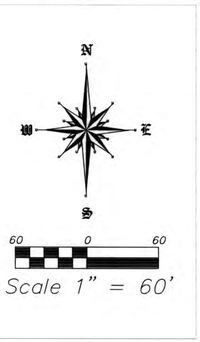
SHEFFER SUBDIVISION



LINE	DISTANCE & BEARING
1	20.31' S 81°01'46" W
2	18.11' S 63°14'04" W
3	46.10' N 26°49'23" E
4	20.35' S 81°01'46" W

NUMBER	Delta	R '	L '	T '	CD	LC '
C7	00°01'42"	6491.3.15	31.97	15.99	S 26°51'35" W	31.97
C9	78°21'06"	30.00	41.02	24.45	S 38°03'05" E	37.90
C10	168°21'06"	50.00	146.91	490.19	S 06°56'55" W	99.48

General NotesNotes

1. UTILITIES: Evansville Water & Sewer Utility - Sanitary Sewers are available. Water service is available; Water service is not available from Kansas Road.

2. FLOOD PLAIN DATA: A portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0109 D, Community Panel 180256 dated March 17, 2011.

3. 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 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 (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 vegetated 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 County Code.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

5. 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 from the aircraft operations.

6. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number 30-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 06/27/2016.

7. Lot 1 Access: No Trucks shall utilize Old Seib Road and New Seib Road. Access to State Road 57 requires driveway permit approval for any access.

8. Drainage Plan Required: An engineered drainage plan shall be submitted to the Vanderburgh County Drainage Board prior to any new development, redevelopment, new construction, or other land disturbing activity located within the Vanderburgh County Commissioners and/or the Drainage Board's jurisdiction which shall result in the addition of impervious surfaces exceeding a total of ten thousand (10,000) square feet.

9. Street and Drainage Plans: Final Street and Drainage Plans were approved by the Vanderburgh County Commissioners at their public meeting of July 19, 2016.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 23, Township 5 South, Range 10 West, of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence along the West line of said Quarter Section and centerline of Seib Road

1st: North 01 degrees 07 minutes 28 seconds East 669.63 feet; thence

2nd: South 63 degrees 10 minutes 24 seconds East 317.89 feet to the Westerly right-of-way of State Road 57; thence along said right-of-way for the following seven courses

3rd: South 26 degrees 49 minutes 36 seconds West 357.64 feet; thence

4th: South 32 degrees 32 minutes 14 seconds West 100.50 feet; thence

5th: South 68 degrees 41 minutes 07 seconds West 63.75 feet; thence parallel with the West line of said Quarter Section

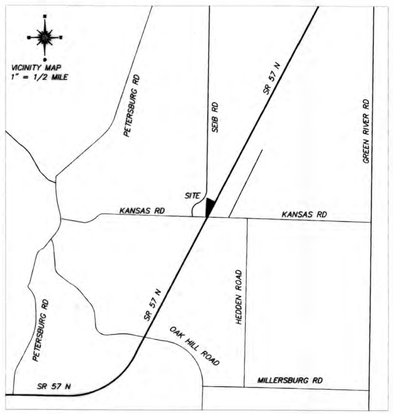
6th: South 01 degrees 07 minutes 28 seconds West 30.54 feet; thence

7th: South 63 degrees 10 minutes 24 seconds East 39.30 feet; thence

8th: South 26 degrees 49 minutes 36 seconds West 25.01 feet; thence

9th: Southerly 31.97 feet along a curve which is concave to the East, through a central angle of 00 degrees 01 minutes 42 seconds, having a radius of 64,913.15 feet, which chord bears South 26 degrees 51 minutes 35 seconds West 31.97 feet to a point in the South line of said Quarter Section; thence along said South line

10th: North 89 degrees 46 minutes 34 seconds West 30.71 feet to the point of beginning, containing 2.313 acres more or less.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 24, 2016 (DATE)
BRIAN GERTH AUDITOR
#4669 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 08-24-16 11:54A
PLAT BOOK L-
PAGE 43
INSTR# 2016R00022003
Z TULEY RECORDER
VANDERBURGH COUNTY

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 9, 20139, 2013 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 1st day of August, 2016.

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

Donald E. Gries
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 **Sheffer Subdivision**.

Easement Dedications

Strips of area of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby dedicated for conveyance of surface and 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 impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so land as any damage caused to a drainage facility is repaired by the utility company. 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 surface water.

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.

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

G. Douglas Edwards, TRUSTEE
G. Douglas Edwards, Trustee
Edwards Land Trust #28-0023-0
P.O. Box 3088
Evansville, IN 47730

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner, G. Douglas Edwards, 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 this 1st day of August, 2016.

My commission expires 11/22/2022

Patricia E. Keith
Printed Name Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL 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 June 11, 2013 (at Subdivision review) [redacted] review).

President Attest Executive Director

PLAT RELEASE

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

Executive Director Aug. 24, 2016 Plat Release Date

U-43
APC # 17-MS-2013

SEAL

ANDY EASLEY ENGINEERING, INC
CIVIL ENGINEERING LAND SURVEYING
(812) 424-2481
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
SHEFFER SUBDIVISION
9515 SEIB RD
VANDERBURGH CO., IN

DATE: 01-03-11
PROJECT NO.:
REVISIONS: JKS 05-10-13 JKS 08-15-16
DRAWN BY: JKS
CHECKED BY: DES
SCALE: 1" = 60'

SHEET NO.: 1 OF 1