



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-06-26-30

Petitioner: WANDA VANCE, REPRESENTATIVE BILL MCCARTY AND ERIC WISE

Location: 8134 Pekin Road, Greenville, IN 47124

Parcel: 220302900011.003004

Request: Replat of Sundown Farms Administrative Subdivision Plat # 1577, Replat of #1357

Zoning District: Agricultural Residential (AR)

Date: 7/13/2026

Overview:

Petitioner is requesting a split of 19.922 acre lot 3A of the Sundown Farms administrative subdivision into two lots at 4 acres and 15.922 remaining acres. The property is zoned rural residential and meets the lot standards for that zoning district.

Previous Subdivisions:

This subdivision, originally approved in 2010 as Plat #1357 created 5 lots with a modification to allow an individual drive for each lot and the following conditions:

- 1) Include Planner's Report five (5) conditions:
 - a. Modification approval of shared driveway requirement
 - b. Driveway and culverts placement to be reviewed by County Infrastructure Coordinator, Bob Fredrick
 - c. Dedicated and recorded ROW on public roads
 - d. Any modification after primary approval must be heard by full commission
 - e. No further subdivision allowed prior to secondary approval included exempt applications
- 2) Protective Covenants be included in each deed
- 3) There can be no pollutants allowed to be in the waterway on the property.

A petition to vacate 4 acres of lot 3 was approved in 2021 to provide land for the Hoosier Energy Rural Electric Cooperative Inc rather than be utilized as an easement.

A subsequent administrative subdivision replat was approved in 2025 as Plat # 1577, creating six lots out of Lots #1, #2, and #3 with the following condition:

1. Provide an easement on the plat for joint drives if determined necessary by the County Engineer.



STAFF REPORT

Floyd County Plan Commission

Normally, as this is a replat of an existing lot, it would be considered a minor or administrative plat per the subdivision control ordinances. As there are no variances or modifications required, the plat review committee may grant approval, appealable to the plan commission.

-However- Article III Section 2. Applicability for an Administrative Subdivision specifically calls out under Item A:

That an application filed under this Article is not intended to avoid or circumvent the rules and regulations of this Ordinance applicable to Major Subdivisions. If a second or subsequent application is filed hereunder, for the further subdivision of a single parent tract within five (5) years of the first or next previous application, or if applications to subdivide adjoining or closely related parent tracts are submitted simultaneously or within five (5) years of one another, a rebuttable presumption is created that the avoidance or circumvention of the Major Subdivision regulations is intended. In either such event, or if the staff otherwise reasonably believes that such intent is indicated, the application shall be referred to the Commission for approval to proceed hereunder, at which time the applicant may present evidence and be heard. The decision of the Commission on this issue is final.

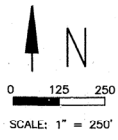
Since a split was approved last year, this creates a rebuttable presumption that the applicant is attempting to circumvent the major subdivision regulations and so must be heard by the plan commission.

Regarding the administrative subdivision requirements:

1. The plat as submitted (**DOES** / DOES NOT) comply with the lot size standards because: (Art. III; § 4A) Lots meet the frontage requirements for the AR zoning district.
2. The plat as submitted (**DOES** / DOES NOT) comply with the street design standards because: (Art. III; § 5A) All parcels have adequate ingress and egress.
3. The plat as submitted (**DOES** / DOES NOT) comply with the easements standards because: (Art. III; § 5A) Access easement is included in replat.
4. The plat as submitted (**DOES** / DOES NOT) comply with the block standards because: (Art. III; § 4B) Lot shares an access point with the parent lot.
5. The plat as submitted (**DOES** / DOES NOT) provide street improvements as required by ordinance because: (Art. III; § 5A) All parcels have adequate ingress and egress.
6. The plat as submitted (**DOES** / DOES NOT) comply with water supply standards because: (Art. III; § 6) Greenville Water Utility service letter has been provided.
7. The plat as submitted (**IS** / IS NOT) suitable for sewage and waste water containment because: (Art. III; § 7) The Floyd County Health Department has no objections to this split, letter provided.

