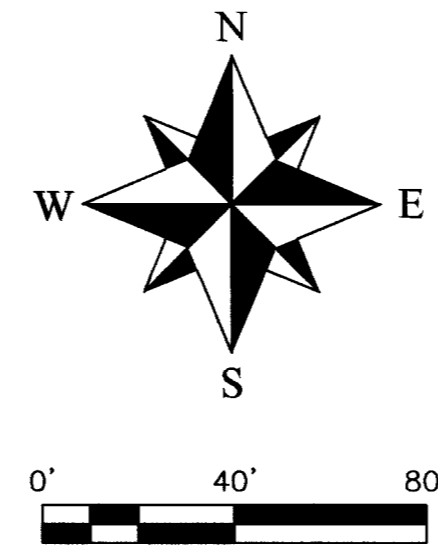
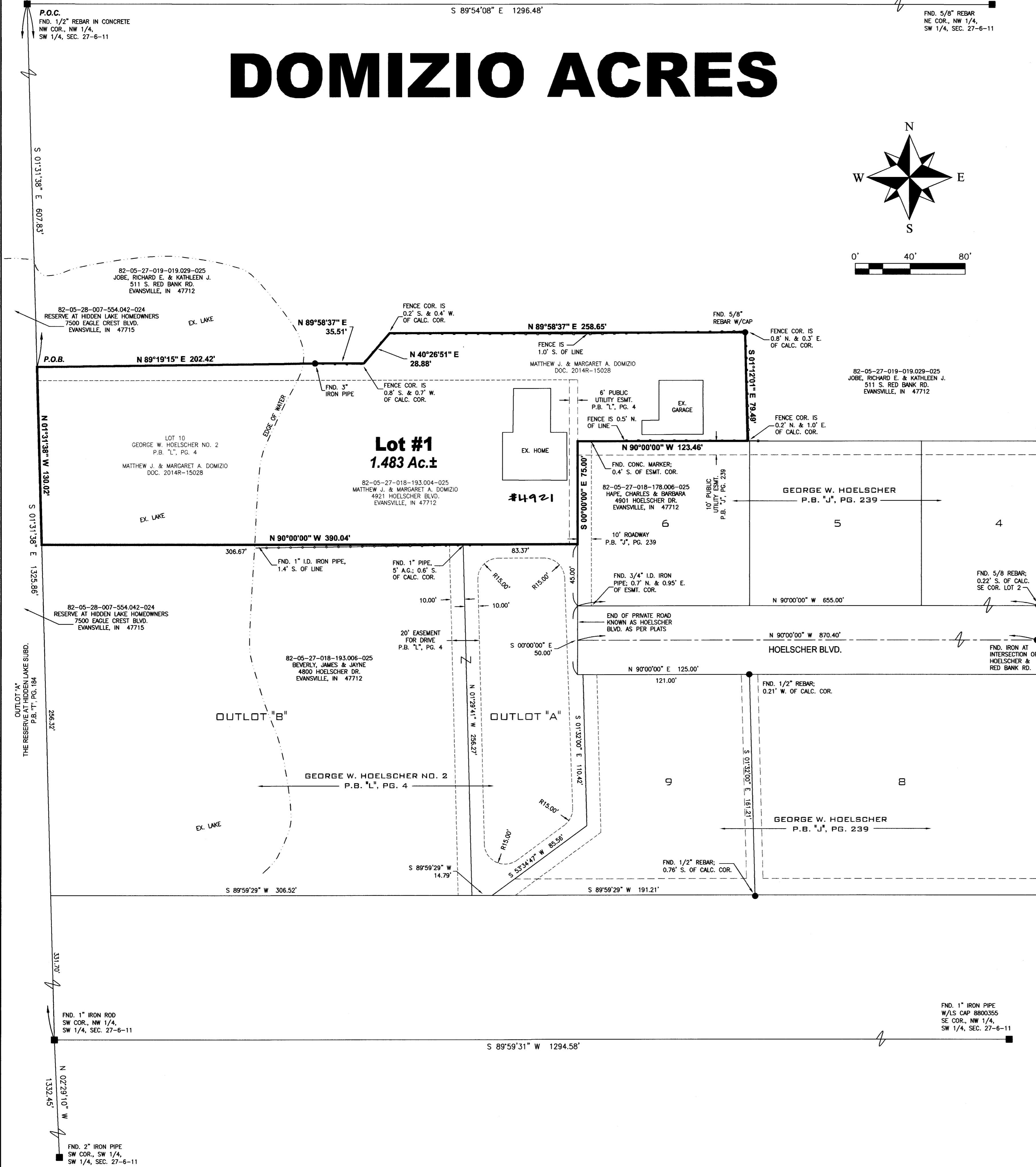


