

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- ☐ Zoning Map Change (Standard or Planned Unit Development)
- ☐ Minor Subdivision (Five Lots or less)
- ☐ Major Subdivision (Five Lots or more as a Traditional Design)
- ☐ Conservation Subdivision (Five Lots or more with an Open Space Design)
- ☐ Planned Unit Development (PUD)
- ☐ Development Review (Site Review for new Structure)
- ☐ Administrative Appeal

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):
Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

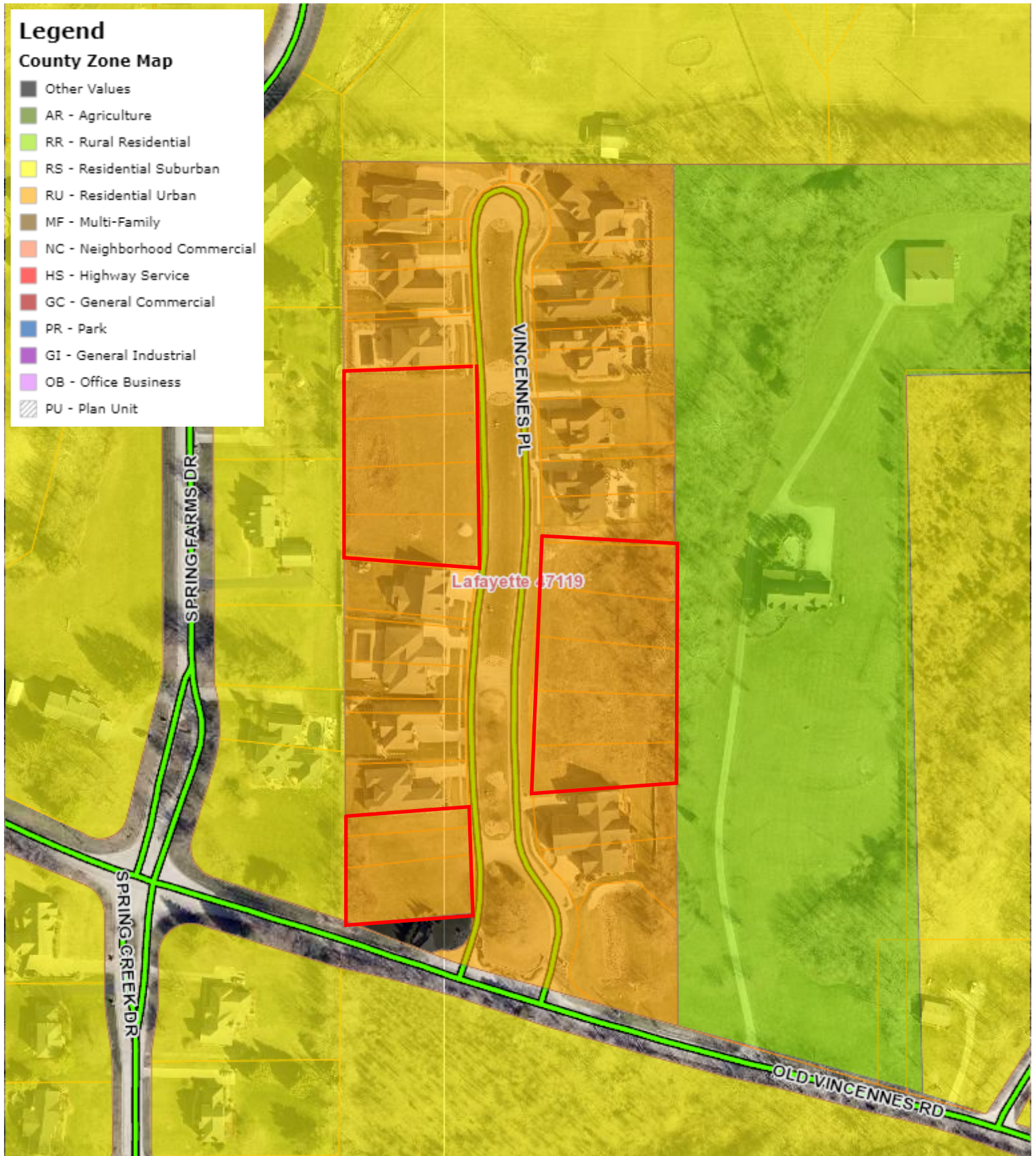
Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

