

# NATURE VIEW

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
**8/13/2018**  
 (DATE)  
 BRIAN GERTH AUDITOR  
**4102**  
 (AUDITOR NUMBER)

RECEIVED FOR RECORD  
 DATE **8/13/2018 2:10 PM**  
 PLAT BOOK **U**  
 PAGE **159**  
 INSTR# **201800010470**  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY

## BOUNDARY DESCRIPTION

A replat of Lot 5 in Orchard Parke Subdivision, as per plat thereof, recorded in Plat Book "P", page 71 in the office of the Recorder of Vanderburgh County, Indiana and part of the Southeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, South 88°48'08" West 341.20 feet to the true point of beginning; thence parallel with the East line of said Quarter, Quarter Section

- 1st: South 00°00'00" East 512.00 feet; thence parallel with the North line of said Quarter, Quarter Section
- 2nd: South 88°48'08" West 170.80 feet to the East line of Orchard Parke Subdivision; thence parallel with the East line of said Quarter, Quarter Section and along said subdivision boundary
- 3rd: North 00°00'00" West 20.99 feet to the Southeast corner of Lot 5 in Orchard Parke; thence along the South line of said Lot 5
- 4th: North 90°00'00" West 130.00 feet to the Southwest corner of said Lot 5; thence along the West line of said Lot 5
- 5th: North 00°00'00" West 90.00 feet to the Northwest corner of said Lot 5; thence along the North line of said Lot 5
- 6th: North 90°00'00" East 130.00 feet to the Northeast corner of said Lot 5; thence along the East boundary of Orchard Parke and parallel with the East line of said Quarter, Quarter Section
- 7th: North 00°00'00" West 401.01 feet to the Northeast corner of said Orchard Parke and being in the North line of said Quarter, Quarter Section; thence along said North line
- 8th: North 88°48'08" East 170.80 feet to the true point of beginning and containing 2.276 acres more or less.

## 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 available and will be provided by the Evansville Water & Sewer Utility.
3. ACCESS: Lot 1 has direct access to Cider Mill Court. Lot 2 has direct access to Christ Road.
4. 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(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0118 D, dated March 17, 2011.
5. NATURAL SURFACE WATERCOURSE: The owner(s) of Lot 1 shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses on this site.
6. NATURAL SURFACE WATERCOURSE: The owner(s) of Lot 2 shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
7. COVENANTS & RESTRICTIONS: Restrictions, Reservations, Conditions and Protective Covenants affecting Lots within Orchard Parke Subdivision is recorded in Miscellaneous Drawer 4, Card 9487 (Document 1996R-00023771) and Amended by document recorded in Miscellaneous Drawer 5, Card 1122 (Document 1997R-00007614).

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 WAV-2018-016 requesting to waive the installation of sidewalks, as per City Code 17.05.150 (B)(2), was approved at Subdivision Review on **MAY 29, 2018**

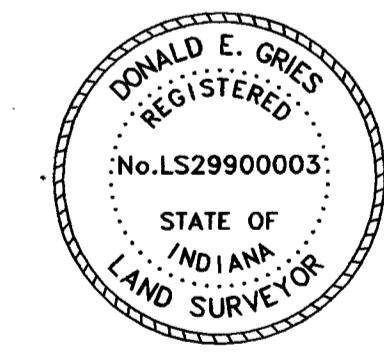
## Certificates

### 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 April 30th, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 19th day of July, 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

