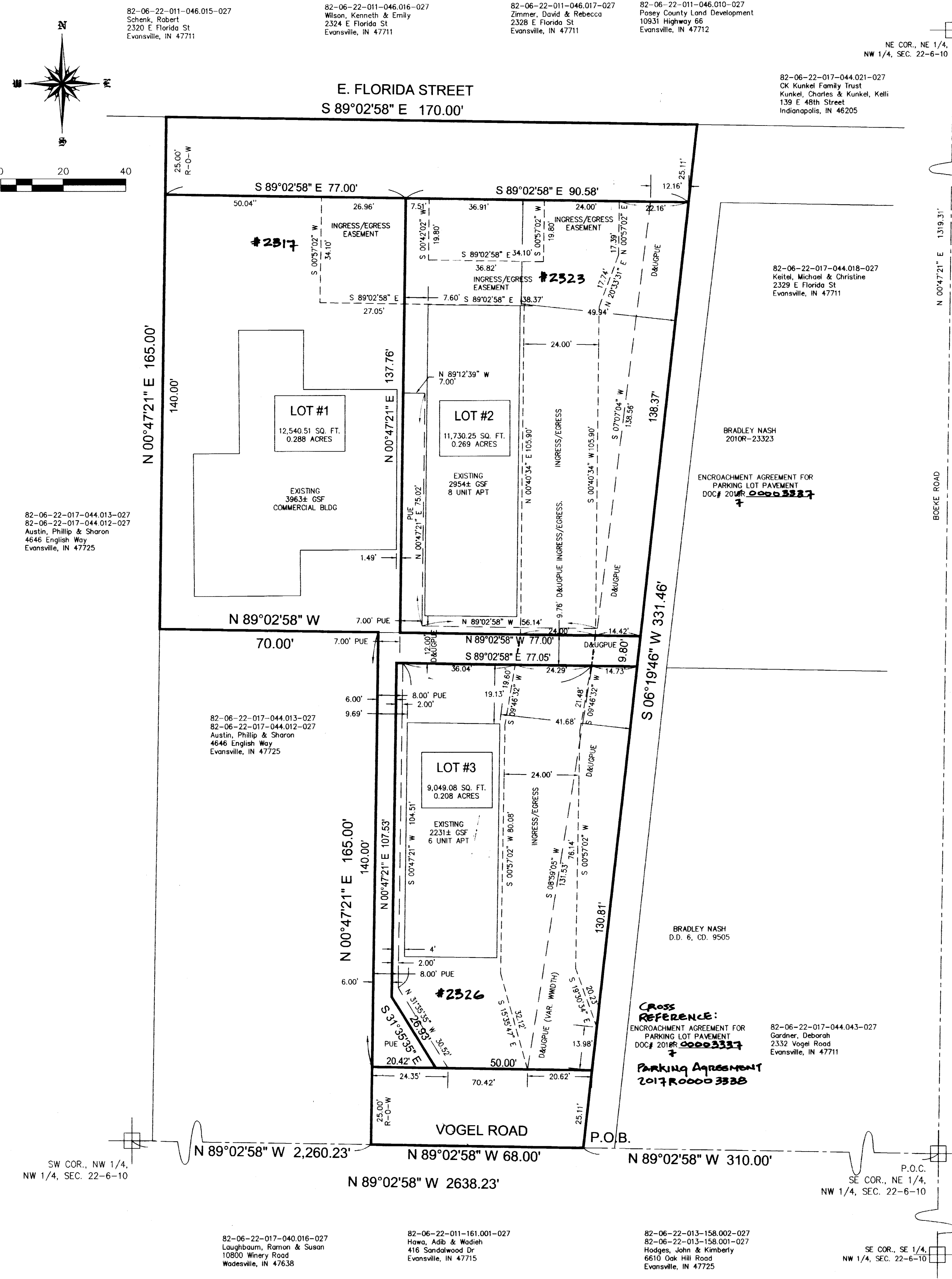


# FLORIDIAN PARK

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**Feb 10, 2017**  
 BRIAN GERTH, AUDITOR  
 617

RECEIVED FOR RECORD  
 DATE **02-10-17** 1:02 p  
 PLAT BOOK **U**  
 PAGE **73**  
 INSTR# **2017R0003339**  
 DEBBIE STUCKI, RECORDER  
 VANDERBURGH COUNTY