# DOMIZIO ACRES



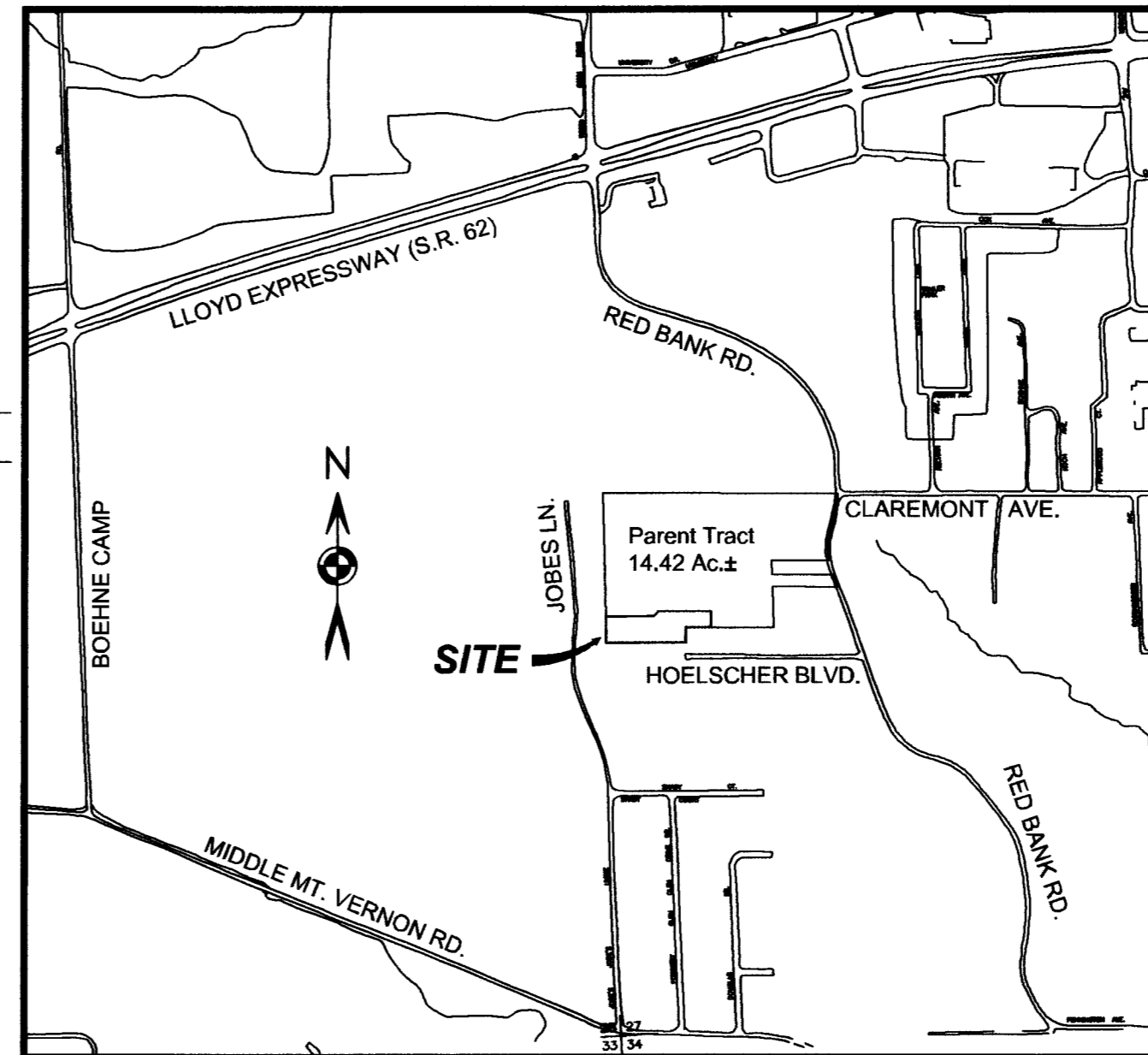
## BOUNDARY DESCRIPTION

A re-plat of Lot 10 in George W. Hoelscher Subdivision No. 2, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "L", page 4 in the office of the Recorder of Vanderburgh County, Indiana and Part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 1/2" rebar in concrete at the Northwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, South 01°31'38" East 607.83 feet to the true point of beginning, said point being the Northwest corner of the property conveyed to Matthew J. Domizio and Margaret A. Domizio, as per deed recorded as Document Number 2014R00015028 in the office of the Recorder, thence along the North and East boundary of said property for the following 5 (five) courses

- 1st: North 89°19'15" East 202.42 feet; thence
- 2nd: North 89°58'37" East 35.51 feet; thence
- 3rd: North 40°26'51" East 28.88 feet; thence
- 4th: North 89°58'37" East 258.65 feet; thence
- 5th: South 01°12'01" East 79.49 feet to the North line of Lot 6 in George W. Hoelscher Subdivision, as per plat thereof, recorded in Plat Book "J", page 239 in the office of the Recorder; thence along said North line
- 6th: North 90°00'00" West 123.46 feet to the Northwest corner of said Lot 6, said point being in the East line of Lot 10 in George W. Hoelscher Subdivision No. 2; thence along the East line of said Lot 10
- 7th: South 00°00'00" East 75.00 feet to the Southeast corner of said Lot 10; thence along the South line of said Lot 10
- 8th: North 90°00'00" West 390.04 feet to the Southwest corner of said Lot 10, said point being in the West line of said Quarter, Quarter Section; thence along said West line
- 9th: North 01°31'38" West 130.02 feet to the point of beginning and containing 1.483 acres more or less.