Staff Comments:

If the petitioner is able to provide arguments that this is not an attempt to circumvent the major subdivision regulations, then staff finds that the administrative subdivision regulations are met.



SUNDOWN FARMS

PLAT #1357

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PAUL PRIMAVERA HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JANUARY, 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 RECORDS OFFICE. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

Paul Primavera
PAUL PRIMAVERA
INDIANA REGISTRATION NUMBER 50131

FLOYD COUNTY PLAN COMMISSION CERTIFICATE

APPROVED BY THE FLOYD COUNTY PLAN COMMISSION

THIS 8 DAY OF February, 2010
David M. [Signature] *Linda Barksdale*
PRESIDENT ATTEST

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED BY FLOYD COUNTY COMMISSIONERS
THIS 16 DAY OF February, 2010
D. Mark [Signature]
COMMISSIONER
Charles A. [Signature]
COMMISSIONER
Veronica A. [Signature]
ATTEST: FLOYD COUNTY AUDITOR

FILED AND RECORDED

THIS 1st DAY OF March, 2010
Lisa J. [Signature]
RECORDED, FLOYD COUNTY, INDIANA
ENTERED FOR TAXATION
THIS 1st DAY OF March, 2010
James A. [Signature]
AUDITOR, FLOYD COUNTY, INDIANA

CERTIFICATE OF NOTARY PUBLIC STATE OF INDIANA COUNTY OF FLOYD

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE OF INDIANA, PERSONALLY APPEARED WANDA VANCE TO PUBLIC USE THE RIGHT OF WAYS AND EASEMENTS SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THE SAME TO BE THE PLAT OF SUNDOWN FARMS
WITNESS MY HAND AND SEAL THIS 11 DAY OF FEBRUARY 2010
MY COMMISSION EXPIRES May 23, 2013
SIGNATURE OF NOTARY *Linda Barksdale*

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 SUNDOWN FARMS
Wanda Vance
WANDA VANCE

LAND DESCRIPTION

Part of the Southeast quarter of Section #29, Township 1 South, Range 5 East, Greenville Township, Floyd County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southeast quarter of said section, the being the point of beginning, thence with the West line of said quarter and Peikin Road North 00° 24' 25" West 2088.95 feet, thence leaving said road South 89° 56' 31" East 300.03 feet, thence North 00° 23' 18" West 124.89 feet, thence North 00° 31' West 160.56 feet, thence North 20° 28' 56" West 148.84 feet, thence North 00° 12' 41" East 160.19 feet to a point on the North line of said Southeast quarter and Miller-Evans Road, thence with the North line of said quarter and said road South 89° 56' 31" East 1080.07 feet to the Northeast quarter of the West half of said Southeast quarter, thence with the East line of said Southeast quarter as follows: North 89° 51' 26" West 1333.31 feet, thence continuing with said line South 89° 27' 26" West 1333.25 feet to the point of beginning, containing 63.814 Acres, more or less.

LEGEND

- - #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC. #0049 SET
- - MAGNETIC NAIL FOUND
- - STEEL PIN FOUND
- - STEEL PIPE FOUND
- - WOOD POST FOUND
- - PIN AND CAP FOUND AS SET BY
- - STEEL SOUNDING FOUND