Legend

County Zone Map

- Other Values
- AR - Agriculture
- RR - Rural Residential
- RS - Residential Suburban
- RU - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- HS - Highway Service
- GC - General Commercial
- PR - Park
- GI - General Industrial
- OB - Office Business
- PU - Plan Unit





Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Application for Primary Approval of a Subdivision

Please Note:

This Application is a document of public record. Any information disclosed on this Application is available for review by the public. Incomplete Applications will not be accepted. Pre-submission meeting with Building and Development Staff are strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

1. General Information:

Subdivision Name:	Re-plat of Portions of Vincennes Place
Applicant Address:	Larner Developmnet, LLC
Applicant Phone:	502-235-7906
Applicant Email:	larner.mike@gmail.com
Applicant Address:	1012 Fox Hunters Point, New Albany, IN 47150

Applicant's Interest in Property:

Owner ☒ Option Holder ☐ Purchase Agreement ☐ Legal Representative ☐ Other ☐

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	Same as applicant
Owner Address:	
Owner Phone:	
Owner Email:	

Consultant Contact Information:

Consultant Name:	Jason Copperwaite - Paul Primavera & Associates
Consultant Address	301 E. Chestnut Street, Corydon, IN 47112
Consultant Phone Number:	812-738-4124
Consultant Email:	jcopperwaite@ppa-eng.com

Applicant's Representative:

Representative Name:	Mike Larner
Representative Address	Same as applicant
Representative Phone:	Same as applicant
Representative Email:	Same as applicant

2. Site Information:

Parcel ID Number:	See attached list
Address of Property/Location:	Vincennes Place, Floyds Knobs, IN 47119
Current Use of Property:	Vacant
Current Zoning District:	Residential Urban (RU)

Subdivision Type:

Administrative ☒ Major ☐ Conservation ☐

Total Acreage of Subdivision:	2.646 Ac.
Number of Lots:	8
Sanitary Sewer or Septic:	Sanitary Sewer

3. Required Documents:

Required Documents for an Administrative Subdivision:

- ☒ Plat detailing proposed lot, street, and easement layout meeting all requirements of the Subdivision
- ☐ Control Ordinance
- ☒ Deed
- ☐ Affidavit of Ownership (if applicable)
- ☐ Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- ☒ \$350.00 Filing fee

Required Documents for a Major Subdivision:

- ☐ Plat detailing proposed lot, Street, and easement layout meeting all requirements of the Subdivision
- ☐ Control Ordinance
- ☐ Deed
- ☐ Affidavit of Ownership (if applicable)
- ☐ Approval letter from each utility/public service provider (fire, water, electric, sewer, etc.) If on septic, include Health Department Approvals for each lot.
- ☐ Proof of permit obtainment or permit application from INDOT, IDNR, ACOE, IDEM, or any other responsible permitting body (if applicable)
- ☐ Site plan detailing topography, wetlands, flood hazard areas, steep slopes (those exceeding 16%), and soils
- ☐ Preliminary drainage plan detailing proposed storm water infrastructure
- ☐ Traffic study (if applicable)
- ☐ Geotechnical Report (if applicable)
- ☐ Filing fee (\$350.00 plus \$12 per lot)

Required Documents for a **Conservation Subdivision**:

Please note: the below are required in addition to the above major subdivision requirements

Pre-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Conceptual Site Plan on most current aerial map and a topographic map scaled 1"=100'. Each map shall illustrate the following:
 - Conceptual Open Space areas (Hatched areas)
 - Conceptual roadways
 - Conceptual lot layout
 - Conceptual drainage facilities
 - Conceptual public recreational space
- ☐ Utility and Service Providers listed
- ☐ Adjoining Property Owner list (one (1) property deep)
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site

Final-Application:

