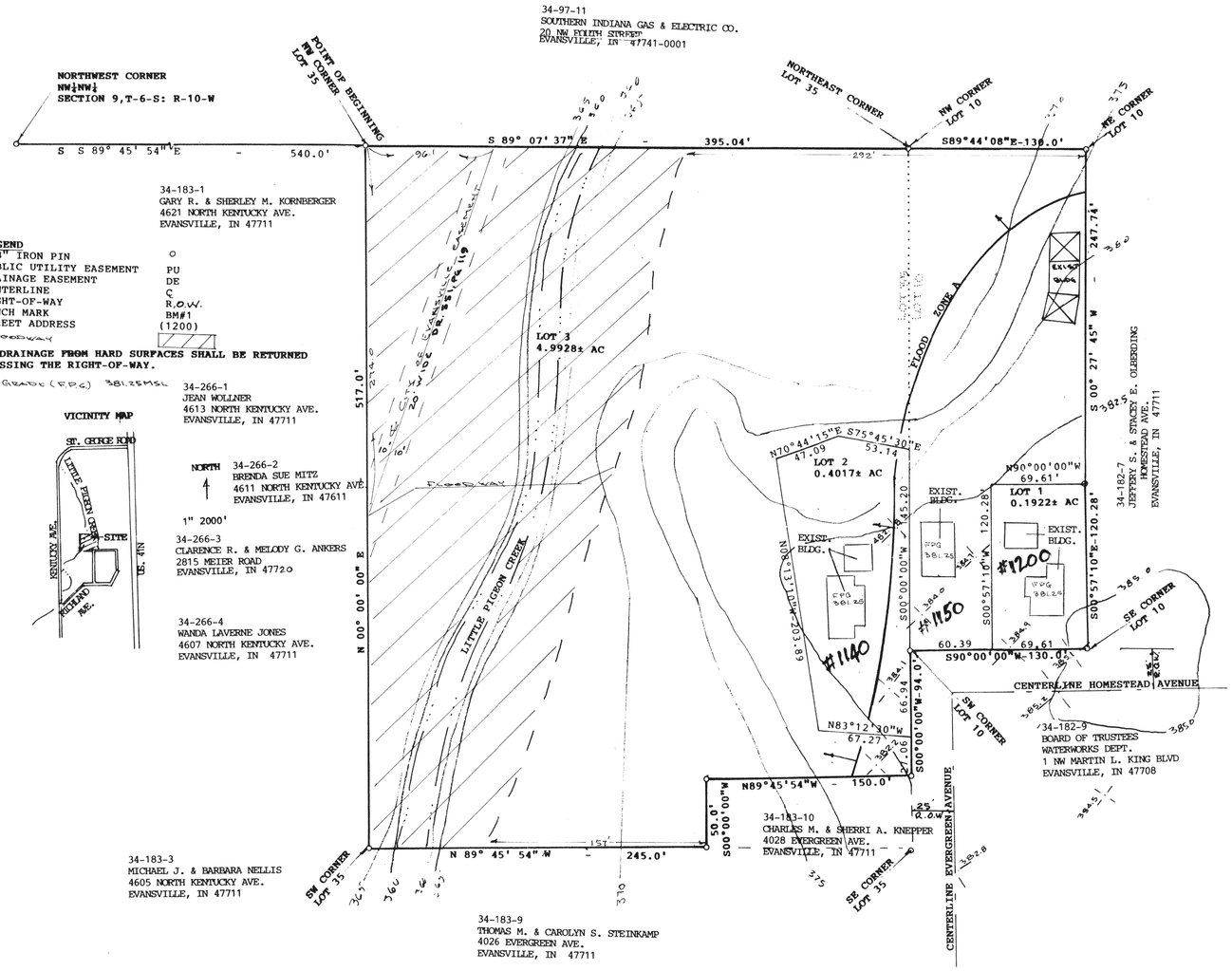
FLOYD'S GARDEN CITY SUBDIVISION

A REPLAT OF LOT 10 AND PART OF LOT 35 IN GARDEN CITY, (Center Township) AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGES 68 AND 69 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.

