

# STANLEY POINTE

## LEGEND

	SECTION LINE		NAIL FOUND		R/W - RIGHT OF WAY
	RIGHT-OF-WAY LINE		3/4" X 30" REBAR		P.U.E. - PUBLIC UTILITY EASEMENT
	PROPERTY LINE		W/CAP STAMPED "BLA"		P.O.B. - POINT OF BEGINNING
	PROPERTY LINE ADJOINER		FIRM 0030" FOUND		P.O.C. - POINT OF COMMENCEMENT
	EXIST. EASEMENT LINE		CAPPED REBAR W/ "MORLEY 0023" FIRM CAP FOUND		B.F.E. - BASE FLOOD ELEVATION
	PROPOSED RIGHT-OF-WAY LINE		CAPPED REBAR W/ORANGE "VSEI 0063" FIRM CAP SET		F.P.G. - FLOOD PROTECTION GRADE
	PROPOSED EASEMENT LINE		FLOODWAY		IG/EG - INGRESS/EGRESS EASEMENT
	FLOODWAY LIMITS				
	FLOOD ZONE LIMITS				

## Certificates

### SURVEYOR'S CERTIFICATE

I, Alex J. Daugherty, 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 03/10/2023 and that all monuments shown to exist at all locations as noted.

### AFFIRMATION STATEMENT

I, Alex J. Daugherty, 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 10 day of March, 2023.

*Alex J. Daugherty*  
Alex J. Daugherty  
Indiana Registration No. LS 21700005



### 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 STANLEY POINTE, a minor subdivision.

### Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked PUE (Public Utility Easement), are hereby dedicated to 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.

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.

*Lane T. Young*  
Lane T. Young, President  
City of Evansville  
Building Corporation  
Room 300 Civic Center  
1 NW Martin Luther King Jr BLVD  
Evansville, IN 47708

### NOTARY CERTIFICATE

STATE OF INDIANA  
COUNTY OF VANDERBURGH

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedication and restrictions thereon, express to be voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11th day of April, 2023.

My commission expires Nov. 02, 2030

*Dylan Kiperbach*  
Printed Name: Dylan Kiperbach

Notary Resides in Warrick 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, 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 03/27/2023 (at SUBDIVISION REVIEW)

President: Stacy Stevens  
*Ronald S. London*  
Attest Executive Director: Ronald S. London

### PLAT RELEASE APC DOCKET No.: MIN-2023-007

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

*Ronald S. London*  
Attest Executive Director: Ronald S. London  
A/21/2023  
Plat Release Date

## General Notes

**1. UTILITIES:** Water is available and is provided by Evansville Water & Sewer Utility. Sanitary Sewer is available by private extension.

**2. FLOOD PLAIN DATA:** A PORTION of the within described tract of land lies within that Special Flood Hazard Area Zone (SFHA) "AE" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163C0118E, Community Panel 180257 dated January 29, 2021.

**3. FLOODWAY:** Special Flood Hazard Area/Floodway: Construction in the Floodway area requires a permit from 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.

**4. NATURAL SURFACE WATERCOURSE:** The owners shall remain responsible for the prevention of obstruction to creeks and natural surface watercourses.

**5. APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAY-2023-007 requesting to waive the installation of sidewalks, as per City Code 16.12.020 (B)(2), was APPROVED at SUBDIVISION REVIEW on 03/27/2023.

**6. ACCESS:** Lot #1 shall have access to Stanley Avenue.

**7. MONUMENTS:** Monuments have been set at all boundary and lot corners with a 5/8" rebar with an orange cap stamped with "VSEI 0063", unless otherwise noted.

**8. PRIOR COVENANTS AND RESTRICTIONS:** The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions and therefore the recording of this replat has absolutely no effect on any private covenants and restrictions that may or may not exist.

## BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 16, Township 6 South, Range 10 West, in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of said Quarter Quarter Section; thence South 88 degrees 42 minutes 38 seconds East 636.50 feet, along said South line; thence North 13 degrees 8 minutes 56 seconds East 410.42 feet, to the center of Pigeon Creek; thence in a Northwesterly direction, along the center of Pigeon Creek, the following Seven (7) courses;

- North 76 degrees 56 minutes 23 seconds West 48.13 feet
- North 61 degrees 32 minutes 05 seconds West 174.96 feet
- North 35 degrees 57 minutes 53 seconds West 176.92 feet
- North 25 degrees 15 minutes 40 seconds West 286.95 feet
- North 31 degrees 16 minutes 56 seconds West 156.05 feet
- North 42 degrees 9 minutes 18 seconds West 88.66 feet
- North 58 degrees 54 minutes 25 seconds West 158.66 feet, to the west line of said Quarter Quarter Section;

thence South 1 degree 17 minutes 34 seconds West 1,163.63 feet, along said west line, to the POINT OF BEGINNING, containing 12.153 acres, more or less.

The Real Estate previously surveyed by Perry E. Jones of Bernardin, Lochmueller, & Associates, INC. As recorded PER instrument number 2008R00004199 and signed Feb. 14, 2008.

Basis of bearing differs by 0°47'51" in a counter clockwise direction from ALTA survey conducted by Perry E. Jones listed above and face of subdivision plat shown.

## PROPERTY NOTES

- (E-1) 20' SUBSURFACE ESMT. FOR LEVEE EVANSVILLE-VANDERBURGH LEVEE AUTHORITY DISTRICT PARCEL 338LR INST. No. 1987R00006587
  - (E-2) 20' SEWER ESMT. FOR LEVEE EVANSVILLE-VANDERBURGH LEVEE AUTHORITY DISTRICT PARCEL 338LR INST. No. 1987R00006587
  - (E-3) SUFFICIENT WIDTH SIGECO POWERLINE EASEMENT D.D. 6, CARD 1141
  - (E-4) SUFFICIENT WIDTH SIGECO POWERLINE EASEMENT D.D. 6, CARD 1142
  - (E-5) SUFFICIENT WIDTH SIGECO REVOCABLE LICENSE VOL. 546, PAGE 96
- PARCEL 11  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-014.009-027
- PARCEL 8  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-024.010-027