## General Notes

- UTILITIES:** Evansville Water & Sewer Utility - Sanitary Sewers are available. Water service is available.
  - FLOOD PLAIN DATA:** No 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 0182 D, Community Panel 180257 dated March 17, 2011.
  - 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 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 (SWP3) 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 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 Title 16.20.130(C) (1) of the Evansville Municipal Code.
  - SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
  - 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.
  - APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number 5-SW-2016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at APC Public Hearing on May 12, 2016.
  - Joint Vehicle Access:** All residents, visitors, customer, employee, and delivery vehicles to and from the property have access rights to cross over the existing travelways of the shared parking and travel lanes of the property within the areas listed as ingress/egress easement.
- B. VARIANCE: 2616-15-BZA**  
**BOUNDARY DESCRIPTION**

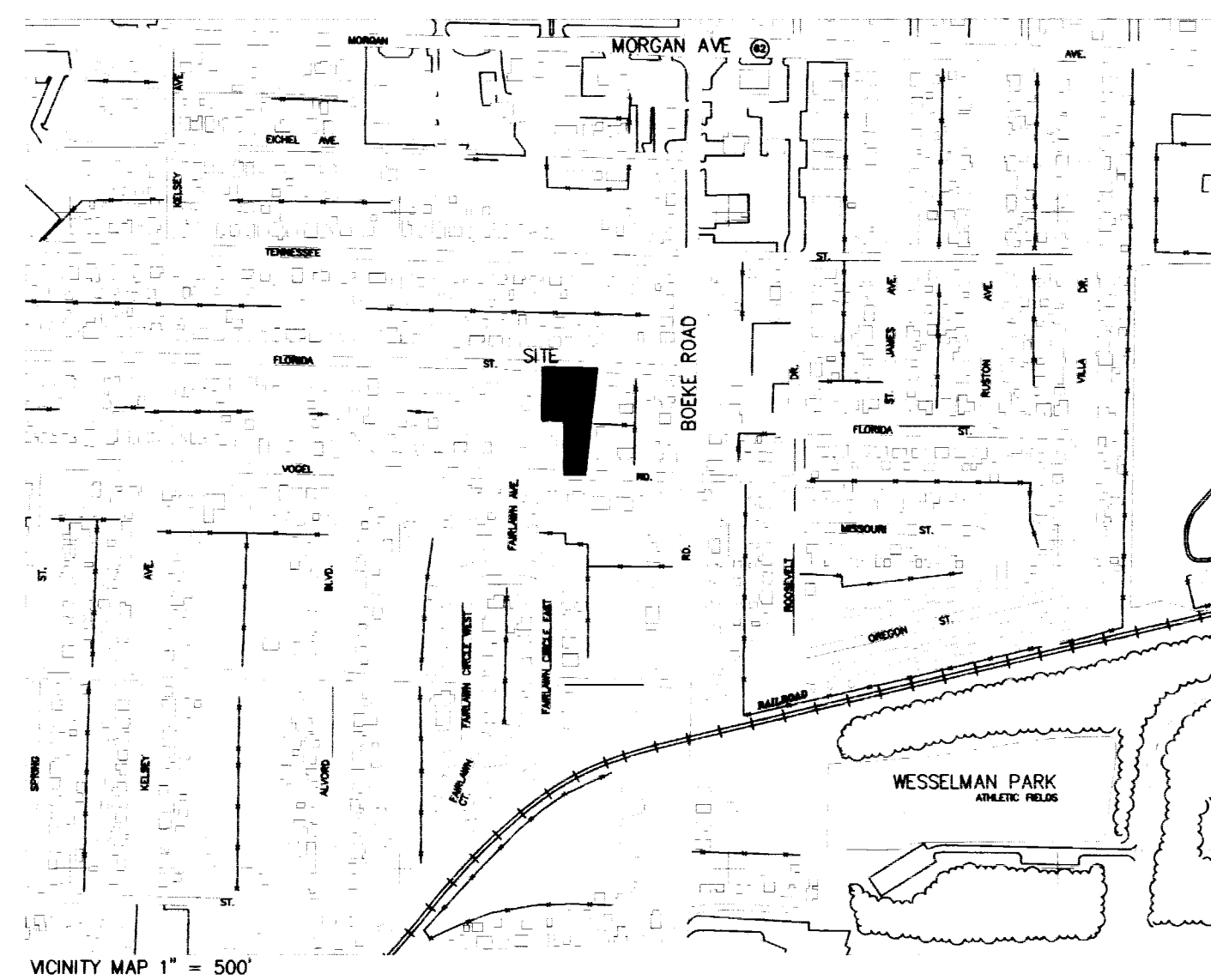
Part of the Northeast Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 10 West of the 2nd P.M. lying in Knight Township, Vanderburgh County Indiana and more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 6 South, Range 10 West; thence along the South line of said Quarter Quarter Section North 89°02'58" West 310.00 feet to the point of beginning; thence continue along said Quarter Quarter line