NORTH

25' 25' 50'

SCALE: 1" = 50'
SEPTEMBER 4, 2001



LEGEND

5/8" IRON PIN	○
PUBLIC UTILITY EASEMENT	PU
DRAINAGE EASEMENT	DE
CENTERLINE	℄
RIGHT-OF-WAY	R.O.W.
BENCH MARK	BM#1
STREET ADDRESS	(1200)
FLOODWAY	

DRAINAGE NOTE: ALL DRAINAGE FROM HARD SURFACES SHALL BE RETURNED SHEET FLOW BEFORE CROSSING THE RIGHT-OF-WAY.

Flood Protection Grade (FPG) 381.25MSL

VICINITY MAP

NORTH

1" 2000'

34-266-1
JEAN WOLLNER
4613 NORTH KENTUCKY AVE.
EVANSVILLE, IN 47711

34-266-2
BRENDA SUE MITZ
4611 NORTH KENTUCKY AVE
EVANSVILLE, IN 47611

34-266-3
CLARENCE R. & MELODY G. ANKERS
2815 MEIER ROAD
EVANSVILLE, IN 47720

34-266-4
WANDA LAVERNE JONES
4607 NORTH KENTUCKY AVE.
EVANSVILLE, IN 47711

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 10 2002

Suzanne M. Crouch
AUDITOR

#3218

RECEIVED FOR RECORD
5-10-02 11:36A
BOOK Q-196
2002R00018292

LEGAL DESCRIPTION

LOT 10 AND PART OF LOT 35 IN GARDEN CITY, (Center Township) AN ADDITION TO THE CITY OF EVANSVILLE, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGES 68 AND 69 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 10 WEST, VANDERBURGH COUNTY, INDIANA; THENCE SOUTH 89° 45' 54" EAST, ALONG THE NORTH LINE THEREOF, 540.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 35 AND THE POINT OF BEGINNING; THENCE SOUTH 89° 07' 37" EAST, ALONG THE NORTH LINE OF SAID LOT 35, 395.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 35 AND THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89° 44' 08" EAST, ALONG THE NORTH LINE OF SAID LOT 10, 130.0 FEET; THENCE SOUTH 00° 27' 45" WEST, ALONG THE EAST LINE OF SAID LOT 10, 247.74 FEET; THENCE SOUTH 00° 57' 10" EAST, ALONG SAID EAST LINE, 120.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE THEREOF, 130.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 AND A POINT ON THE EAST LINE OF SAID LOT 35; THENCE SOUTH 00° 00' 00" WEST, ALONG SAID EAST LINE, 94.0 FEET; THENCE NORTH 89° 45' 54" WEST - 150.0 FEET; THENCE SOUTH 00° 00' 00" WEST - 50.0 FEET TO THE SOUTH LINE OF SAID LOT 35; THENCE NORTH 89° 45' 54" WEST, ALONG SAID SOUTH LINE, 245.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35; THENCE NORTH 00° 00' 00" EAST, ALONG THE WEST LINE THEREOF, 517.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.5867 ACRES, MORE OR LESS.

GENERAL NOTES

NOISE SENSITIVE NOTE: THIS PROPERTY DOES LIE WITHIN CLOSE PROXIMITY OF AN AIRPORT. The operation of the airport and landing and takeoff of aircraft may generate high noise levels.

UTILITIES AVAILABLE: GAS & ELECTRIC - SIGECO
WATER - EVANSVILLE WATER DEPARTMENT SEWER
SEWER - EVANSVILLE SEWER DEPARTMENT

BASEMENTS: ANY BASEMENT MUST BE APPROVED BY THE EVANSVILLE BUILDING COMMISSION.

