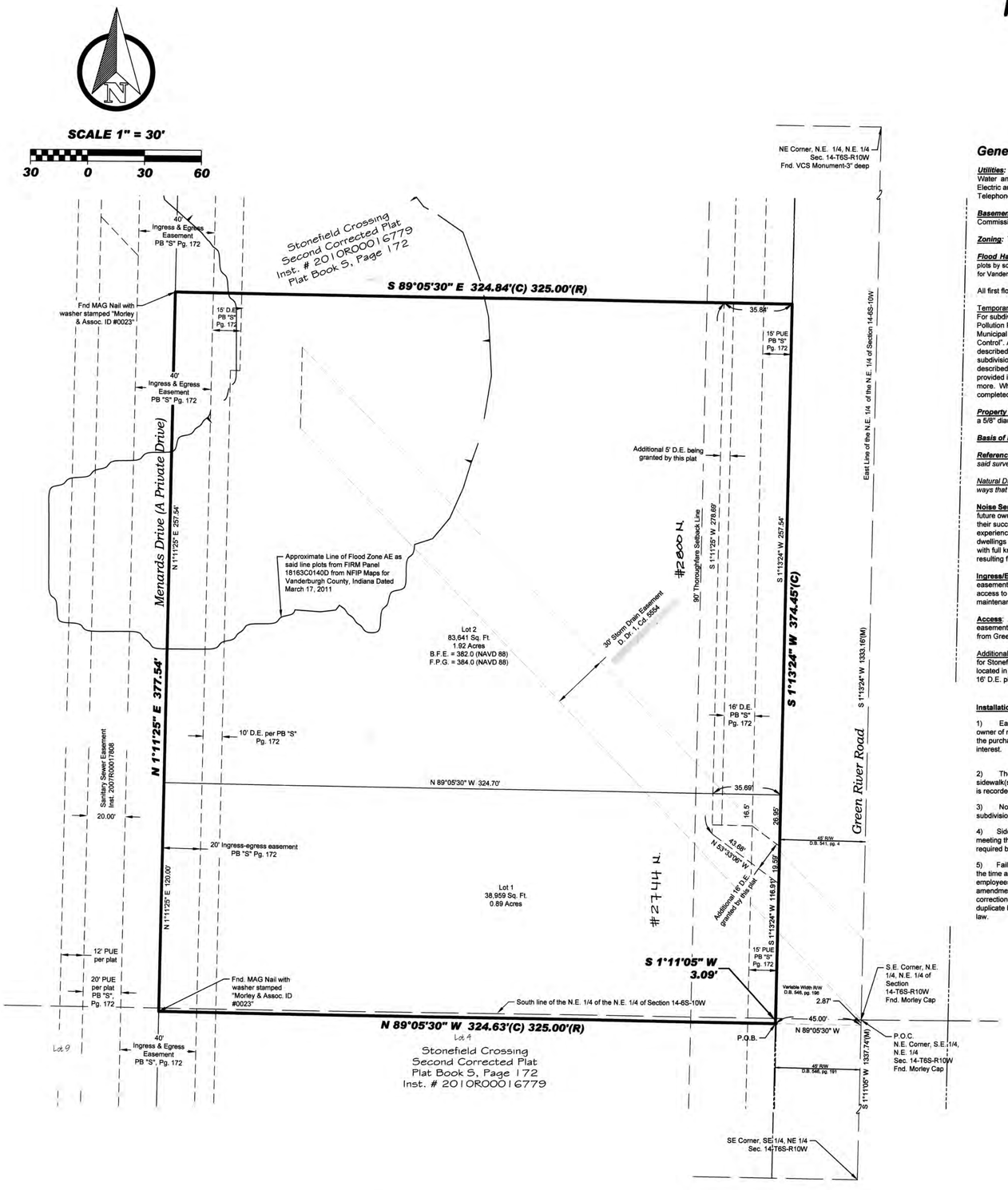
Stonefield Crossing
Section 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
DEC. 7, 2015 (DATE)
BRIAN GERTH AUDITOR
6739 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12.07.15 1205p
PLAT BOOK U
PAGE 4
INSTR# 2015R00029135
Z TULEY RECORDER
VANDERBURGH COUNTY



General Notes

Utilities:
Water and Sewer is available at the site and is supplied by Evansville Water and Sewer
Electric and Gas are available at the site
Telephone service is available at the site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently **zoned C4**.

Flood Hazard Statement: Part of the site is located in Flood Hazard Zone AE as said tract plots by scale on Flood Insurance Rate Map 180256 0140 D, being Map Number 18163C0140D for Vanderburgh County Indiana, having an Effective Date of March 17, 2011.

