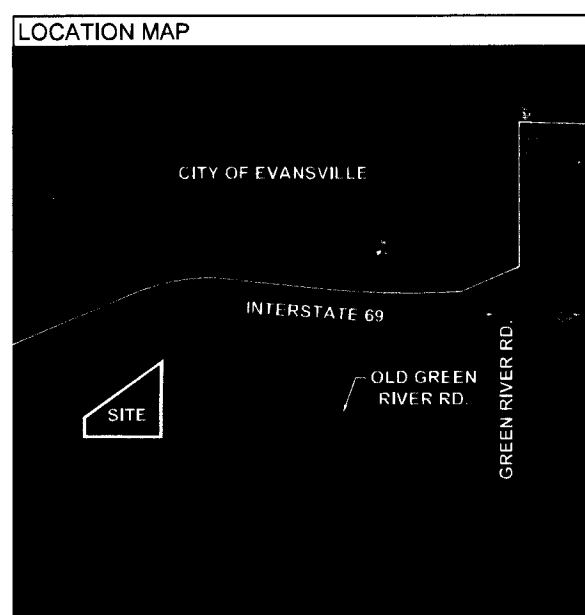
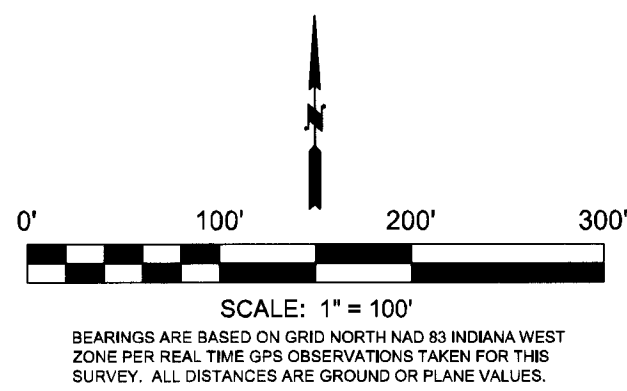
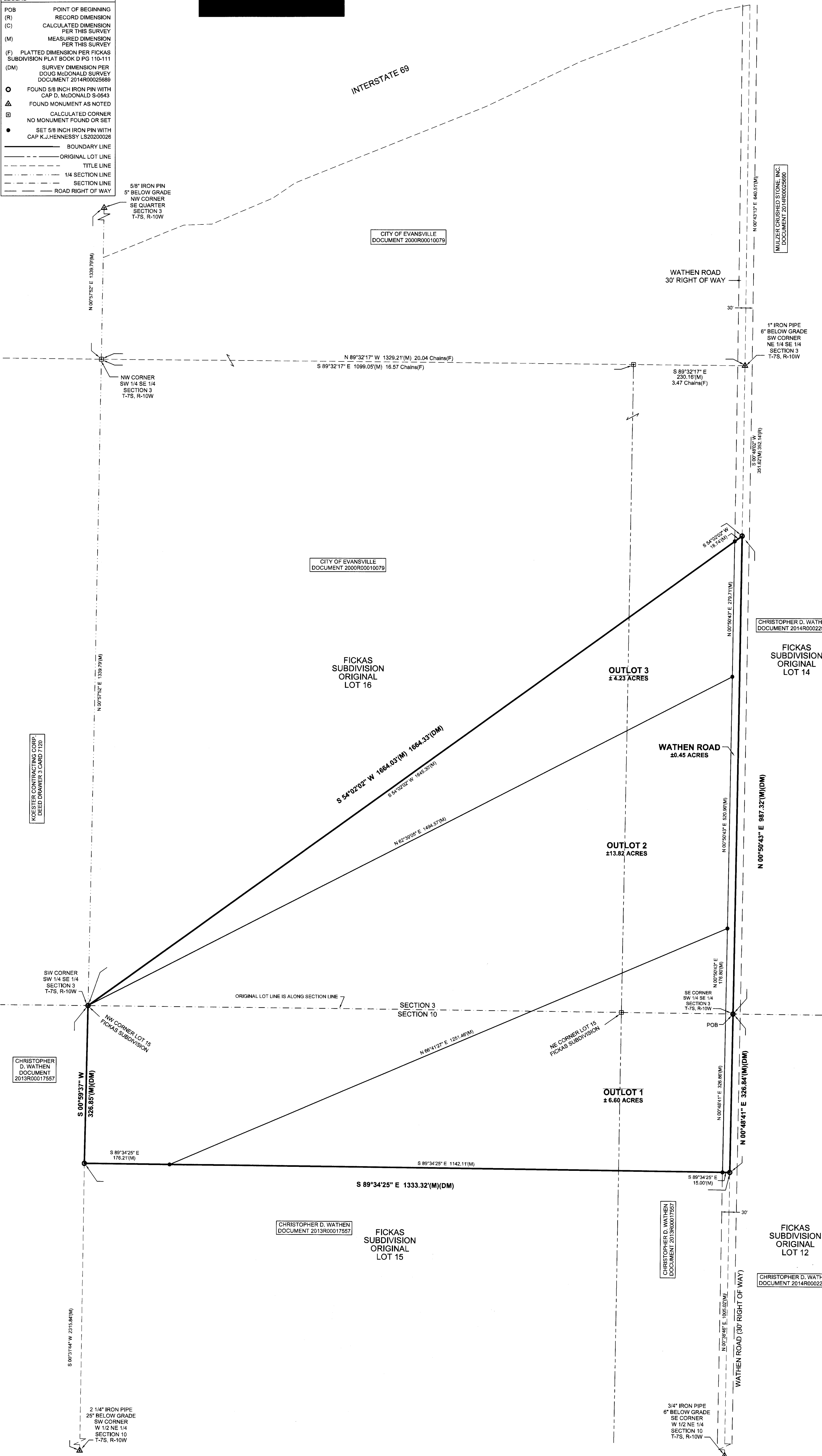