FLOOD PLAN DATA: PART OF PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE A AS PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP FOR VANDERBURGH COUNTY, INDIANA COMMUNITY PANEL 180257 0001B DATED OCTOBER 15, 1981

THE LOWEST ELEVATION OF ANY ENCLOSED SPACE (INCLUDING GARAGE) MUST BE AT LEAST TWO FEET ABOVE THE 100 YEAR FLOOD ELEVATION. THIS MINIMUM FLOOR ELEVATION IS CALLED FLOOD PROTECTION GRADE (FPG). ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE EVANSVILLE BUILDING COMMISSIONER. FIRST FLOOR GRADES SHALL BE SET TO ALLOW THE PROPER DRAINAGE AROUND HOUSES. ALL FIRST FLOOR GRADES SHALL CONFORM TO LOCAL AND STATE ENFORCED BUILDING CODES.

EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THEIR PORTIONS OF DRAINAGE AND PUBLIC UTILITY EASEMENTS.

ANY PIPE, FENCE, WALL BUILDING, POOL, PATIO, PLANTING, STORED MATERIAL EXCAVATION, FILL, OR OTHER CONSTRUCTION, IMPROVEMENT, ADDITION TO OR ALTERATION OF THE LAND WITHIN A DRAINAGE EASEMENT IN THIS SUBDIVISION REQUIRES THE WRITTEN APPROVAL OF THE CITY BOARD OF PUBLIC WORKS.

EROSION CONTROL: SLOPES OF 0% -6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURVANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITH FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN UNTIL FINAL GRADING AND SEEDING.

PROPERTY CORNER MARKERS: ALL CORNES NOT ALREADY MONUMENTED WILL BE MONUMENTED WITH 5/8" DIAMETER IRON PINS WITH PLASTIC CAPS STAMPED "BIVINS LS910003".

Base Flood Elevation: 379.25 MSL
Flood Protection Grade: 381.25 MSL

LAND SURVEYOR'S CERTIFICATE

I, WILLIAM Y. BIVINS, hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana, that this plat correctly represents a survey completed by me on SEPTEMBER 4, 2001. That all mounuments thereon actually exist and that their location, size, type and material are accurately shown, and comply with all of the provisions of the Subdivision Control Ordinance.

DATE: SEPTEMBER 4, 2001

William Y. Bivins
10579 Oak Grove Road
Newburgh, IN 47630
L.S. Registration No.910003
858-9268

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATE THE SAME AS "FLOYD'S GARDEN CITY SUBDIVSION"

STRIPS OF AREAS OF LAND OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED PUE (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED TO PUBLIC UTILITIES 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 STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREA 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 OF AREAS OF LAND OF THE DIMENSION SHOWN ON THIS PLAT AND MARKED DE (DRAINAGE EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE. NO STRUCTURE OTHER THAN DRAINAGE WAYS AND SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE Board of Public Works. WITHOUT LIABILITY IN THE USE OF SAID EASEMENT.

ALL EASEMENTS ARE HEREBY 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. THE Board of Public Works OR UTILITY EXERCISING SUCH RIGHT OF INGRESS AND EGRESS SHALL TAKE CARE TO NOT DISTURB PROPERTY AND SHALL BE LIABLE FOR ANY DIRECT DAMAGES OUTSIDE THE EASEMENTS.

OWNER LOT 1
BRENDA RIDDLE
1200 HOMESTEAD AVENUE
EVANSVILLE, IN 47711

OWNERS LOT 2
JAMES H. BALL
KAMMAN L. BALL
1140 HOMESTEAD AVENUE
EVANSVILLE, IN 47711

OWNER OF LOT 3
MARK S. FLOYD
305 EAST FOSTER STREET
FT. BRANCH, IN 47638

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned, Notary Public in and for said County and State, personally appeared the within named MARK S. FLOYD, JAMES H. BALL, KAMMAN L. BALL AND BRENDA RIDDLE, each separately and severly acknowledged the execution of the foregoing instrument to be their voluntary act and deed for the purpose therein expressed.

WITNESS, my hand and Notarial Seal this 26TH day of April, 2002

Lori J. Hargis
Signature Notary
LORI J. HARGIS
Printed Name of Notary

My County of Residence is Vanderburgh, State of Indiana
My Commission Expires July 17, 2006

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, February 6, 2002.

PRESIDENT

ATTESTED EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE DATE: May 10, 2002

Q-196

apr 21-5-2001