Schaefer Ridge

BOUNDARY DESCRIPTION

County, Indiana and more particularly described as follows:

Quarter, Quarter Section

Quarter, Quarter Section

Quarter, Quarter Section

property.

MAP 18163 C 0159 D, DATED MARCH 17, 2011

FND. T-POST, 6"

A.G.; 1.5' E. OF

SET CORNER —

FND. 3/4" REBAR

W/FIRM CAP S0030,

"Donald Gries 29900003"; thence

Section; thence along said South line

Beginning at a 3/4" I.D. pipe at the Southwest corner of said Quarter, Quarter

2nd: South 89°21'03" East 380.00 feet to a 5/8" rebar with cap inscribed

3rd: North 01°36'03" East 144.99 feet to a 5/8" rebar with cap inscribed

4th: South 89°21'03" East 428.46 feet to a 5/8" rebar with cap inscribed

5th: South 01°47'09" West 250.01 feet to a 5/8" rebar with cap inscribed

6th: North 89°21'03" West 807.80 feet to the point of beginning, containing

SUBJECT TO: The right-of-way for Skyline Drive, 30 feet in width and lying

Easterly of and coincident with the 1st (first) course of the above described

ERIC & JENNIFER DODD

82-05-34-007-112.042-024 DODD, ERIC B & JENNIFER L T/E

EVANSVILLE, IN 47712

490.00' (R/M)

"Donald Gries 29900003" in the South line of said Quarter, Quarter

"Donald Gries 29900003"; thence parallel with the West line of said

"Donald Gries 29900003"; thence parallel with the South line of said

Section; thence along the West line of said Quarter, Quarter Section

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT. 14, 2016

(AUDITORS NUMBER)

No.LS29900003

STATE OF

MOIAHA

BRIAN GERTH AUDITOR 5595

RECEIVED FOR RECORD DATE 10.14.16 11:24A PLAT BOOK 🔼 PAGE 55

INSTR# 2016 R000 26447 Z TULEY RECORDER VANDERBURGH COUNTY NE COR., SW 1/4, NE COR., S 1/2,-Ē ISION

DRIVI
chaefer

SUBDIVISI KYLINE [ichael Sch MINOF 520 (Lient: N

N 89°21'03" W 1297.75' (M)

General Notes 1. UTILITIES: Evansville Water & Sewer Utility water service to Lot #1 lies on the parent tract (Tax Code# 82-05-34-007-112.029-024), 2520 Skyline Drive; Evansville, IN 47712. Sanitary Sewers are not available. 2. OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3. 3. FLOOD PLAIN DATA: A portion of this property lies within the Special Flood Hazard Area Zone "AE" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0159 D, Community Panel 180256 dated March 17, 2011. The Base Flood Elevation for Lot 1 is 377.8 (NAVD 88) as per Flood Insurance Rate Study. 4. TEMPORARY EROSION CONTROL (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan (SWP3) must be submitted in accordance with Vanderburgh County Code Title 13.05 "Construction Site Storm Water Runoff Control". All temporary and permanent crosion control Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township measures must be implemented as described in the Storm Water pollution 6 South, Range 11 West of the 2nd P.M, lying in Perry Township, Vanderburgh Prevention Plan (SWP3) for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in section 13.05.11.C.16 of the Vanderburgh County 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 section 13.05.11.C.20 of the Vanderburgh 1st: North 01°36'03" East 60.01 feet; thence parallel with the South line of said County Code. 5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site. **6. NOISE SENSITIVE 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 the aircraft operations. 7. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way. 8. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 24-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 05/16/2016. **VICINITY MAP**

S 88'49'02" E 2596.81' (M)

SCALE 1"=700" BROADWAY AVE. NOLDAU AVE. WESTLAKE DR.

Certificates

SURVEYOR'S CERTIFICATE I, Donald E. Gries, 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 May 2, 2016 and that all monuments shown to exist at all locations as noted.

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.

Witness my hand and seal this 74h

Indiana Registration No. LS 29900003

OWNER'S CERTIFICATE I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Schaefer Ridge.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

2520 Skyline Drive Evansville, IN 47712 AKA: MICHOEL D. Schefer **NOTARY CERTIFICATE**

STATE OF INDIANA COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Schaefer and Terry L. Schaefer who acknowledged the execution of this plat to be their voluntary act and deed.

2520 Skyline Drive

Evansville, IN 47712

Witness my hand and seal this 7th day of October, 2016.