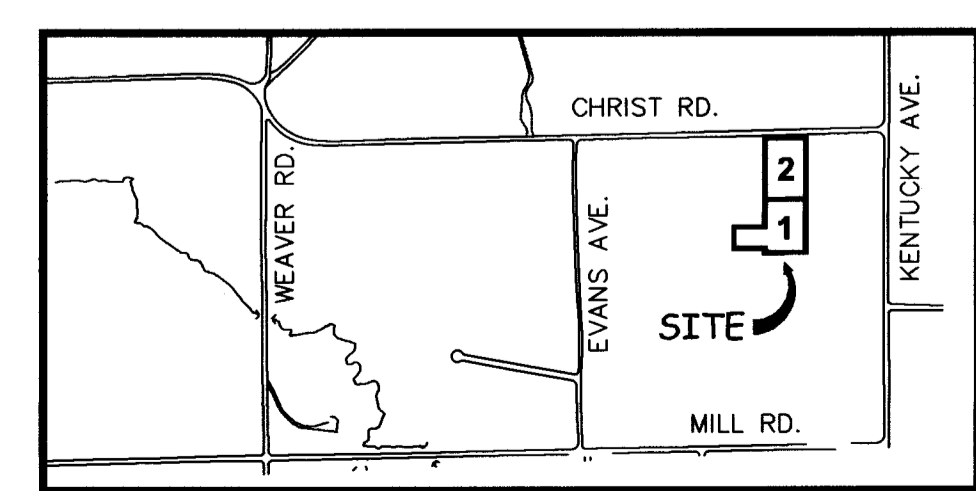


### AFFIRMATION STATEMENT

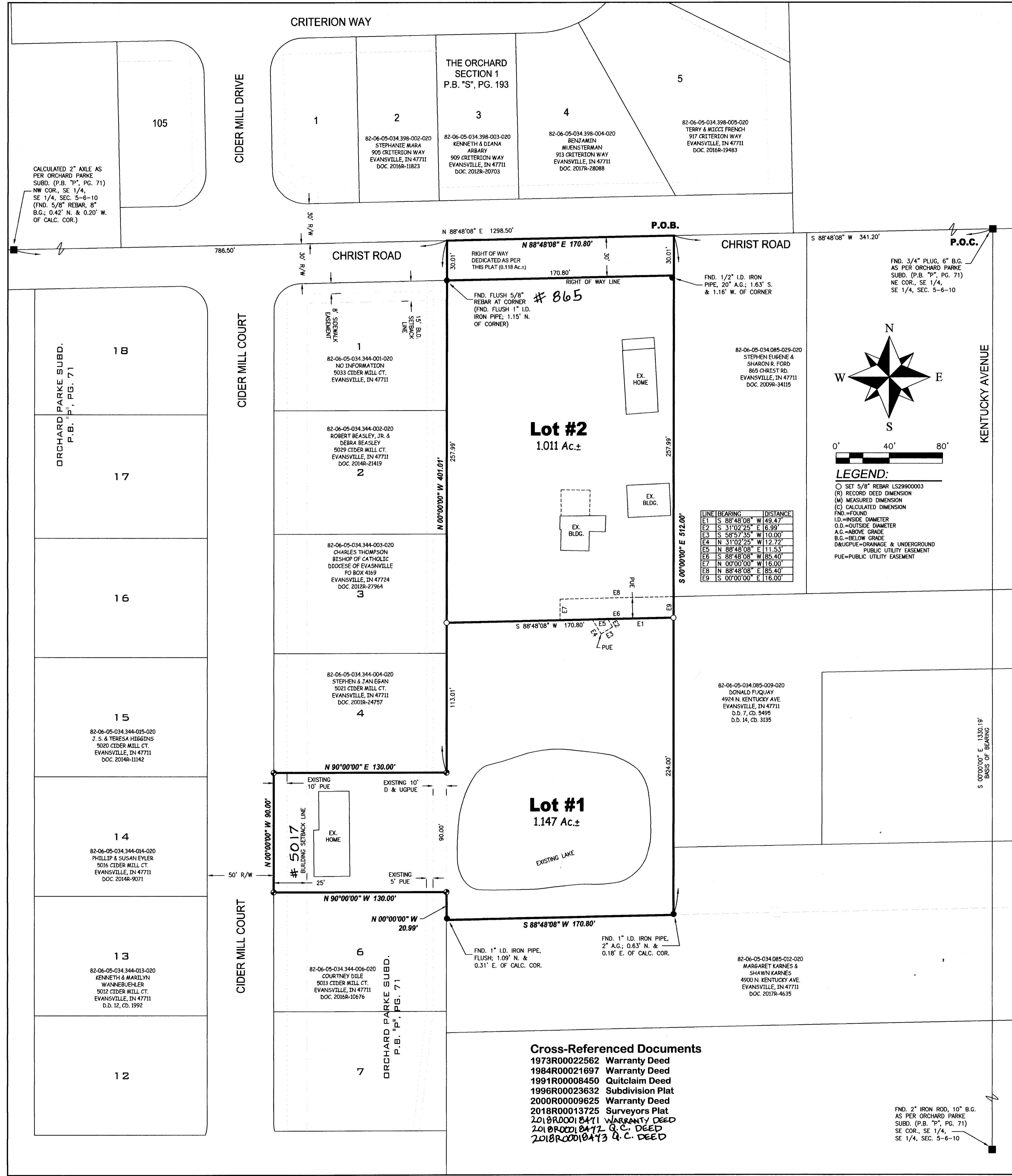
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless it is required by law.

This instrument was prepared by Donald E. Gries, PS 29900003

### VICINITY MAP



SCALE 1"=800'



### Cross-Referenced Documents

- 1973R00022562 Warranty Deed
- 1984R00021697 Warranty Deed
- 1991R00008450 Quitclaim Deed
- 1996R00023632 Subdivision Plat
- 2000R00009625 Warranty Deed
- 2018R00013725 Surveyors Plat
- 2018R00018471 WARRANTY DEED
- 2018R00010472 G.C. DEED
- 2018R00010473 G.C. DEED

### 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 **Nature View**, 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 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.

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.

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

### Owner's Lot 1

*Mark J. Schymik*  
 Mark J. Schymik  
 5017 Cider Mill Ct.  
 Evansville, IN 47711

*Michelle Schymik*  
 Michelle Schymik  
 5017 Cider Mill Ct.  
 Evansville, IN 47711

### 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, Mark J. Schymik and Michelle Schymik, 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 20th day of July, 2018.

My commission expires 11/22/2022

*Patricia E. Keith*  
 Signature

Printed Name: Patricia E. Keith

Notary Resides in Vanderburgh County, Indiana (state)



### Owner's Lot 2

*Stephen Eugene Ford*  
 Stephen Eugene Ford  
 865 Christ Road  
 Evansville, IN 47711

*Sharon R. Ford*  
 Sharon R. Ford  
 AKA Sharon B. Ford  
 865 Christ Road  
 Evansville, IN 47711

### 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, Stephen Eugene Ford and Sharon R. Ford, 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.

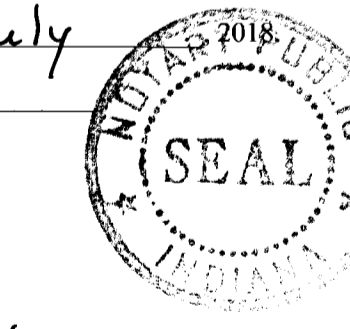
Witness my hand and seal this 20th day of July, 2018.

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 May 29th, 2018 (at Subdivision Review).

*Stacey Stevens*  
 President: Stacey Stevens

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

### PLAT RELEASE FOR APC Docket No.: MIN-2018-015

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

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

AUGUST 9, 2018  
 Plat Release Date

**U-159**



MINOR SUBDIVISION  
**MARK & MICHELLE SCHYMIK**  
 5017 Cider Mill Court  
 VANDERBURGH COUNTY, INDIANA

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

DRAWN BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

SHEET NO.: **1 OF 1**