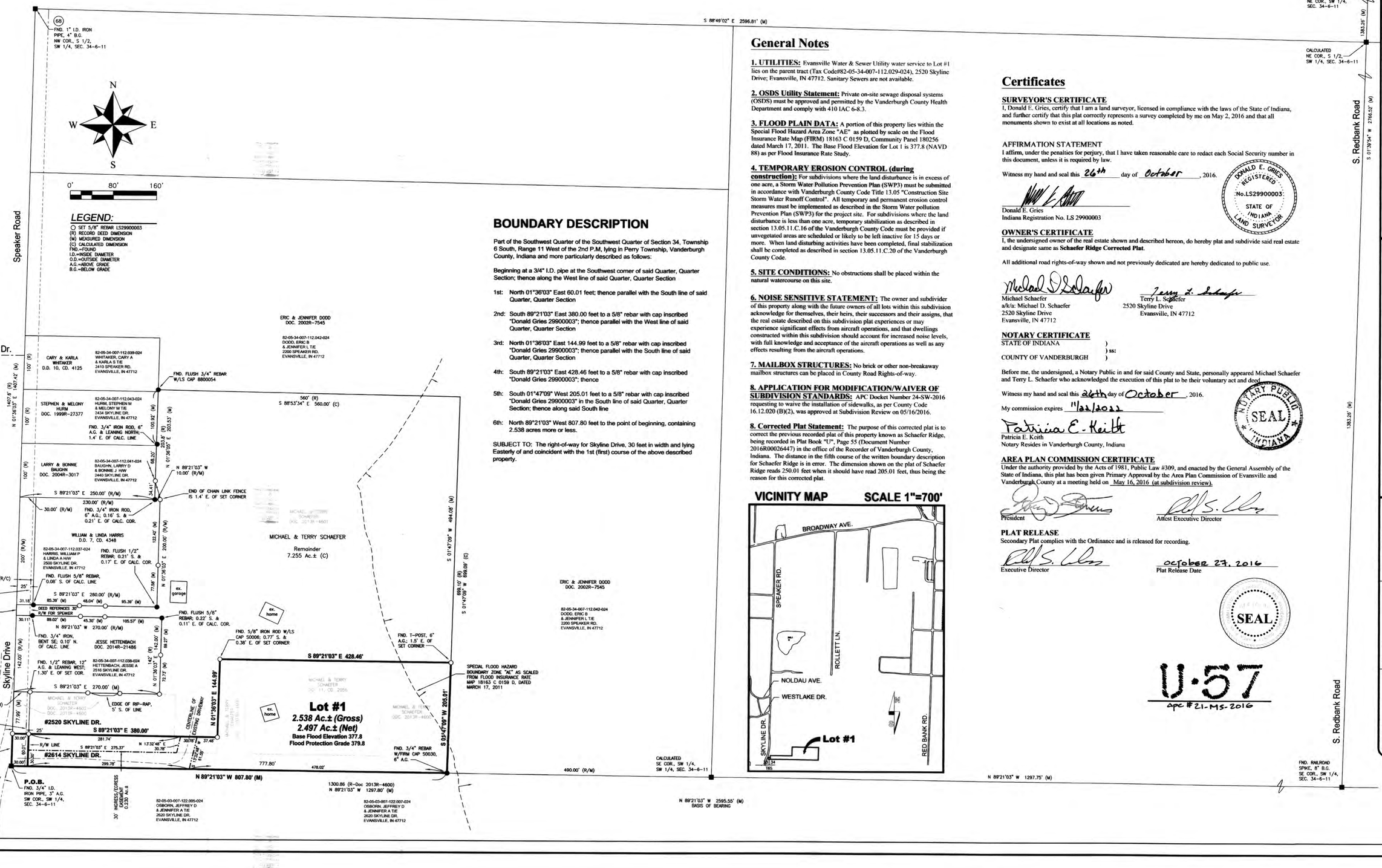
Schaefer Ridge Corrected Plat

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct. 27, 2016 (DATE)
BRIAN GERTH AUDITOR
5855 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 10-27-16 1:58p
PLAT BOOK U
PAGE 57
INSTR# 2016R00027702
Z TULEY RECORDER
VANDERBURGH COUNTY



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 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 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 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.

8. Corrected Plat Statement: The purpose of this corrected plat is to correct the previous recorded plat of this property known as Schaefer Ridge, being recorded in Plat Book "U", Page 55 (Document Number 2016R00026447) in the office of the Recorder of Vanderburgh County, Indiana. The distance in the fifth course of the written boundary description for Schaefer Ridge is in error. The dimension shown on the plat of Schaefer Ridge reads 250.01 feet when it should have read 205.01 feet, thus being the reason for this corrected plat.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 6 South, Range 11 West of the 2nd P.M, lying in Perry Township, Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a 3/4" I.D. pipe at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section

1st: North 01°36'03" East 60.01 feet; thence parallel with the South line of said Quarter, Quarter Section

2nd: South 89°21'03" East 380.00 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence parallel with the West line of said Quarter, Quarter Section

3rd: North 01°36'03" East 144.99 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence parallel with the South line of said Quarter, Quarter Section

4th: South 89°21'03" East 428.46 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003"; thence

5th: South 01°47'09" West 205.01 feet to a 5/8" rebar with cap inscribed "Donald Gries 29900003" in the South line of said Quarter, Quarter Section; thence along said South line

6th: North 89°21'03" West 807.80 feet to the point of beginning, containing 2.538 acres more or less.

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 property.

VICINITY MAP SCALE 1"=700'

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 26th day of October, 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 **Schaefer Ridge Corrected Plat**.

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

Michael Schaefer
a/k/a: Michael D. Schaefer
2520 Skyline Drive
Evansville, IN 47712

Terry L. Schaefer
2520 Skyline Drive
Evansville, IN 47712

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 Michael Schaefer and Terry L. Schaefer who acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 26th day of October, 2016.

My commission expires 11/22/2022

NOTARY PUBLIC SEAL INDIANA

Patricia E. Keith
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).

President

Attest Executive Director

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

Executive Director

October 27, 2016
Plat Release Date

SEAL

U-57
apc #21-MS-2016

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

MINOR SUBDIVISION
2520 SKYLINE DRIVE
Client: Michael Schaefer
Vanderburgh County, Indiana

DRAWN BY: J.R.F.
CHECKED BY: E.S.
SCALE: 1"=80'
DATE: 05/03/16
PROJECT NO.: 16-158
REVISIONS 08/24/16 (ENGV Notes) 10/26/16 Corrected Plat

SHEET NO.: 1 OF 1