# SCHEU No. 2

**(A Re-Plat of all of Lot No. 1 in Scheu Subdivision, Recorded at MS-201 and part of the Southeast Quarter of Section 3; Township 6South; Range 11 West of the Second Principal Meridian)**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

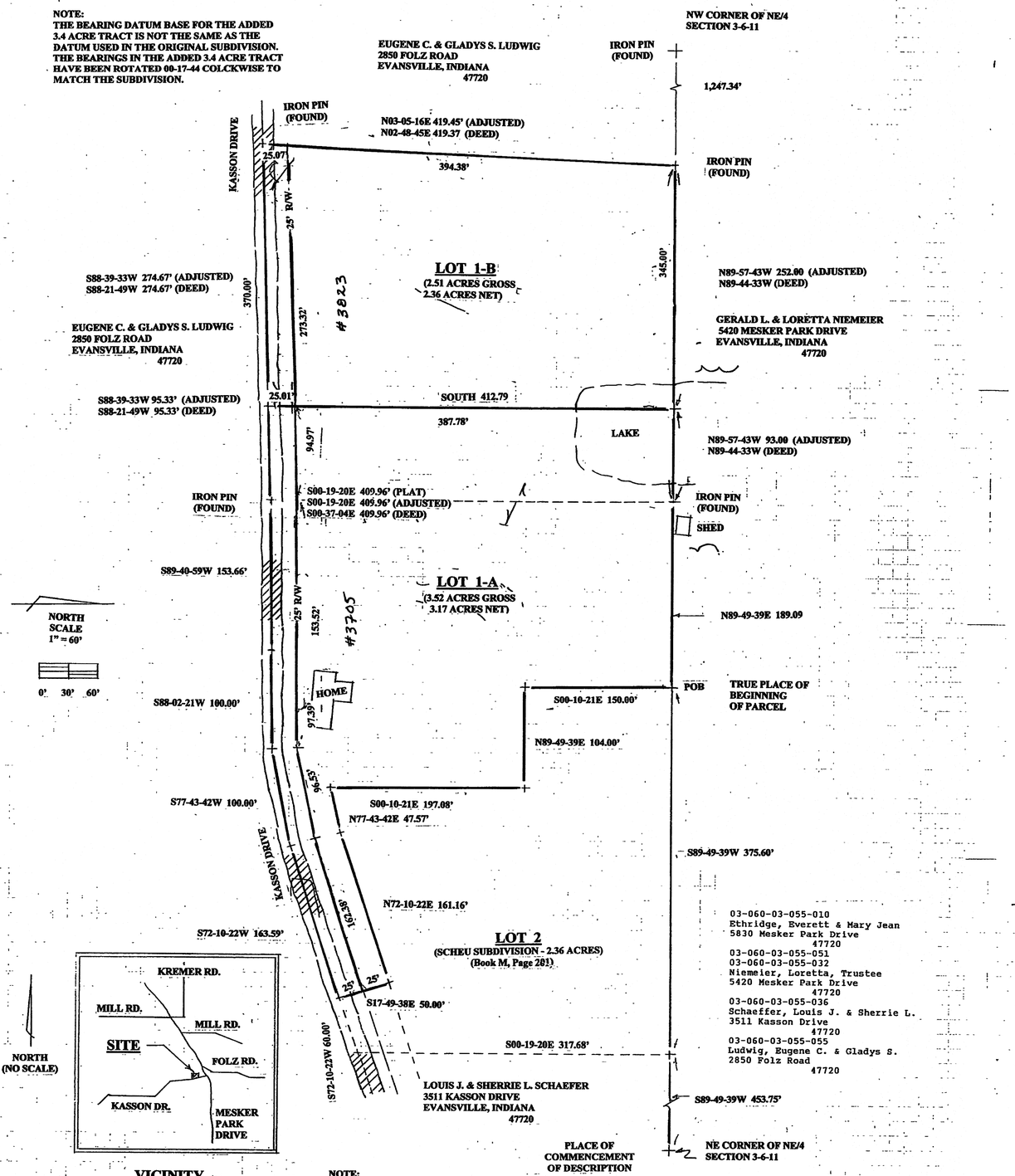
NOV 22 2005

AUDITOR

#7010

RECEIVED FOR RECORD
DATE NOV. 22, 2005 10:2 AM
PLAT BOOK R
PAGE 180
INSTR # 2005R000 36412
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