PROTECTIVE COVENANTS

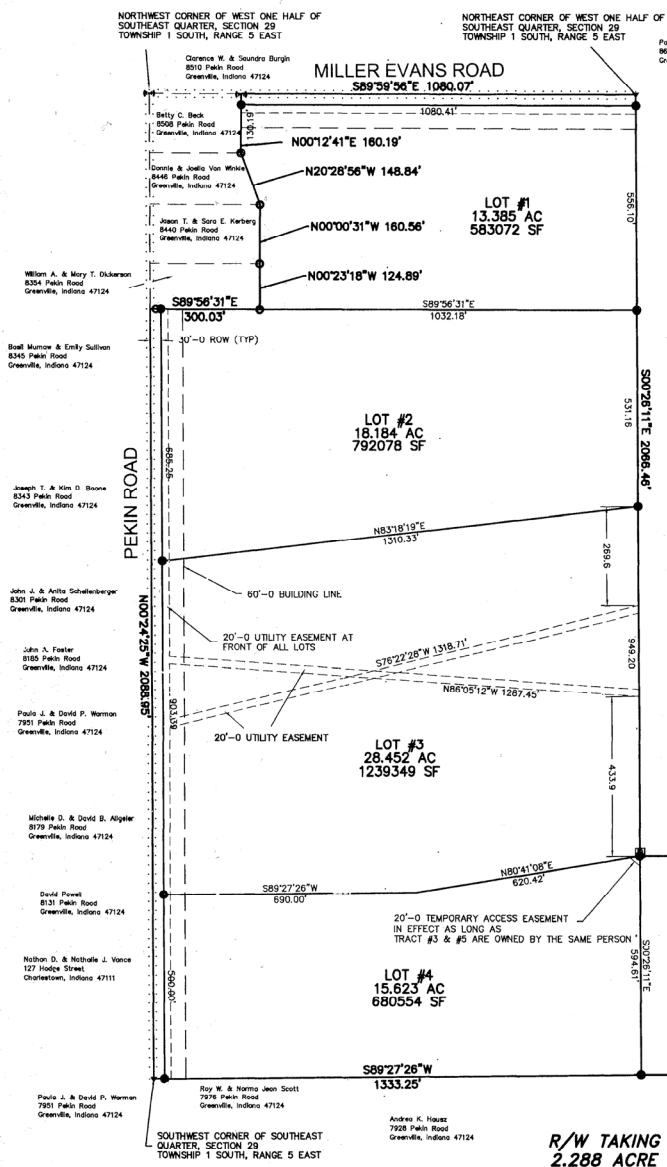
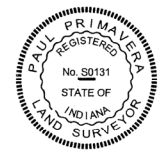
1. There shall be no mobile homes located on the premises;
2. There shall be no landfills, junkyards nor trash dumps located on the premises;
3. There shall be no basement used for residential purposes unless a structure above ground is erected to meet the size requirements of 1,450 square feet;
4. There shall be no structure erected for residential purposes unless the exterior is finished with brick, masonry or wood siding, to include log cabin type construction;
5. Seller will not share any fencing expense.

NOTE:

ALL LOTS ARE SUBJECT TO ANY EASEMENTS OF RECORD. SPECIFICALLY POWER LINE EASEMENTS CROSSING LOT #3.

THE EXISTING CREEK CANNOT BE DISTURBED BELOW ITS BANK WITHOUT REQUIRED INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND U.S. ARMY CORP OF ENGINEERS PERMITS. THIS WATERWAY IS BEING USED DOWNSTREAM FOR THE PURPOSE OF WATERING LIVESTOCK. NO POLLUTANTS OF ANY TYPE MAY BE DISCHARGED INTO THIS WATERWAY.

LOTS #3 & #4 ARE SERVED BY GREENVILLE WATER COMPANY. LOTS #12 & #5 ARE SERVED BY BORDEN TRI COUNTY WATER COMPANY.



R/W TAKING
2.268 ACRE
99656 SF
M/L

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP #180432 0005 B DATED JANUARY 2, 1981

SUNDOWN FARMS LOTS 1, 2, & 3 - RE-PLAT #1357

PLAT
#1577

201501158

FLOYD CO. IN RECORDER

02/14/2025 01:34 PM

5495

CLIENT: WANDA VANCE

RE-PLAT OF SUBDIVISION IN S.E. 1/4 OF SEC. #29, T1S, R5E,
GREENVILLE TWP., FLOYD CO., IN.