- ☐ Application (Including Conservation Worksheet)
- ☐ Proposed Plat on most current aerial map scaled 1"=100'. Plat shall illustrate the following:
 - Conceptual Open Space areas (Hatched areas)
 - Conceptual roadways
 - Conceptual lot layout
 - Conceptual drainage facilities
 - Conceptual recreational facilities
- ☐ Technical Review Committee Report
- ☐ Plat Review Committee Report
- ☐ Traffic Study
- ☐ Drainage Report
- ☐ Utility and Service Providers letters (including additional sanitary sewer documentation)
- ☐ Adjoining Property Owners list (Two (2) property deep)
- ☐ Draft Restrictions and Covenants
- ☐ Vesting Deed or Affidavit from Owner
- ☐ Driving Directions to Site
- ☐ Any Supporting Documentation
- ☐ Any Proposed Written Commitments
- ☐ Open Space Acceptance Documentation

4. Signature:

The undersigned states that the above information is true and correct.

Name: MICHAEL LARNER

Signature: Michael Larner Date: 11-30-2023

SUBSCRIBED AND SWORN BEFORE ME

THIS 30th DAY OF Nov., 2023.

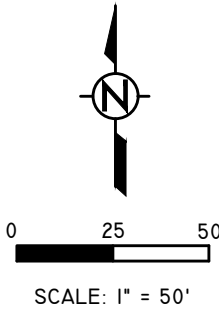
Jason Copperwaite

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 4/23/2031



MATCH LINE



PLAT DATED: 12-19-2023
● = #5 REINFORCING BAR SET
○ = STEEL PIN FOUND
▼ = MAGNETIC NAIL FOUND

**FINAL PLAT OF THE
REPLAT OF LOTS 3 - 7,
PART OF LOTS 8 & 19,
ALL OF LOTS 20 - 22,
PART OF LOT 28 &
ALL OF LOT 29
OF VINCENNES PLACE
PLAT # 1560
(REPLAT OF PART OF PLAT #1400)
2 OF 2**

THE PROTECTIVE COVENANTS FOR THIS
PLAT ARE RECORDED IN INSTRUMENT

NUMBER _____

NOTE:

