

Stonefield Crossing Section 4

A Replat of Lot 2 of Stonefield Crossing Section 3

OWNERS' CERTIFICATE

We, 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 4**, a minor subdivision.

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 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 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.

Strips or areas of land, of the dimensions shown on this plat and marked **EWSUE** (Evansville Water and Sewer Utility Sanitary Sewer and Potable Water Perpetual Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sanitary sewer and water and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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.

James F. Vincent
James F. Vincent
9200 Petersburg Rd., Evansville, IN 47725

Dr. Rodney Beeler
Dr. Rodney Beeler, Manager, AJ Stat, LLC
2142 Kettles Hill Ct., Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS

M. TERESA FRUIT
Resident of Warrick County, IN
Commission Expires: November 20, 2023
Commission # 675469

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James F. Vincent and Dr. Rodney Beeler, Manager, AJ Stat, LLC, the Owners of the real estate shown and described hereon and acknowledged the execution of this plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 28th day of May, 2020

My Commission Expires: 11-20-23

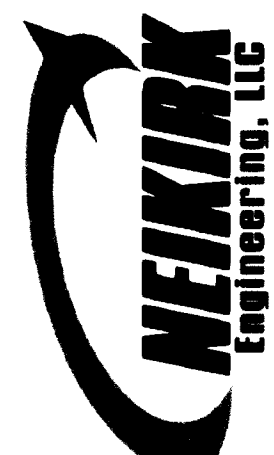
Signature: *M. Teresa Fruit*
Printed Name: M. Teresa Fruit
Notary Resides in Warrick County, IN (state)

BOUNDARY DESCRIPTION

All of Lot 2 of Stonefield Crossing Section 3 as per the Plat thereof recorded in Plat Book U, page 87 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 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" on the West right-of-way line of Green River Road and at the Southeast corner of Lot 2 in said Stonefield Crossing Section 3, being the Point of Beginning; thence along the South line of said Lot 2, 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 2; thence along the West line of said Lot 2 and the center of Menards Drive North 01 degrees 11 minutes 25 seconds East a distance of 323.94 feet to a 58 inch iron pin with plastic cap inscribed with "Neikirk" marking the Northwest corner of said Lot 2; thence along the North line of said Lot 2 South 89 degrees 05 minutes 30 seconds East a distance of 325.00 feet to a 58 inch iron pin with plastic cap inscribed with "Neikirk" marking the Northeast corner of said Lot 2 and the West right-of-way of Green River Road; thence along the East line of said Lot 2 and said West right-of-way South 01 degrees 11 minutes 25 seconds West a distance of 323.94 feet to the Point of Beginning, containing an area of 105282 square feet, or 2.417 acres, more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
5/29/2020
BRIAN GERTH AUDITOR
1484

RECEIVED FOR RECORD
DATE 5/29/2020 10:41 AM
PLAT BOOK V
PAGE 054
INSTR# 2020R00012387
DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY



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

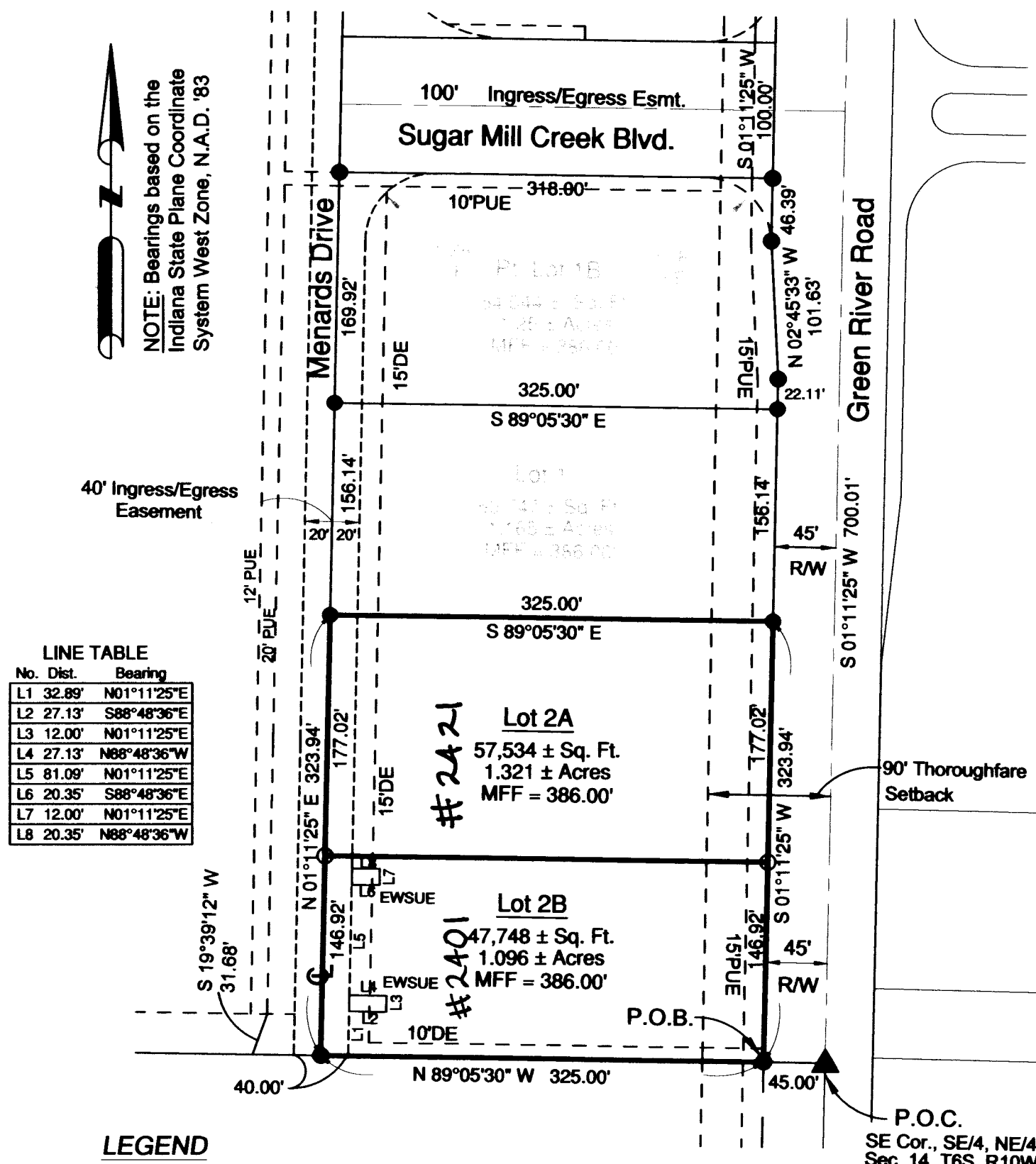
James F. Vincent & AJ Stat, LLC
2142 Kettles Hill Ct.
Evansville, IN 47725

