

# HOFFMAN MANOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 Sept. 13, 2017  
 BRIAN GERTH AUDITOR  
 4741  
 (AUDITOR NUMBER)

RECEIVED FOR RECORD  
 DATE 09-13-17 10:14A  
 PLAT BOOK U  
 PAGE 118  
 INSTR# 2017-00022513  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

## BOUNDARY DESCRIPTION

A re-plat of part of Lot 7 and all of Lots 8 and 9 in Westward Estates, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book "L", page 11 in the office of the Recorder of Vanderburgh County, Indiana, being a part of the East Half of the Northwest Quarter of Section 8, Township 6 South, Range 11 West of the 2nd P.M., lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southeast corner of the East Half of the Northwest Quarter of said Section 8; thence along the East line of said Half, Quarter Section, North 00°00'14" West 1470.00 feet; thence along the extended South line of Lot 8, South 88°25'14" West 30.01 feet to the Southeast corner of Lot 8, also being the Northeast corner of Lot 7 and being the true point of beginning; thence along the East line of said Lot 7

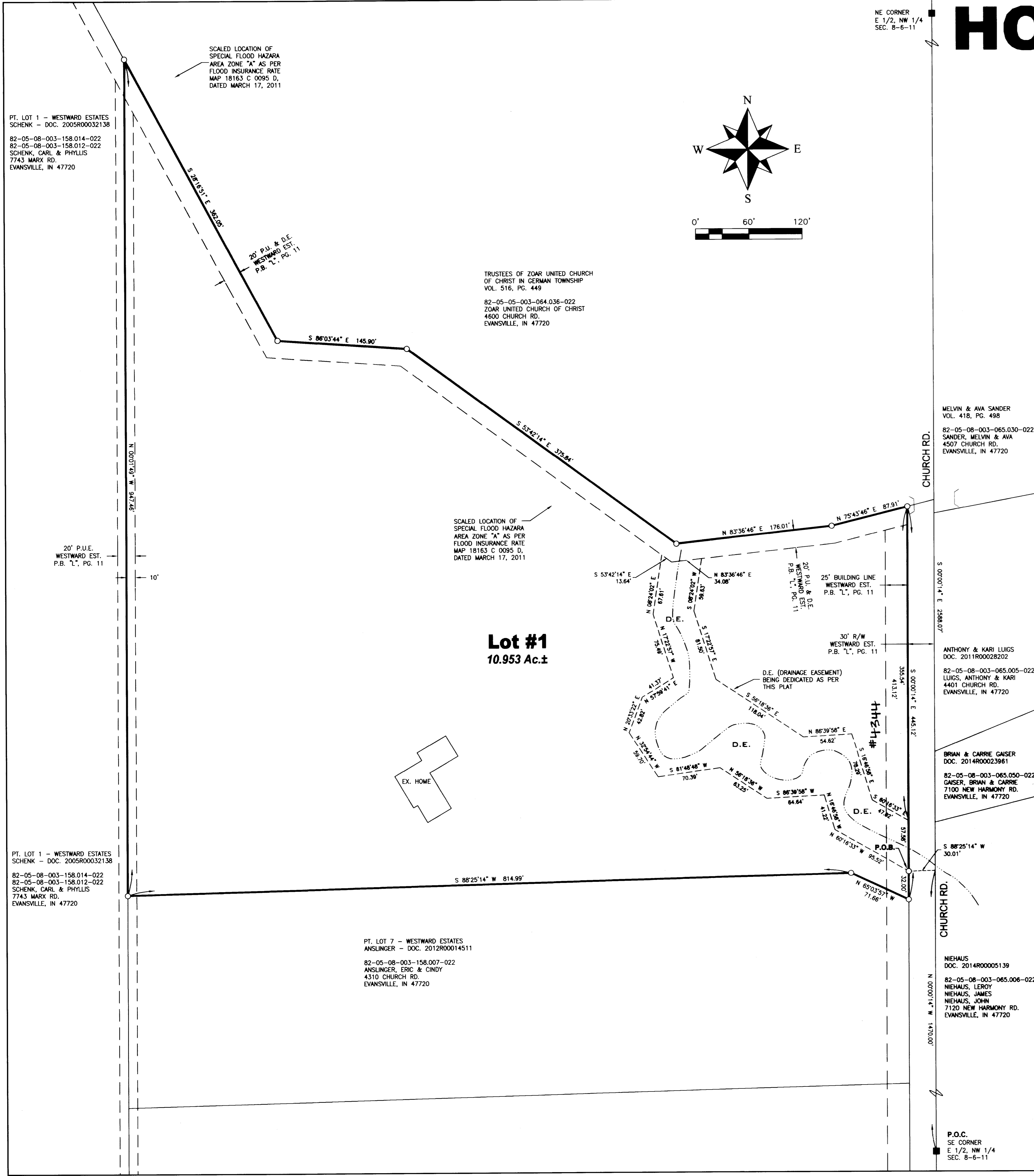
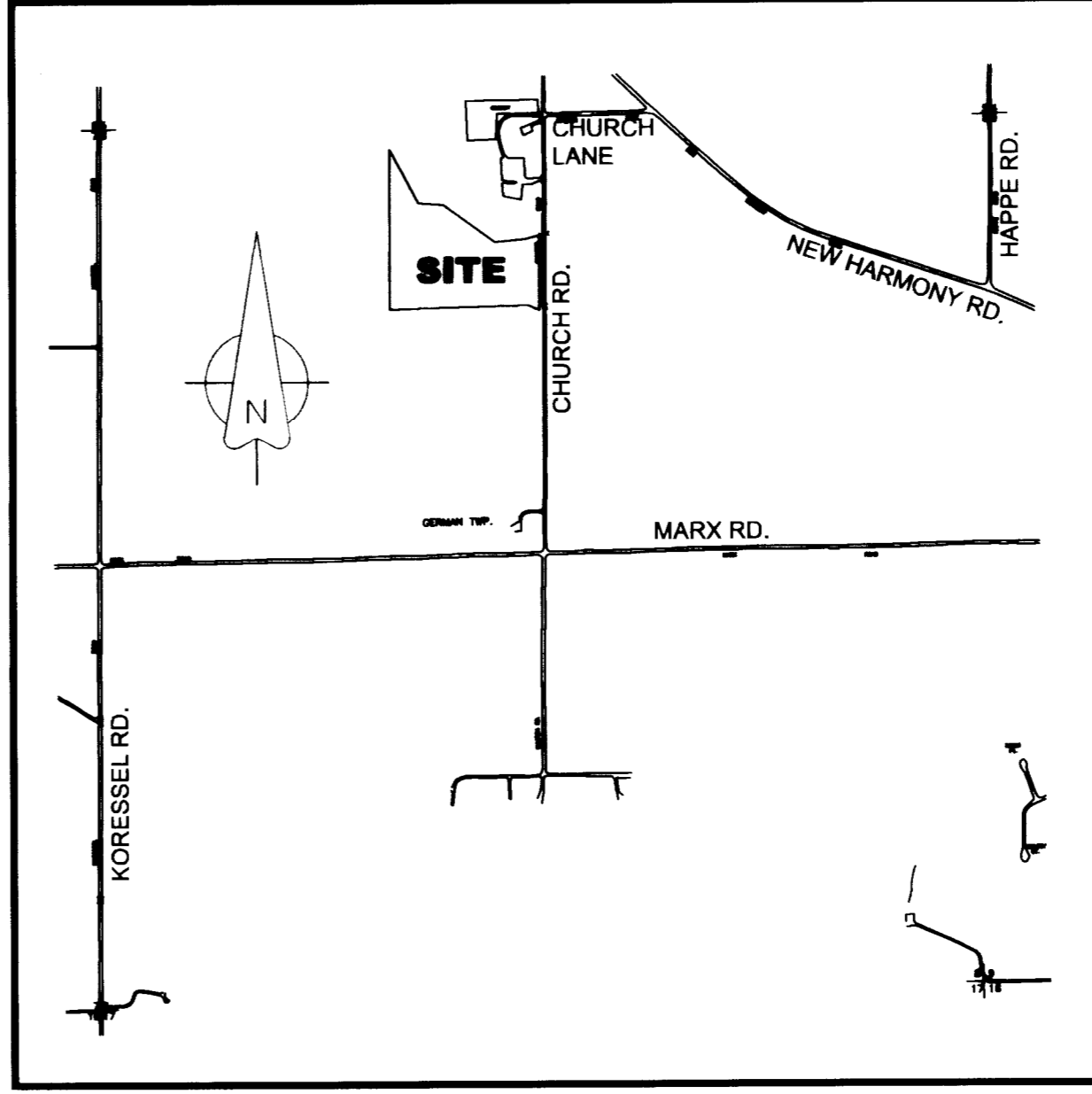
- 1st: South 00°00'14" East 32.00 feet; thence
- 2nd: North 65°03'57" West 71.66 feet to the North line of said Lot 7; thence along the common line between Lots 7 and 8
- 3rd: South 88°25'14" West 814.99 feet to the Southwest corner of said Lot 8; thence along the West line of Lot 8 and 9
- 4th: North 00°01'49" West 947.46 feet to the Northwest corner of said Lot 9; thence along the North boundary of said Lot 9 for the following 5 (five) courses
- 5th: South 28°16'51" East 362.05 feet; thence
- 6th: South 86°03'44" East 145.90 feet; thence
- 7th: South 53°42'14" East 375.84 feet; thence
- 8th: North 83°36'46" East 176.01 feet; thence
- 9th: North 75°43'46" East 87.91 feet to the Northeast corner of said Lot 9; thence along the East line of said Lots 8 and 9
- 10th: South 00°00'14" East 413.12 feet to the true point of beginning and containing 10.953 acres more or less.