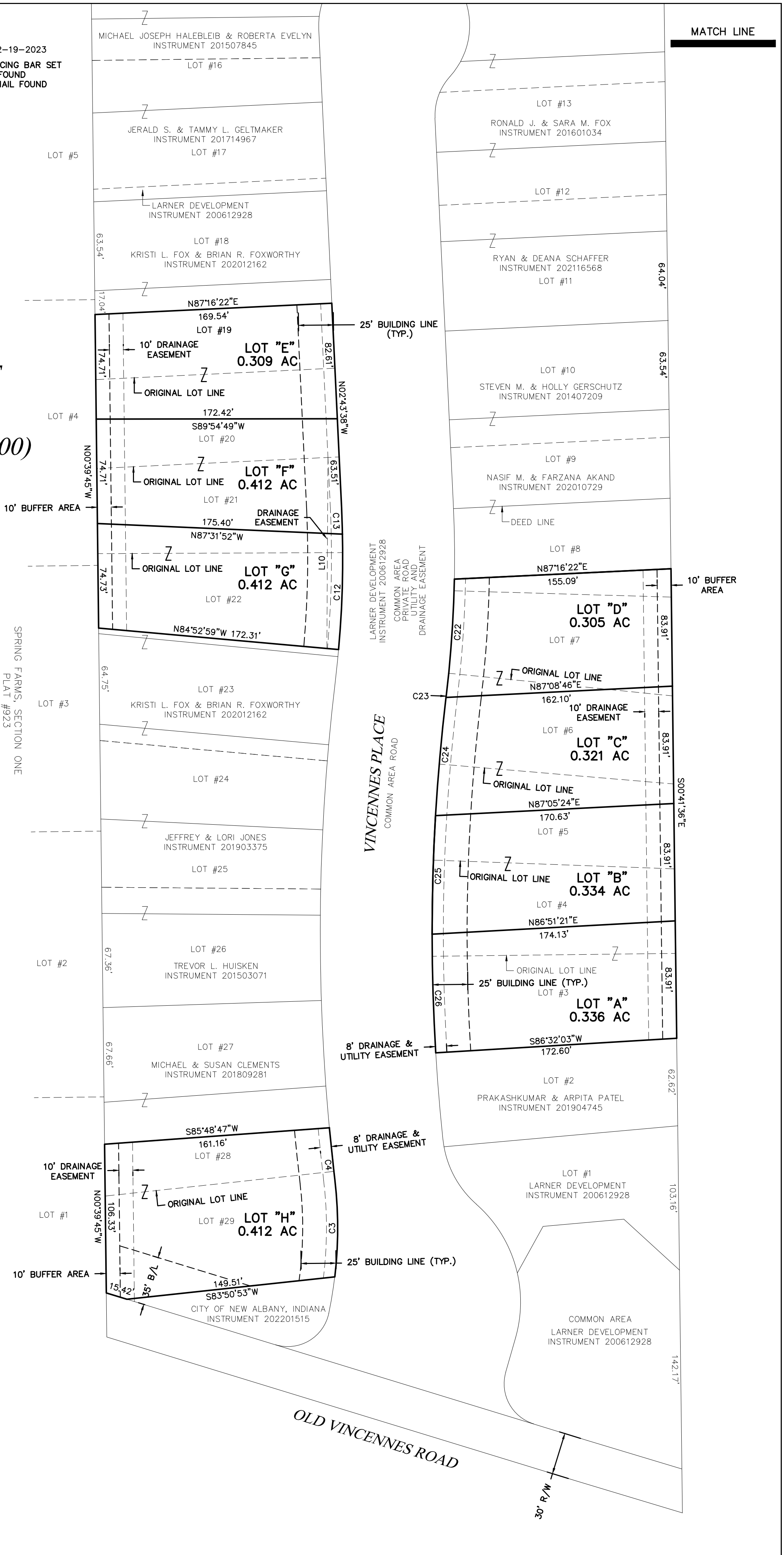
- 1) THE SUBJECT PROPERTY IS ZONED RU.
- 2) ALL LOTS SHALL ACCESS FROM THE PROPOSED NEW PRIVATE ROAD.
- 3) THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) PER F.I.R.M. COMMUNITY PANEL NUMBER 180432 0025 B, JANUARY 2, 1981.
- 4) ALL SIDEWALKS SHALL BE 4' WIDE.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N17°48'18"E	30.40'
L2	S72°11'42"E	25.50'
L3	N88°35'15"E	36.95'
L4	N17°48'18"E	19.33'
L5	N88°35'15"E	32.64'
L6	S00°00'37"E	34.37'
L7	S52°04'09"W	5.33'
L8	S37°55'51"E	12.00'
L9	S52°04'09"W	5.70'
L10	N00°19'45"E	141.67'
L11	N00°00'37"W	24.91'

CURVE TABLE

NUMBER	CHORD	ARC	RADIUS	CHORD DIR.
C1	44.29	49.83	30.00	N59°27'57"E
C2	26.44	26.45	296.00	N09°19'29"E
C3	69.63	69.79	296.00	N00°00'38"E
C4	37.19	37.20	1504.00	N06°02'26"E
C5	29.95	29.95	1504.00	N06°01'57"W
C6	61.19	61.19	1504.00	N03°01'17"W
C7	61.02	61.02	1504.00	N00°41'36"W
C8	61.01	61.02	1504.00	N01°37'53"E
C9	60.99	60.99	1504.00	N03°57'19"E
C10	45.48	45.48	1504.00	N05°59'00"E
C11	17.86	17.86	746.00	N06°09'49"E
C12	82.57	82.61	746.00	N01°54'44"E
C13	19.10	19.10	746.00	N01°59'37"W
C14	9.13	9.14	54.00	N02°07'16"E
C15	71.58	78.24	54.00	N48°28'46"E
C16	92.80	111.65	54.00	S30°46'33"E
C17	13.13	13.16	54.00	S35°26'26"W
C18	31.48	32.31	41.00	S19°50'51"W
C19	4.62	4.62	826.00	S02°34'01"E
C20	50.44	50.45	826.00	N00°39'24"W
C22	82.95	82.99	826.00	S06°18'39"W
C23	1.86	1.86	826.00	S03°58'17"W
C24	68.78	68.78	1424.00	S03°27'51"W
C25	84.83	84.84	1424.00	S00°39'16"W
C26	84.83	84.84	1424.00	S01°45'33"E
C27	62.46	62.46	1424.00	S04°43'21"E
C28	5.02	5.02	71.00	S08°00'14"E
C29	47.09	48.00	71.00	S29°23'44"E
C30	57.27	58.21	93.00	S30°49'51"E
C31	46.39	46.88	93.00	S01°32'35"W
C32	42.03	46.57	30.00	S28°29'01"E