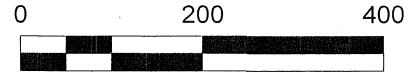
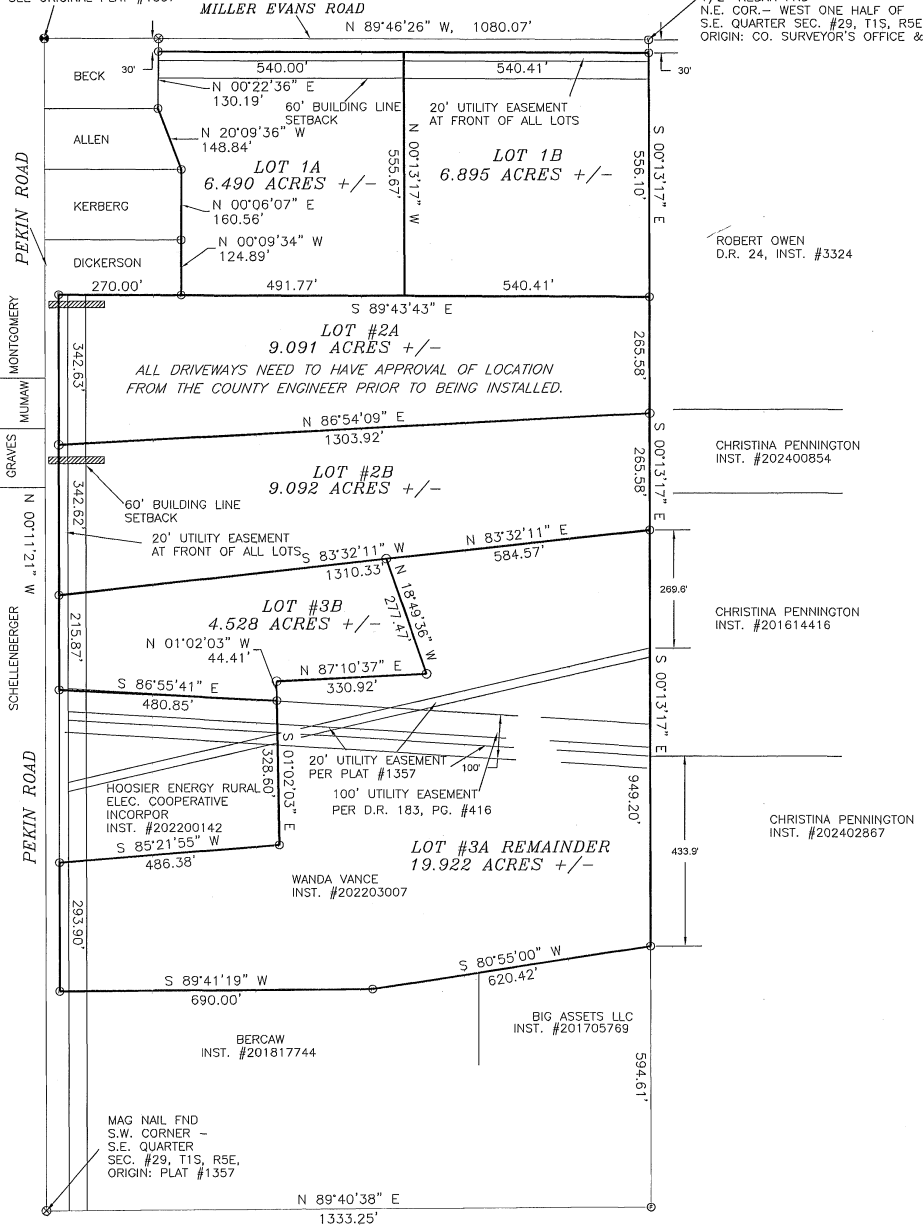
DocId:8154038
Tx:4068397

N.W. COR. - WEST ONE HALF
OF S.E. QUARTER SEC. #29, T1S, R5E,
SEE ORIGINAL PLAT #1357

BURGIN ASSET TRUST

CREDIT SHELTER TRUST

1/2" REBAR FND
N.E. COR. - WEST ONE HALF OF
S.E. QUARTER SEC. #29, T1S, R5E,
ORIGIN: CO. SURVEYOR'S OFFICE &



1" = 200'
NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.

