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.

(iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.

(v) Failure to install a required sidewalk in accordance with all ordinances and in time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or recodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by state law.

Stonefield Crossing Section 3
NE 1/4 of Sec. 14, T6S, R10W
Vanderburgh County, IN

Broadway Summit, LLC
7720 River Ridge Lane
Evansville, IN 47712

REVISIONS DATE

DWG DATE:
3-28-2017

SHEET #:
1
OF 1 SHEETS

DRAWING FILE:
STNFLD3