FINAL PLAT OF THE REPLAT OF LOTS 3 - 7, PART OF LOTS
8 & 19, ALL OF LOTS 20 - 22, PART OF LOT 28 & ALL OF LOT 29
OF VINCENNES PLACE - PLAT # 1560
(REPLAT OF PART OF PLAT #1400)

I OF 2

CERTIFICATE OF OWNERSHIP

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER
OF THE LAND SHOWN ON THIS PLAT, AND HEREBY DEDICATES
TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN
ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE
THE PLAT OF THE VINCENNES PLACE, PLAT #1560

LARNER DEVELOPMENT, LLC

CERTIFICATE OF NOTARY PUBLIC
STATE OF INDIANA
COUNTY OF FLOYD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE
PERSONALLY APPEARED LARNER DEVELOPMENT, LLC,
AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER
VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

MY COMMISSION EXPIRES _____, 20____

SIGNATURE OF NOTARY _____

CERTIFICATE OF REGISTERED
LAND SURVEYOR

I, JASON M. COPPERWAITE, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR
LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT
CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JULY, 2010, AND THAT
ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE,
AND MATERIALS ARE ACCURATELY SHOWN AND THAT THERE HAS BEEN NO CHANGE
FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD
COUNTY RECORDERS OFFICE.

JASON M. COPPERWAITE
INDIANA REGISTRATION NUMBER 20200046



FLOYD COUNTY PLAN COMMISSION
CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS _____ DAY OF _____

PRESIDENT

ATTEST

BOARD OF COUNTY
COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS

THIS _____ DAY OF _____, 20____

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST:

FLOYD COUNTY AUDITOR

ENTERED FOR TAXATION

THIS _____ DAY OF _____, 20 ____

AUDITOR, FLOYD COUNTY, INDIANA

FILED AND RECORDED

THIS _____ DAY OF _____, 20 ____

RECORDER, FLOYD COUNTY, INDIANA

LAND DESCRIPTIONS OF REPLAT

DESCRIPTION OF LOTS 3 - 7 & PART OF LOT 8

Being Lots 3 - 7 and part of Lot 8, Plat #1400, Floyd
County, Indiana, described as follows:

Beginning at the southeast corner of Lot 3 of said Plat
#1400;
thence S 86°32'03" W 172.60 feet;
thence 256.38 feet along a curve concave easterly, having
a radius of 1424.00 feet and with a chord of N 1°41'31" E
256.03 feet along the eastern right-of-way of Vincennes Place;
thence 82.99 feet along a curve concave northwesterly,
having a radius of 826.00 feet and with a chord of N 3°58'17" E
82.95 feet along said right-of-way;
thence N 87°16'22" E 155.09 feet to the east line of said
Plat #1400;
thence S 0°41'36" E 335.64 feet along said east line to the
point of beginning.

Containing 1.296 acres, more or less, and subject to all
easements, restrictions, and rights-of-way of record.

DESCRIPTION OF PART OF LOT 19, ALL OF LOTS 20 & 21 AND PART OF LOT 22

Being part of Lot 19, all of Lots 20 and 21 and part of
Lot 22, Plat #1400, Floyd County, Indiana, described as follows:

Beginning at the northwest corner of Lot 19 of said Plat
#1400; thence S 0°39'45" E 17.02 feet along the west line of
said Plat #1400 to the point of beginning:
thence N 87°16'22" E 169.54 feet to the west right-of-way
of Vincennes Place;
thence S 2°43'38" E 247.83 feet along said right-of-way;
thence 101.71 feet along a curve concave westerly, having a
radius of 746.00 feet and with a chord of S 1°10'43" W 101.63
feet along said right-of-way;
thence N 0°39'45" W 224.14 feet to the point of beginning.
Containing 0.937 acres, more or less, and subject to all
easements, restrictions, and rights-of-way of record.