NW QTR. SEC. 16-6-10  
REBAR FOUND

LANDMARK CENTER LLC  
INST. NO. 2021R00020441  
82-06-16-017-022.043-027

TAYLOR DELLA M.  
INST. NO. 2018R00015401  
82-06-16-017-022.027-027

SW QTR. NW 1/4, NW 1/4  
REBAR FOUND

SW QTR. NE 1/4, NW 1/4  
MAG NAIL FOUND

PARCEL 12  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-014.009-027

PARCEL 11  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-014.009-027

PARCEL 12  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-014.009-027

PARCEL 11  
HTW, LLC  
INST. NO. 2007R00034497  
82-06-16-017-014.009-027

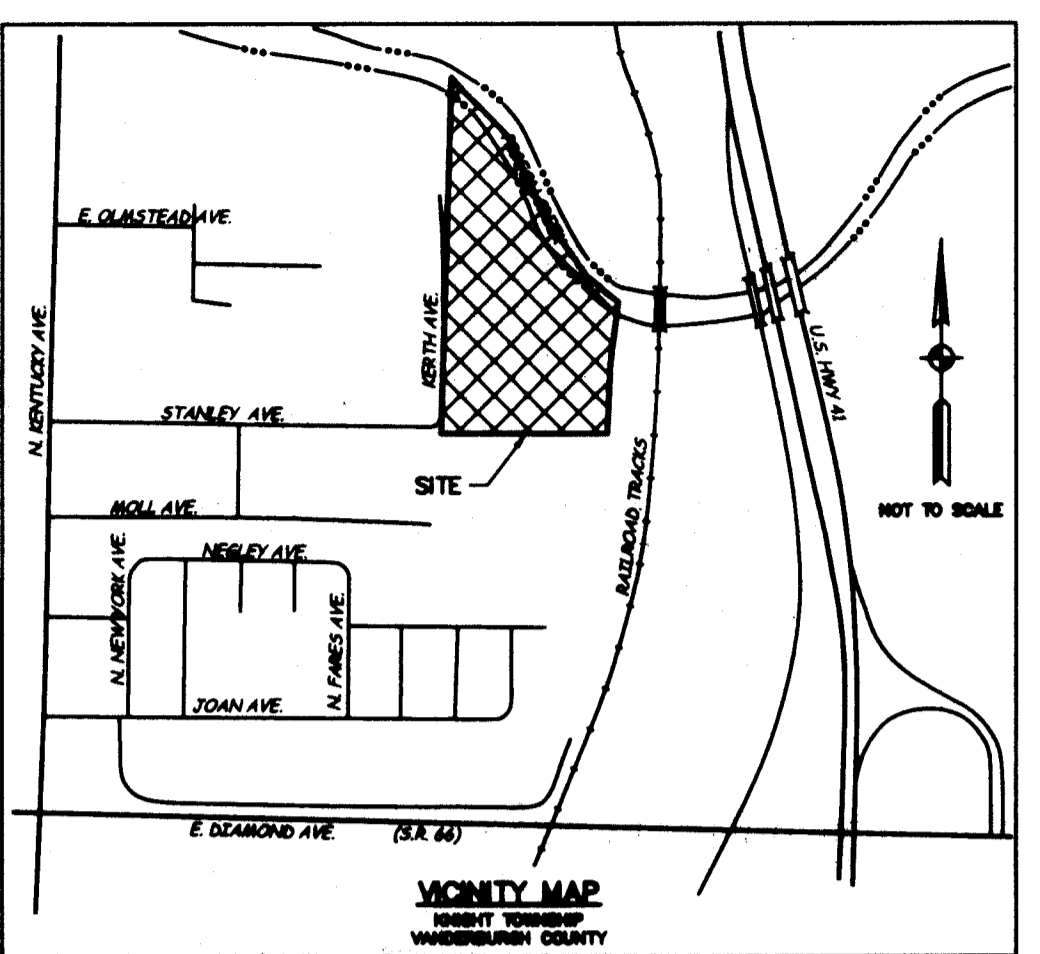
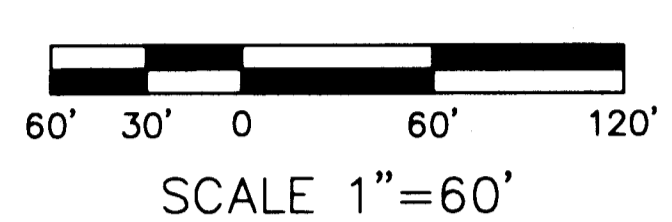
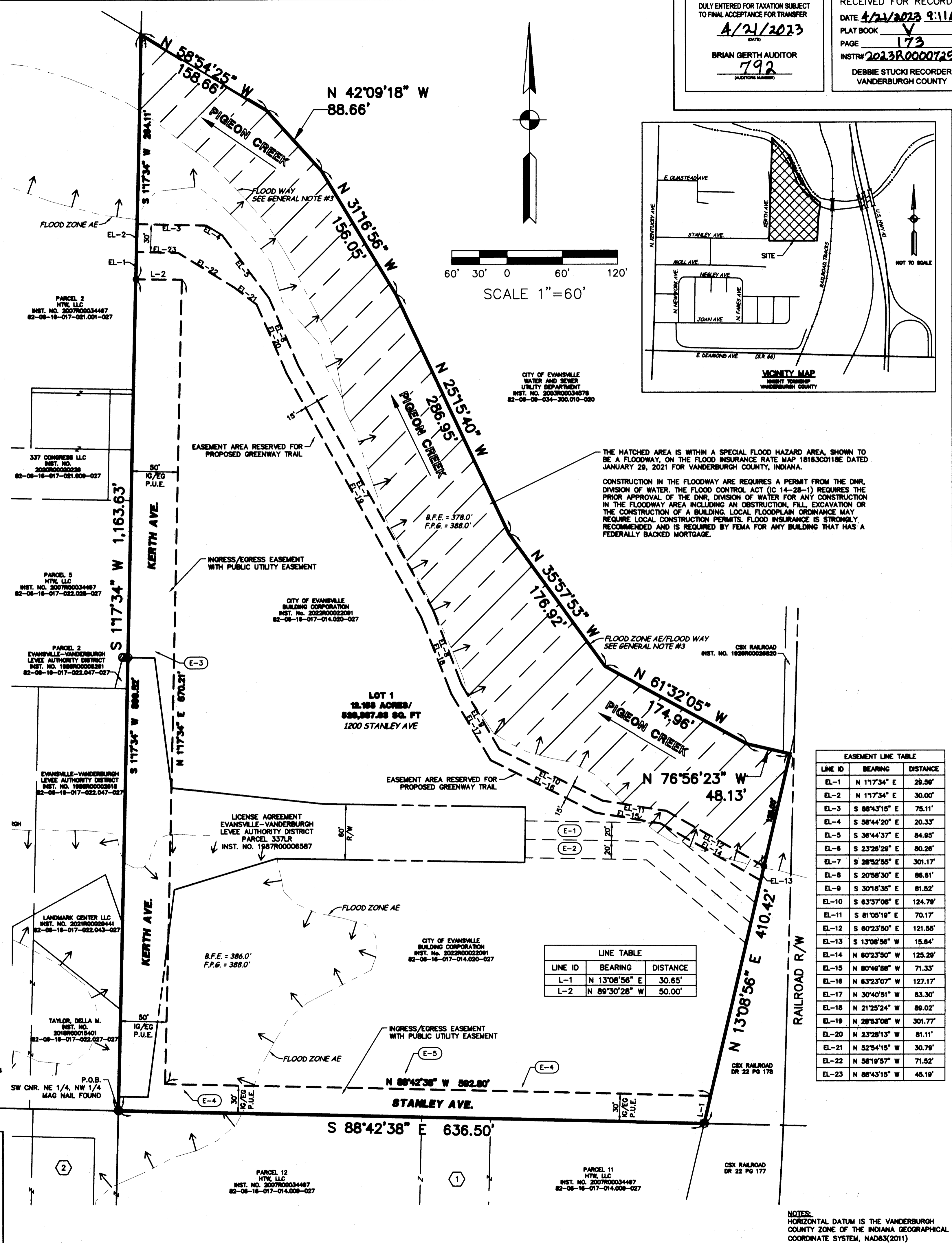
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CITY OF EVANSVILLE  
WATER AND SEWER  
UTILITY DEPARTMENT  
INST. NO. 2003R00034078  
82-06-08-034-300.010-020