LEGEND

- = CALC. POINT
- ⊗ = MAG NAIL FOUND
- X = 6' WOOD FENCE
- M = MEASURED DISTANCE
- = 5/8" REBAR SET (INST. #20000231)
- P = PLAT DISTANCE
- ⊕ = 5/8 OR 1/2" REBAR OR PIPE FOUND OR AS LABELED
- ===== = PROPOSED DRIVEWAY LOCATION - ALL DRIVEWAYS
NEED APPROVAL FROM COUNTY ENGINEER PRIOR TO BEING
INSTALLED.

NOTE: STAFF COMMITTEE RECOMMENDED THE COUNTY ENGINEER
REVIEW LOTS #2A & 2B FOR SIGHT DISTANCE & POSSIBLE SHARED DRIVE.
THIS WILL BE ADDED TO THE PLAT WHEN THE INFORMATION IS PROVIDED.

ALL DRIVEWAYS NEED TO HAVE APPROVAL OF LOCATION
FROM THE COUNTY ENGINEER PRIOR TO BEING INSTALLED.

FIELD WORK DONE ON 6/28/24, 7/1/24, 7/3/24, & 7/11/24
BASIS OF BEARING: GPS OBSERVATION - IN. EAST ZONE
PLAT BEARINGS ROTATED TO G.P.S.

APPROVED BY FLOYD COUNTY COMMISSION:

THIS 14th DAY OF February 2025

PRESIDENT: VICTOR O. UNRUH

ATTEST: [Signature]

ENTERED FOR TAXATION
FLOYD COUNTY AUDITOR

THIS 14th DAY OF February 2025

ATTEST: [Signature]

FILED AND RECORDED
FLOYD COUNTY RECORDER

THIS 14th DAY OF Feb 2025

ATTEST: [Signature]

PROTECTIVE COVENANTS

SUNDOWN FARMS REPLAT LOTS 1, 2, & 3 - PLAT #1357

RECORDED IN

APPROVED FLOYD COUNTY COMMISSIONERS:

[Signatures]

[Signatures]

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NOTES:

- 1) The basis of bearing was taken from Gps observation (Indiana East grid to ground conversion was completed) (U.S. SURVEY FOOT USED).
- 2) Monuments set or found are within 0.5' of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership title evidence, unrecorded easements, appurtenant easements, or other facts an accurate and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma", unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plat.
- 9) No improvements or easements shown. Title search needs completed.

SURVEYOR'S REPORT

This Replat of Sundown Farms (Plat #1357) of lots #1, 2, & 3 were done for Wanda Vance. Original Plat recorded in inst. #201001869, in the Southeast quarter of Section #29, Township 1 South, Range 5 East, Greenville Township, Floyd County, Indiana. Also see inst. #202203007.

1. In accordance with the Indiana Survey Standards as defined in Indiana Administrative Code 855 IAC 1-12 (Title 12), the following opinions and observations are submitted regarding uncertainties in the locations of the lines and corners established this survey as a result of:

- Availability, condition and integrity of reference monuments;
- Record documents;
- Lines of occupation, and
- Measurements (relative positional accuracy of the measurements)

There may be unwritten rights associated with these uncertainties.

The relative positional accuracy of the measurements taken while conducting this survey is within the specifications for a "Suburban" class survey (0.13 feet) as defined by IAC 855.

Reference Monuments:

This survey is tied to numerous monuments from the recorded plat of Plat #1357.
All corner lines were established from found monuments called for in the recorded plat. New lines were created at the request of the client as shown on the attached plat.

Record Descriptions: There are no known discrepancies.

Lines of Occupation: There are no clear lines of possession, except for mow lines.

1. The within tract does not lie within that Special Flood Hazard Zone A as said tract plots by scale on Community Panel of the Flood Insurance Rate Maps for Floyd County, Indiana.
2. Ownership shown herein is per County or Township records or as indicated in title work provided by others.
3. This survey was performed without a title search, therefore there is no guarantee that other easements or rights-of-way may exist.