DESCRIPTION OF PART OF LOT 28 & ALL OF LOT 29

Being part of Lot 28 and all of Lot 29, Plat #1400, Floyd
County, Indiana, described as follows:

Beginning at the southwest corner of Lot 29 of said Plat
#1400;
thence N 0°39'45" E 106.33 feet along the west line of
said Plat #1400;
thence N 85°48'47" E 161.16 feet to the west right-of-way
of Vincennes Place;
thence 37.20 feet along a curve concave easterly, having a
radius of 1504.00 feet and with a chord of S 6°02'21" E 44.04
feet along said right-of-way;
thence 69.79 feet along a curve concave westerly, having a
radius of 296.00 feet and with a chord of S 0°00'38" W 69.63
feet along said right-of-way;
thence S 83°50'53" W 149.51 feet along the south line of
said Lot 29;
thence N 72°57'09" W 15.42 feet along the southwest line
of said Lot 29;
thence N 0°39'45" W 106.33 feet along the west line of
said Plat #1400 to the point of beginning.
Containing 0.412 acres, more or less, and subject to all
easements, restrictions, and rights-of-way of record.



0 25 50
SCALE: 1" = 50'

PLAT DATED: 12-19-2023
● = #5 REINFORCING BAR SET
● = STEEL PIN FOUND
▼ = MAGNETIC NAIL FOUND

MATCH LINE

SPRING FARMS, SECTION ONE PLAT #923

LOT #15
MICHAEL JOSEPH HALEBLEIB & ROBERTA EVELYN
INSTRUMENT 201507845

LOT #14
TYLER G. & CHRISTINA L. STONE
INSTRUMENT 201313691

MATCH LINE

KEY NOS. 004-22500-18 & 004-22500-49

WARRANTY DEED

THIS INDENTURE WITNESSETH, that VICTORIA BEZY, MARY F. BUCKMAN,
PATSY OSTER, MARTHA L. LAMB, MARILYN BANET AND SHARON BOWMAN

CONVEY AND WARRANT

unto LARNER DEVELOPMENT, LLC, whose mailing address for tax purposes is 1012 Fox
Hunters Point, New Albany, IN 47150, for and in consideration of the sum of One Dollar (\$1.00)
and other good and valuable considerations, the receipt of which is hereby acknowledged, the
following real estate located in Floyd County, State of Indiana:

BEING A 10.15 ACRE PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST,
LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA.
SAME BEING PART OF THOSE SAME LANDS AS
CONVEYED TO JULIA A. BEZY AS DESCRIBED IN DEED
RECORD 5, INSTRUMENT 1357, AND AN AFFIDAVIT TO
MARTHA LAMB ET AL DATED JUNE 13, 2001, SAME
BEING BOUNDED AS FOLLOWS: COMMENCING AT AN
EXISTING STONE AT THE NORTHEAST CORNER OF THE
SOUTHEAST QUARTER OF SAID SECTION 30; THENCE
ALONG THE SOUTH LINE OF SPRING FARMS
SUBDIVISION, PLAT #937, NORTH 89°57'50" WEST A
DISTANCE OF 679.18 FEET TO AN EXISTING REBAR,
BEING THE TRUE PLACE OF BEGINNING; THENCE SOUTH
00°40'47" EAST, PASSING A 5/8 INCH STEEL PIN AND CAP
AT 1122.42 FEET, FOR A TOTAL DISTANCE OF 1142.42
FEET TO A SOUNDING IN OLD VINCENNES ROAD;
THENCE THE FOLLOWING CALLS ALONG SAID ROAD,
NORTH 73°14'13" WEST A DISTANCE OF 80.06 FEET TO A

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

OCT 02 2006

Jeresa A. Plais
AUDITOR FLOYD CO, IND.

SOUNDING; THENCE NORTH 72°56'42" WEST A DISTANCE OF 350.00 FEET TO A ROAD NAIL; THENCE LEAVING SAID ROAD, ALONG THE EAST LINE OF SPRING FARMS SUBDIVISION, PLAT #923, NORTH 00°39'45" WEST, PASSING A 5/8 INCH STEEL PIN AND CAP AT 26.23 FEET, FOR A TOTAL DISTANCE OF 1016.51 FEET TO AN EXISTING REBAR AT THE SOUTHWEST CORNER OF SPRING FARMS SUBDIVISION, PLAT #937; THENCE ALONG THE SOUTH LINE OF SAID SPRING FARMS, NORTH 89°58'41" EAST A DISTANCE OF 409.47 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND THE LEGAL RIGHT OF WAY OF OLD VINCENNES ROAD.