REVISIONS DATE

DWG DATE:
04-20-2020

SHEET #:
1
OF 1 SHEETS

DRAWING FILE:
STNFLD4



LINE TABLE

No.	Dist.	Bearing
L1	32.89'	N01°11'25"E
L2	27.13'	S88°48'36"E
L3	12.00'	N01°11'25"E
L4	27.13'	N88°48'36"W
L5	81.09'	N01°11'25"E
L6	20.35'	S88°48'36"E
L7	12.00'	N01°11'25"E
L8	20.35'	N88°48'36"W

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

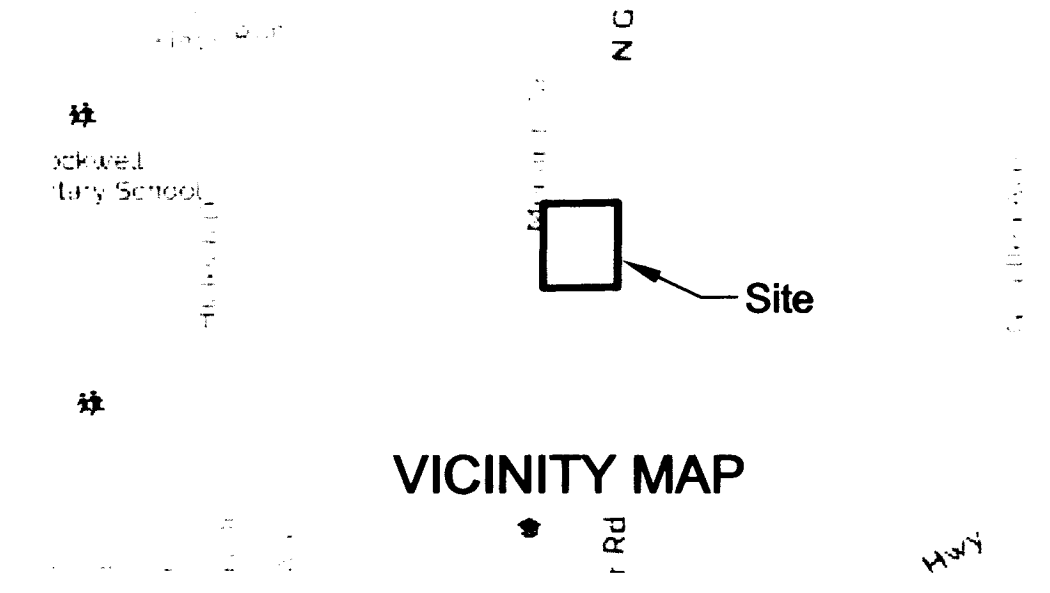
SURVEYOR'S CERTIFICATE
I, Trent J. McPeak, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on February 7, 2020 and that all monuments shown exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties of 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 20th day April, 2020.



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



GENERAL NOTES:

- Public Utilities - Water:** Water is available and is provided by the Evansville Water & Sewer Utility.
- Public Utility - Sewer:** Sewer is available and will be provided by the Evansville Water & Sewer Utility.
- Flood Plain Data:** None of the within described tract of land lies within the Special Flood Hazard Area (SFHA) as said tract plots on Community Panel No. 18163C0201D of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.
- Installation of Sidewalks with Certificate of Occupancy:**
 - 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.
 - 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.
 - 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.
 - Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code, City Engineer's current standards and all applicable standards required by the Americans with Disabilities Act (ADA) and regulations thereunder.
 - 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.
- Prior Covenants and 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.
- Stormwater Drainage:** The Lots of Stonefield Crossing Section 4 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.

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 February 24, 2020 (at SUBDIVISION REVIEW).

President: Stacey Stevens
Attest Executive Director: Ronald S. London

PLAT RELEASE for APC DOCKET No.: MIN-2020-001
The Secondary Plat complies with the Ordinance and is released for recording.

Executive Director: Ronald S. London
PLAT RELEASE DATE: 5/29/2020