THE HATCHED AREA IS WITHIN A SPECIAL FLOOD HAZARD AREA, SHOWN TO BE A FLOODWAY ON THE FLOOD INSURANCE RATE MAP 18163C0118E DATED JANUARY 29, 2021 FOR VANDERBURGH COUNTY, INDIANA.  
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 ORDINANCE MAY REQUIRE LOCAL CONSTRUCTION PERMITS. FLOOD INSURANCE IS STRONGLY RECOMMENDED AND IS REQUIRED BY FEMA FOR ANY BUILDING THAT HAS A FEDERALLY BACKED MORTGAGE.

EASEMENT LINE TABLE		
LINE ID	BEARING	DISTANCE
EL-1	N 117°34' E	26.56'
EL-2	N 117°34' E	30.00'
EL-3	S 88°43'15" E	78.11'
EL-4	S 58°44'20" E	20.33'
EL-5	S 36°44'37" E	84.85'
EL-6	S 23°28'29" E	80.28'
EL-7	S 28°52'55" E	301.17'
EL-8	S 20°58'30" E	88.61'
EL-9	S 30°18'35" E	81.52'
EL-10	S 63°37'08" E	124.79'
EL-11	S 81°05'19" E	70.17'
EL-12	S 80°23'50" E	121.55'
EL-13	S 13°08'56" W	15.84'
EL-14	N 80°23'50" W	125.29'
EL-15	N 80°49'58" W	71.33'
EL-16	N 63°23'07" W	127.17'
EL-17	N 30°40'51" W	83.30'
EL-18	N 21°25'24" W	88.02'
EL-19	N 28°53'08" W	301.77'
EL-20	N 23°28'13" W	81.11'
EL-21	N 82°54'15" W	30.79'
EL-22	N 58°19'57" W	71.52'
EL-23	N 88°43'15" W	45.19'

LINE TABLE		
LINE ID	BEARING	DISTANCE
L-1	N 13°08'56" E	30.65'
L-2	N 89°30'28" W	50.00'

DRAWING BY:	A. Daugherty
REVIEWED BY:	M. Healy
SHEETS	1 of 1

**VS ENGINEERING**  
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vs@vsengineering.com  
www.vsengineering.com

**STANLEY POINTE**  
CITY OF EVANSVILLE INDIANA  
BUILDING CORPORATION

NOTES:  
HORIZONTAL DATUM IS THE VANDERBURGH COUNTY ZONE OF THE INDIANA GEOGRAPHICAL COORDINATE SYSTEM, NAD83(2011)