## General Notes

1. **UTILITIES:** Water is available by the Evansville Water and Sewer Utility Department. 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 "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0095 D, Community Panel 180256 dated March 17, 2011.
4. **FLOODWAY LANGUAGE:** Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-34696-0 dated July 7, 2017. Special Flood Hazard Area / Floodway: 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.
5. **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.
6. **SITE CONDITIONS:** No obstructions shall be placed within the natural watercourse on this site.
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 22-SW-2017 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 07/24/2017.

## VICINITY MAP

SCALE 1"=1000'



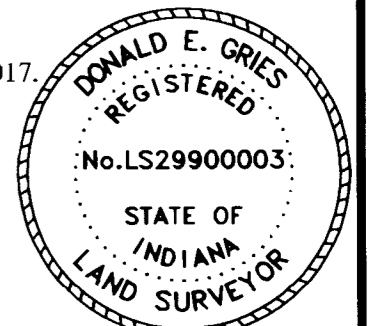
## Certificates

### 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 August 21, 2017 and that all monuments shown to exist at all locations as noted.

Witness my hand and seal this 1st day of September, 2017.

*Donald E. Gries*  
 Donald E. Gries  
 Indiana Registration No. LS 29900003



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)

### OWNER'S CERTIFICATE

I, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **HOFFMAN MANOR**.

### 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.E. (Drainage Easement), are hereby dedicated for conveyance of surface water and/or 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. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, culverts or piping, or other obstructions without the approval of the Vanderburgh County Drainage Board.

Strips or areas of land, of the dimensions shown on this plat and marked P.U. & D.E. (Public Utility and Drainage Easement) are hereby dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of above or underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along easement, or mowing and maintenance of the easement. No structures other than 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 a public utility without liability in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision 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.

*Andrew J. Hoffman*  
 Andrew J. Hoffman  
 4344 Church Road  
 Evansville, IN 47720

*Jennifer M. Hoffman*  
 Jennifer M. Hoffman  
 4344 Church Road  
 Evansville, IN 47720

### 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, Andrew J. Hoffman and Jennifer M. Hoffman, the above signed owners 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 September, 2017.

My commission expires 11/21/2022

*Patricia E. Keith*  
 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 July 24, 2017. (at Subdivision review).

*Robert J. Jones*  
 Robert J. Jones  
 President

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

### PLAT RELEASE

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

*Robert J. Jones*  
 Robert J. Jones  
 Executive Director

Sept. 13, 2017  
 Plat Release Date

U-118  
 APC # 25-MS-2017



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

HOFFMAN MANOR MINOR SUBDIVISION  
 4344 CHURCH ROAD  
 CLIENT: ANDREW HOFFMAN  
 VANDERBURGH COUNTY, INDIANA

DRAWN BY:	J.R.P.
CHECKED BY:	D.E.C.
PROJECT NO.:	22-SW-2017
REVISIONS:	
SHEET NO.:	1 OF 1