All first floor grades shall conform to local and state enforced building codes

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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc I.D. # 0023."

Basis of Bearings: are based upon Indiana West State Plane Coordinates NAD 83

Reference Survey: *Inst.#2015R00024683. There have been no change of matters from said survey that would affect the property.*

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

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.

Ingress/Egress Easement along west side of lots per prior plat- The ingress-egress easement is a perpetual easement and it shall provide unobstructed and continuous access to all properties abutting the easement. See prior plat, Plat Book S, Page 172 for maintenance responsibilities.

Access: Access to all lots in this subdivision shall be through the ingress-egress easement noted above. There shall be no direct access to either lot in this subdivision from Green River Road.

Additional 5' & 16' D.E. & 16. DE. along East side: Based upon the original Drainage Plan for Stonefield Crossing, no pipes are allowed to be tied into the storm sewer pipe that is located in the Additional 5' or Additional 16' D.E.'s being granted by this plat or the original 16' D.E. platted in the original Stonefield Crossing plats.

Installation of Sidewalks

1) 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 years from the date of purchase or acquisition of interest.

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

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

4) Sidewalks installed in the 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.

5) Failure to install the required sidewalk(s) in accordance with all ordinances and in the 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.

Owner's 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 2.

Strips or areas of land, of the dimensions shown on this plat and marked "5' Additional or 16' Additional DE' *(Drainage Easement)*, are hereby dedicated for conveyance of 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 damage the existing pipe in the easement, provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easement. 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.

Owner:

Menard, Inc.
By. Theron J. Berg, Real Estate Manager
5101 Menard Dr.
Eau Claire, WI 54703

Notary Certificate

STATE OF WISCONSIN, COUNTY OF Eau Claire) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers Theron J. Berg as Real Estate Manager for Menard, Inc., who acknowledge 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 30th day of November 2015

My Commission ~~Expires:~~ is permanent.

Notary Public

Notary Resides in Dunn County, Wisconsin

Timothy Englert (Typed or Printed Name)

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, September 28, 2015 (Subdivision Review).

President

Attest Executive Director

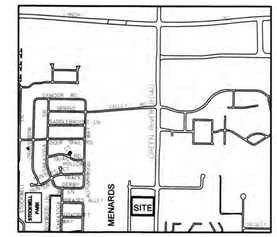
Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Dec. 7, 2015

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

U-4
APC #34-MS-2015



Boundary Description

Lot 5 and part of Lots 4 and 6 in Stonefield Crossing (Second Corrected Plat) as per plat thereof, recorded in Plat Book S, Page 172 in the office of the Recorder of Vanderburgh County Indiana being part of the East Half of the Northeast Quarter of Section 14, Township 6 South, Range 10 West in Knight Township, City of Evansville, Vanderburgh County, Indiana and Being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 14; thence along the east line thereof, South 01 degree 11 minutes 05 seconds West 2.87 feet to a point on the extended north line of a tract of land conveyed to Marion Foods, Inc. recorded in Instrument No. 2015R00019538 in said office of the Recorder, said north line being located 120.00 feet north of the south line of said Lot 4; thence along said extended north line, North 89 degrees 05 minutes 30 seconds West 45.00 feet to a point on the west right of way line of Green River Road, said point being the point of beginning; thence along said north line of Marion Foods, Inc., North 89 degrees 05 minutes 30 seconds West 324.63 feet to the northwest corner of said Marion Foods, Inc. tract; thence along the west line of said Lots 4, 5, and 6, North 01 degree 11 minutes 25 seconds East 377.54 feet to the southwest corner of a tract of land conveyed to ICE Real Estate LLC recorded in Instrument No. 2015R00011490 in said office of the Recorder, said point being 40.50 feet north of the southwest corner of said Lot 6; thence along the south line of said ICE Real Estate LLC tract, South 89 degrees 05 minutes 30 seconds East 324.84 feet to a point on the west 45 foot right of way line of Green River Road; thence along said west line,South 01 degree 13 minutes 24 seconds West 374.45 feet; thence continuing along said west right of way line, South 01 degree 11 minutes 05 seconds West 3.09 feet to the point of beginning containing 2.81 acres (122,600 sq.ft.).

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 locations.

Witness my hand and seal this 3rd day of December 2015.

Prepared by: Bret Alan Sermersheim, PS
Indiana License No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Ln.
Newburgh, Indiana 47630
812-464-9585
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM — REGISTERED — No. LS 20200009 — STATE OF INDIANA — LAND SURVEYOR

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 required by law.

Signature: Bret Sermersheim

Secondary Plat

Designed By:	Job Number:
?	9652.4.001A
Drawn By:	Date:
BAS	11/23/2015
Filename:	
9652 Minor Base-Secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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