Subject to any and all easements and/or restrictions apparent or of public record that may apply to the above-described real estate.

TO HAVE AND TO HOLD the same unto the Grantee, his heirs and assigns, in fee simple forever.

Taxes on the subject property having been pro-rated to date of closing, the Grantee by the acceptance of this Deed, assumes and agrees to pay the 2006 real estate taxes due and payable in 2007, and all subsequent taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 28th day of September, 2006.

Victoria Bezy
VICTORIA BEZY
Date: 9-28-06

Mary F. Buckman
MARY F. BUCKMAN
Date: 9/28/06

Patsy Oster

PATSY OSTER

Date: 9-28-06

Martha L Lamb

MARTHA L. LAMB

Date: 9-28-06

Marilyn Banet

MARILYN BANET

Date: 9-28-06

Sharon Bowman

SHARON BOWMAN

Date: 9-28-06

STATE OF INDIANA)

:ss

COUNTY OF FLOYD)

Before me the undersigned, a Notary Public for Chel County, State of Indiana, personally appeared VICTORIA BEZY, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:

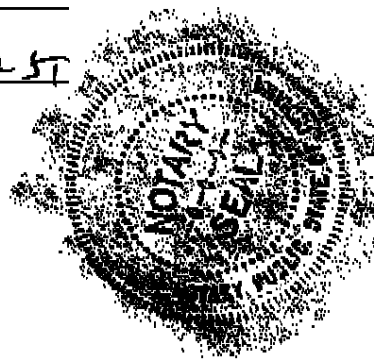
12-01-09

Cary J Hurst
Notary Public

(Signature)

Notary Public

(Printed)



STATE OF INDIANA)
 :SS
COUNTY OF FLOYD)

Before me the undersigned, a Notary Public for Clark County, State of Indiana, personally appeared MARY F. BUCKMAN, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:
12-01-09

Cary J Hunt
Notary Public (Signature)
CARY J HUNT
Notary Public (Printed)



STATE OF INDIANA)
 :SS
COUNTY OF FLOYD)

Before me the undersigned, a Notary Public for Clark County, State of Indiana, personally appeared PATSY OSTER, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:
12-01-09

Cary J Hunt
Notary Public (Signature)
CARY J HUNT
Notary Public (Printed)



STATE OF INDIANA)
 :SS
COUNTY OF FLOYD)

Before me the undersigned, a Notary Public for Clark County, State of Indiana, personally appeared MARTHA L. LAMB, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:
12-31-09

Cary J. Hunt
Notary Public (Signature)
CARY J HUNT
Notary Public (Printed)



STATE OF INDIANA)
 :SS
COUNTY OF FLOYD)

Before me the undersigned, a Notary Public for Clark County, State of Indiana, personally appeared MARILYN BANET, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:
12-31-09

Cary J. Hunt
Notary Public (Signature)
CARY J HUNT
Notary Public (Printed)



Before me the undersigned, a Notary Public for Clark County, State of Indiana, personally appeared SHARON BOWMAN, and acknowledged the execution of this instrument this 28th day of September, 2006.

My Commission Expires:

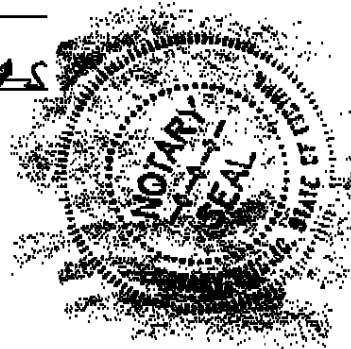
12-01-09

Notary Public

(Signature)

Notary Public

(Printed)



THIS INSTRUMENT PREPARED BY:

Cary J. Hurst
Indiana Attorney No. 20176-22
Lorch & Naville, LLC
P.O. Box 1343 – 506 State St.
New Albany, IN 47151-1343
(812) 949-1000

I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT UNLESS REQUIRED BY LAW.

Cary J. Hurst

cjh/clp/30424/larner.deed