NOTE:
THE BEARING DATUM BASE FOR THE ADDED 3.4 ACRE TRACT IS NOT THE SAME AS THE DATUM USED IN THE ORIGINAL SUBDIVISION. THE BEARINGS IN THE ADDED 3.4 ACRE TRACT HAVE BEEN ROTATED 00-17-44 COLCKWISE TO MATCH THE SUBDIVISION.




NOTE:
Incorporates APC revisions dated September 9, 2005 and previous.

## BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 3; Township 6 South; Range 11 West of the Second Principal Meridian in German Township, Vanderburgh County, Indiana more particularly described as;

**Commencing** at the Northeast corner of said quarter section, thence S89-49-39W, along the North line, a distance of 829.35 feet to the true place of beginning, thence S00-10-21E a distance of 150.00 feet, thence N89-49-39E a distance of 104.00 feet, thence S00-10-21E a distance of 197.08 feet, thence N77-43-42E a distance of 47.57 feet, thence N72-10-22E a distance of 161.16 feet, thence S17-49-38E a distance of 50.00 feet, thence S72-10-22W a distance of 163.59 feet, along the center of Kasson Drive, thence S77-43-42W a distance of 100.00 feet, along the center of Kasson Drive, thence S88-02-21W a distance of 100.00 feet, along the center of Kasson Drive, thence S89-40-59W a distance of 153.66 feet, along the center of Kasson Drive, thence S88-39-33W a distance of 370.00 feet, along the center of Kasson Drive, thence N03-05-16E a distance of 419.45 feet, thence N89-57-43E a distance of 345.00 feet, thence N89-49-39W a distance of 189.09 feet, to the place of beginning, containing 6.03 acres more or less.

Subject to all easements and rights-of-ways of record

## SURVEYOR'S CERTIFICATE

I, Steven E. Hahn, do 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 and that all monuments shown exist at the locations noted.

Witness I set my hand and seal this 13TH day of OCTOBER 2005

Steven E. Hahn, R.L.S.
Indiana Registration No. S0174
6401 Henze Road
Evansville, Indiana 47720

STEVEN E. HAHN REGISTERED No. S0174 STATE OF INDIANA LAND SURVEYOR

## GENERAL NOTES

**Potable water is provided by private well.**
**Vectren gas and electric are available at the site.**
Basements must be approved by the Vanderburgh County Building Commissioner.
Flood Plane Data: No part of the of the described lands lies within the special Flood Hazard Area, Zone A, as said tract plots on Community Parcel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991 per correspondence from the Evansville-Vandfrburgh County Building Commissioner's Office dated June 7, 2005.
First floor elevations shall be set to allow for proper drainage around the houses. All first floor grades shall conform to local and state building codes.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top or wheat within 45 days of the disturbance of the siol which must remain in place until final grading and shaping. Slopes more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erision control blankets in place within 5 days of the disturbance of the soil which must remain in place until final grading and seeding.

**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- 6-8.1**

## OWNER'S CERTIFICATE

The undersigned owner(s) of the Real Estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as **Scheu No. 2**

Anthony L. Scheu
Anthony L. Scheu
3705 Kasson Drive
Evansville, In
47720

Jane L. Scheu
Jane L. Scheu

## NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VAND ) SS:

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the said Owners and Subdividers, Anthony L. Scheu and Jane L. Scheu who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 26TH day of SEPT, 2005

My Commission Expires:
NOV. 19, 2007
Notary Resides in
VANDERBURGH
County, Indiana

LORETTA NIEMEIER
(Typed or printed name)

## AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309and enacted by the General Assembly of the State of Indiana, proper notice has been given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on July 12, 2005 (at Subdivision Review)

President

Attest: Executive Director

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

Executive Director
NOV. 22, 2005
Plat Release Date

R-180

R-180 APC# 16-M3-2005