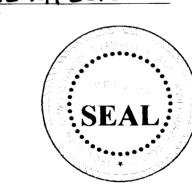
Notary Resides in Vanderburgh County, Indiana

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 a meeting held on May 16, 2016 (at subdivision review).

Secondary Plat complies with the Ordinance and is released for recording

OCTUBER 14, 2016



FND. RAILROAD SPIKE, 8" B.G. SE COR., SW 1/4,

N 89'21'03" W 2595.55' (M) BASIS OF BEARING

CALCULATED

SE COR., SW 1/4,

SW 1/4, SEC. 34-6-11

82-05-33-007-062.053-024 EVANS, CHARLES L 2501 SKYLINE DR. EVANSVILLE, IN 47712 RIGHT-OF-WAY LINE AS PER PLAT OF WESTLAKE HILLS -(P.B. "!", PG, 204-205) 20.00' (R/M) -82-05-33-007-062.046-024 FOUST, AARON MICHAEL 2509 SKYLINE DR. EVANSVILLE, IN 47712

Westlake Dr.

PIPE, 4" B.G. NW COR., S 1/2,

SW 1/4, SEC. 34-6-11

LEGEND:

A.G.=ABOVE GRADE B.G.=BELOW GRADE

D.D. 10, CD. 4125

LARRY & BONNIE

HARRIS, WILLIAM P & LINDA A H/W

BENT SE; 0.10' N.

FND. FLUSH 5/8" REBAR,

85.39' (M) 48.04' (M)

TO.08' S. OF CALC. LINE

O SET 5/8" REBAR LS29900003

82-05-34-007-112.039-024

82-05-34-007-112.043-024

HURM, STEPHEN M 2434 SKYLINE DR

FND. 3/4" IRON ROD, 6" A.G. & LEANING NORTH;-

82-05-34-007-112.041-024

REBAR; 0.21' S. &

0.17' E. OF CALC. COR.

EDGE OF RIP-RAP. 5' S. OF LINE

S 89°21'03" E 380.00'

S 89'21'03" E 275.37'

∠ N 89'21'03" W

_fnd. flush 5/8"

82-05-03-007-122.005-024

OSBORN, JEFFREY D & JENNIFER A T/E

REBAR; 0.22' S. &

1.4' E. OF CALC. LINE

BAUGHN, LARRY D

& BONNIE J H/W

6" A.G.; 0.16' S. & -0.21' E. OF CALC. COR.

S 89°21'03" E 250.00' (R/M)

- 30.00' (R/M) FND. 3/4" IRON ROD,

82-05-34-007-112.037-024 FND. FLUSH 1/2"

S 89'21'03" E 260.00' (R/M)

N 89'21'03" W 270.00' (R/M)

FND. 1/2" REBAR, 12" 82-05-34-007-112.038-024

A.G. & LEANING WEST;
A.G. & LEANING WEST;
A.G. & LEANING WEST;
A.G. & SET COR. 1.30' E. OF SET COR. EVANSVILLE, IN 47712

S 89°21'03" E 270.00' (M)

#2614 SKYLINE DR.

FND. 3/4" I.D.

WHITAKER, CARY A

ERIC & JENNIFER DODD DOC. 2002R-7545

82-05-34-007-112.042-024

560' (R) S 88'53'34" E 560.00' (C)

MICHAEL & TERRY SCHAEFER

Remainder

7.255 Ac.± (C)

S 89°21'03" E 428.46'

Lot #1

2.538 Ac.± (Gross)

2.497 Ac.± (Net)

Base Flood Elevation 377.8 Flood Protection Grade 379.8

> 1300.86 (R-Doc 2013R-4600) N 89°21'03" W 1297.80' (M)

> > 82-05-03-007-122.007-024

OSBORN, JEFFREY D & JENNIFER A T/E

478.02

FND. 5/8" IRON ROD W/LS CAP S0006; 0.77" S. &

0.38' E. OF SET CORNER

N 89°21'03" W 807.80' (M)

& JENNIFER L T/E

R) RECORD DEED DIMENSION

MEASURED DIMENSION

C) CALCULATED DIMENSION FND.=FOUND I.D.=INSIDE DIAMETER O.D.=OUTSIDE DIAMETER

82-05-33-007-217.006-024

SHANNON S T/E EVANSVILLE, IN 47712

RIGHT-OF-WAY LINE AS PER PLAT OF

WESTLAKE HILLS -(P.B. "f", PG. 204-205)

N 01°36'03" E