Fickas Harman



LEGEND

POB	POINT OF BEGINNING
(R)	RECORD DIMENSION
(C)	CALCULATED DIMENSION PER THIS SURVEY
(M)	MEASURED DIMENSION PER THIS SURVEY
(F)	PLATTED DIMENSION PER FICKAS SUBDIVISION PLAT BOOK D PG 110-111
(DM)	SURVEY DIMENSION PER DOUG McDONALD SURVEY DOCUMENT 2014R00025686
○	FOUND 5/8 INCH IRON PIN WITH CAP D. McDONALD S-0543
△	FOUND MONUMENT AS NOTED
□	CALCULATED CORNER NO MONUMENT FOUND OR SET
●	SET 5/8 INCH IRON PIN WITH CAP K.J. HENNESSY LS2020026
---	BOUNDARY LINE
---	ORIGINAL LOT LINE
---	TITLE LINE
---	1/4 SECTION LINE
---	SECTION LINE
---	ROAD RIGHT OF WAY



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB. 15, 2017
 BRIAN GERTH AUDITOR
 702
 (AUDITORS NUMBER)

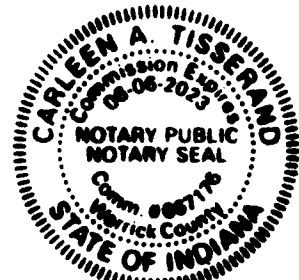
RECEIVED FOR RECORD
 DATE **02-15-17 3:41p**
 PLAT BOOK **U**
 PAGE **76**
 INSTR# **2017R0003702**
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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 **Fickas Harman**.
 All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.
 John Harman
 President
 Koester Contracting Corp.
 250 Cross Pointe Blvd.
 Evansville, IN 47715

NOTARY CERTIFICATE

State of Indiana
 County of **Vanderburgh** }
 Before me, the undersigned Notary Public in and for said County and State, personally appeared **John Harman**, President of Koester Contracting Corp. and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the user and purposes therein set forth.
 Witness my hand and seal this **4th** day of **February**, 2017.
Carleen A. Sissward
 Notary Public
 My commission Expires **06/06 2023**



General Notes

- OUTLOTS 1, 2, and 3 are Non-Buildable Lots.**
- DRAINAGE PLAN APPROVAL:**
A waiver of the requirement for a drainage plan was granted by the County Drainage Board at a meeting held on December 6th, 2016.
- UTILITIES:**
Water or Sanitary sewers are not available.
- 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 section 13.05.11.C.20 of the Vanderburgh County Code.

SPECIAL FLOOD HAZARD AREA / FLOODWAY
 All of the within described tract of land lies within that Special Flood Hazard Zone "A" as said tract plots on Community Panel No. 18163C0195D, Panel 195 of 275, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011. Construction in the Floodway area requires a permit from the DNR, Division of Water. The Flood Control Act (IC 14-28-1) requires the prior approval of the DNR, Division of Water for any construction in the Floodway area including an obstruction, fill, excavation, or the construction of a building. Local floodplain ordinances may require local construction permits. Flood insurance is strongly recommended and is required by FEMA for any building that has a federally backed mortgage.