- North 89°02'58" West 68.00 feet; thence parallel to the East line of said Quarter Quarter
- North 00°47'21" East 165.00 feet; thence parallel to the South line of said Quarter Quarter
- North 89°02'58" West 70.00 feet; thence parallel to the East line of said Quarter Quarter
- North 00°47'21" East 165.00 feet; thence parallel to the South line of said Quarter Quarter
- South 89°02'58" West 170.00 feet; thence
- South 06°19'46" West 331.46" to the true point of beginning and containing 39,269.84 square feet, or 0.902 acres, more or less.

Subject to the 25.00 foot right-of-way of Vogel Road coincident with and Northerly of the first course.

Also subject to the 25.00 foot right-of-way of Florida Street coincident with and Southerly of the fifth course.



## SURVEYOR'S CERTIFICATE

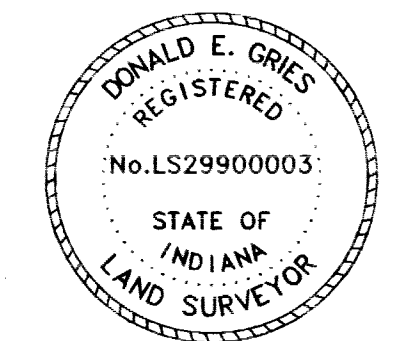
I, Donald E. Gries, certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on May 5, 2015 and that all monuments shown to exist at all locations as noted.

## 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 20th day of January 2017.

*Donald E. Gries*  
 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 FLORIDIAN PARK.

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

## Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D&UGPUE" (Drainage and Underground Public Utility Easement), are hereby dedicated for conveyance of surface water and/or subsurface water drainage for the maintenance and operation of underground portions of public utility facilities, including flush with the surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the drainage board or public utility without liability in the use of said easements.

Strips or areas of land labeled Ingress/Egress are for joint vehicle access to cross over the property to access Vogel Road and Florida Street.

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.

*Bradley J. Nash*

Bradley J. Nash  
 4300 Keck Avenue  
 Evansville, IN 47715

## NOTARY CERTIFICATE

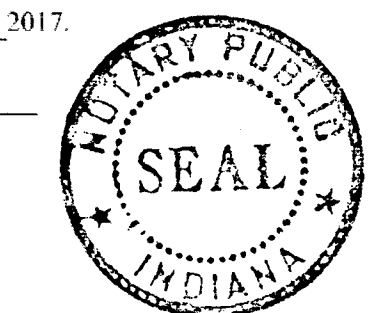
STATE OF Indiana )  
 ) ss:  
 COUNTY OF Vanderburgh )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Bradley J. Nash, owner of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 20th day of January, 2017.

My commission expires 11/22/2022

*Patricia E. Keith*  
 Patricia E. Keith  
 Notary Name  
 Notary Resides in Vanderburgh



## 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 12, 2016.

*Patricia E. Keith*  
 Patricia E. Keith  
 ATTEST EXECUTIVE DIRECTOR

**U-73**  
 APL# 2-5-2016



## PLAT RELEASE

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

*Patricia E. Keith*  
 Patricia E. Keith  
 Executive Director

**Feb. 10, 2017**  
 Plat Release Date

AE-2  
**ANDY EASLEY ENGINEERING, INC**  
 CIVIL ENGINEERING (812) 424-2481  
 1133 WEST MILL ROAD  
 EVANSVILLE, INDIANA 47710

**BRADLEY J. NASH**  
**FLORIDIAN PARK**  
 2317 E. FLORIDA  
 EVANSVILLE, IN

DRAWN BY: JKS  
 CHECKED BY: BEO  
 DATE: 05-12-15  
 PROJECT NO.: 3019  
 REVISIONS: JKS 01-19-17 1 - 20  
**1 OF 1**