## VICINITY MAP SCALE 1"=800'



**U-133**

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER <b>MAR 6, 2018</b> BRIAN GERTH AUDITOR 933	RECEIVED FOR RECORD DATE <b>03-06-18 2:50p</b> PLAT BOOK <b>U</b> PAGE <b>133</b> INSTR# <b>2018R0004514</b> DEBBIE STUCKI RECORDER VANDERBURGH COUNTY
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## General Notes

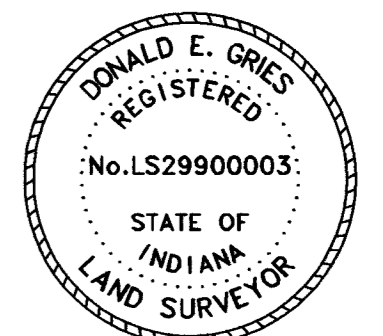
1. **PUBLIC UTILITIES - WATER:** Water is available and is provided by the Evansville Water & Sewer Utility.
2. **PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
3. **PRIVATE UTILITIES - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.
4. **ACCESS:** Lot 1 had indirect access to Hoelscher Blvd. by means of 10 foot roadway easement referenced on the plat of George W. Hoelscher (Plat Book "J", page 239) and a 20 foot easement for drive referenced on the plat of George W. Hoelscher No. 2 (Plat Book "L", page 4).
5. **FLOOD PLAIN DATA:** No portion of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "A" as said tract plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0157 D, dated March 17, 2011.
6. **NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
7. **PRIOR COVENANTS & RESTRICTIONS:** The Area Plan Commission does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this plat has absolutely no effect on any private covenants and restrictions that may or may not exist.
8. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 37-SW-2017 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on 01/16/2018.
9. **APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket 36-SW-2017 requesting to waive lot size for use of a septic system, as per the Evansville Municipal Code Section 17.05.150(C)(1), was approved by the Area Plan Commission on 02/01/2018.
10. **VARIANCE:** APC Docket Number 2017-116-BZA requesting a variance of the Zoning Ordinance, as per 18.130.040, was approved by the Board of Zoning Appeals on 01/18/2018. This variance was to allow for the relaxation of: lot frontage from 60 feet to 0 feet.

## Certificates

**SURVEYOR'S CERTIFICATE**  
I, Donald E. Gries, 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 on October 10, 2017 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 5th day of February, 2018.

*Donald E. Gries*  
Donald E. Gries, PS  
Indiana Registration No. LS 29900003  
Andy Easley Engineering, Inc.  
1133 West Mill Road, Suite 205  
Evansville, IN 47710



**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.

Donald E. Gries, PS

**OWNER'S CERTIFICATE**  
I, the undersigned owner(s) of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Domizio Acres**, a Minor Subdivision.

*Matthew J. Domizio*  
Matthew J. Domizio  
4921 Hoelscher Blvd.  
Evansville, IN 47712

*Margaret A. Domizio*  
Margaret A. Domizio  
4921 Hoelscher Blvd.  
Evansville, IN 47712

**NOTARY CERTIFICATE**  
STATE OF Indiana )  
COUNTY OF Vanderburgh ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Matthew J. Domizio and Margaret A. Domizio, the owner(s) of the real estate shown and described hereon and acknowledged 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 28th day of February, 2018.

My commission expires 11/22/2022

*Patricia E. Keith*  
Signature

Printed Name: Patricia E. Keith  
Notary Resides in Vanderburgh County, Indiana (state)



**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, proper notice was given and this plat has been given Primary Approval by the AREA PLAN COMMISSION of Evansville and Vanderburgh County at a meeting held on February 1, 2018.

*Stacey Stevens*  
President: Stacey Stevens

*Ronald S. London*  
Attest Executive Director: Ronald S. London

**PLAT RELEASE for APC Docket No.: 40-MS-2017**  
The Secondary Plat complies with the Ordinance and is released for recording.

*Ronald S. London*  
Executive Director: Ronald S. London

March 6, 2018  
Plat Release Date



Domizio Acres Minor Subd.  
 4921 HOELSCHER BLVD.  
 CLIENT: MATTHEW & MEG DOMIZIO  
 VANDERBURGH COUNTY, INDIANA  
 AE ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (812) 424-2481  
 LAND SURVEYING  
 EVANSVILLE, INDIANA 47710  
 1133 WEST MILL ROAD

DRAWN BY:	CHECKED:
J.R.F.	U.S.S.
DATE:	PROJECT NO.:
10/28/17	3-10228
REVISIONS:	SCALE:
	1"=40'
SHEET NO.:	1 OF 1