REFERENCE SURVEY
 Instrument 2016R00031934 Surveyor's Plat

CROSS-REFERENCE
 Instrument 1986R00031994, Deed Drawer 3 Card 4567 Warranty Deed

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS
 APC Docket No. 43-SW-2016 Access Waiver was approved by the Area Plan Commission at a meeting held on January 12th, 2017.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS
 APC Docket Number 53-SW-2016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved by the County Commissioners at a meeting held on January 24th, 2017.

ACCESS
 Access to each lot in the subdivision shall be from Wathen Road, a publicly dedicated right of way. The unimproved right of way for Wathen Road is not maintained by Vanderburgh County.

MAINTENANCE STATEMENT
 The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

BOUNDARY DESCRIPTION

Part of Lots 12, 14, 15, and 16 of Fickas Subdivision, recorded in Plat Book "D" Page 410-411, being a part of the Southeast Quarter of the Southeast Quarter of Section 3 and the West Half of the Northeast Quarter of Section 10, all in Township 7 South, Range 10 West, Knight Civil Township, Vanderburgh County, Indiana, more particularly described as follows:
 Beginning at a 5/8 inch iron pin with D. McDonald cap found at the southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence North 00 degrees 50 minutes 43 seconds East along the east line of said Quarter Quarter 987.32 feet to a found 5/8 inch iron pin with D. McDonald cap; thence South 54 degrees 02 minutes 02 seconds West 1664.03 feet to a 5/8 inch iron pin with D. McDonald cap found at the southwest corner of said Quarter Quarter; thence South 00 degrees 59 minutes 37 seconds West along the west line of the West Half of the Northeast Quarter of said Section 10 a distance of 326.85 feet to a found 5/8 inch iron pin with D. McDonald cap; thence South 89 degrees 34 minutes 25 seconds East 1333.32 feet to a 5/8 inch iron pin with D. McDonald cap found along the east line of the West Half of the Northeast Quarter of said Section 10; thence North 00 degrees 48 minutes 41 seconds East along said east line 326.84 feet to the Point of Beginning, containing 25.10 acres more or less.
 Subject to any and all easements, agreements, and restrictions of records.

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 January 12, 2017.
Ronald S. London
 Attest Executive Director Ronald S. London

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

Ronald S. London
 Executive Director Ronald S. London

FEB. 15, 2017
 Plat Release Date

11-5-2016
 APC Docket No.

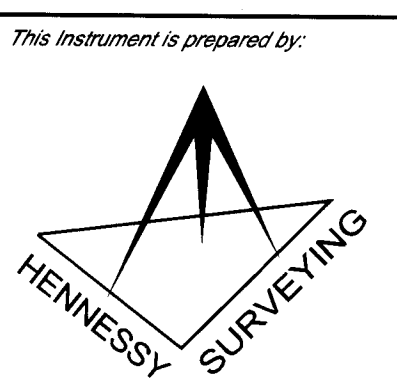
U-76



Affirmation Statement
 I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless it is required by law.
 Kevin J. Hennessy, LS 2020026

Client: Koester Contracting Corp.
Sheet: 1 of 1
Scale: 24" x 36" PLOT 1" = 100'
Drawn By: KJH **Date:** 1-30-17
Job No.: 2016-018 **File Name:** 16-018.dwg

Project:
Secondary Plat
 Part of Lots 12, 14, 15, and 16 of Fickas Subdivision
 Located in the Southeast Quarter of Section 3 and the
 Northeast Quarter of Section 10, all in Township 7 South, Range
 10 West, Knight Civil Township, Vanderburgh County, Indiana



SURVEYOR'S CERTIFICATE
 I, Kevin J. Hennessy, an Indiana Registered Land Surveyor, do hereby certify that to the best of my information, knowledge and belief, the data shown herein and the information given in the report is true and correct and represents a survey performed in accordance with Title 865 IAC 1-12 completed under my direct supervision on January 30th, 2017.
Kevin J. Hennessy
 Kevin J. Hennessy, LS 2020026

6085 South 50 West
 Fort Branch, IN 47648
 Phone: (812) 753-5941
 Fax: (812) 753-4545
 E-Mail: Hsurvey@hsc-co.net