DEED SOURCE: Wanda L. Vance f/k/a Wanda L. Ruby INST. #202203007

SEE SUNDOWN FARMS PLAT #1357 INST. #201001869
ALSO SEE BRJ LAND SURVEYING SURVEY INST. #202118433

NOTE

ALL NEW DRIVEWAYS WILL NEED TO HAVE APPROVAL OF LOCATION
FROM THE COUNTY ENGINEER PRIOR TO BEING INSTALLED.



CERTIFIED BY [Signature] DATE [Date]

OWNER: WANDA L. VANCE

ACKNOWLEDGEMENT: STATE OF INDIANA, COUNTY OF FLOYD

BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WANDA L. VANCE.

THIS 14th DAY OF February 2025, and ACKNOWLEDGED THE EXECUTION OF THIS PLAT AS OWNER.

MY COMMISSION EXPIRES April 13, 2032

NOTARY PUBLIC: Melanie P. Prior

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (William P. McCarty).

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on January 21, 2025.

WILLIAM P. MCCARTY L.S.

6200 PIONEER TRAIL
GEORGETOWN, INDIANA
EMAIL: MCCARTY.WP@GMAIL.COM
Cell (812) 525-1931

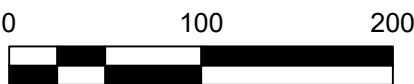
SCALE: 1" = 200' DRAWN BY: BM CHECKED BY:
DATE: 1/21/25 JOB NO: 24-159

FOR: WANDA VANCE
RE-PLAT LOTS 1, 2, & 3 OF PLAT 1357
SEC. #29, T1S, R5E, FLOYD CO., IN. DRAWING NO: 1 of 1

SUNDOWN FARMS LOT 3A - RE-PLAT OF #1577

OWNER & CLIENT: WANDA L. VANCE
RE-PLAT OF SUBDIVISION IN S.E. 1/4 OF SEC. #29, T1S, R5E,
GREENVILLE TWP., FLOYD CO., IN.

NOTE:
ACCESS EASEMENT FOR REPLAT OF
LOT #3A IS FOR BOTH LOTS. THEY
MUST USE THIS AS ACCESS FROM
PEKIN ROAD. IT IS A SHARED ACCESS
EASEMENT & MAINTENANCE WILL BE
SPLIT 50/50 ON THE COSTS.



1" = 100'
NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.
NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.

LEGEND

- = CALC. POINT
- ⊗ = MAG NAIL FOUND
- X = 6" WOOD FENCE
- M = MEASURED DISTANCE
- = 5/8" REBAR SET (INST. #20000231)
- P = PLAT DISTANCE
- ⊖ = 5/8 OR 1/2" REBAR OR PIPE FOUND OR AS LABELED
- ===== PROPOSED DRIVEWAY LOCATION - ALL DRIVEWAYS
NEED APPROVAL FROM COUNTY ENGINEER PRIOR TO BEING
INSTALLED.
- PROPERTY ADDRESS: 8134 PEKIN ROAD,
GREENVILLE, IN. 47124

ALL DRIVEWAYS NEED TO HAVE APPROVAL OF LOCATION
FROM THE COUNTY ENGINEER PRIOR TO BEING INSTALLED.

FIELD WORK DONE ON 5/18/26
BASIS OF BEARING: GPS OBSERVATION - IN. EAST ZONE
PLAT BEARINGS ROTATED TO G.P.S.

APPROVED BY FLOYD COUNTY PLANNING COMMISSION:
THIS _____ DAY OF _____, 2026

PRESIDENT: _____

ATTEST: _____

ENTERED FOR TAXATION
FLOYD COUNTY AUDITOR

THIS _____ DAY OF _____, 2026

ATTEST

FILED AND RECORDED
FLOYD COUNTY RECORDER

THIS _____ DAY OF _____, 2026

ATTEST

PROTECTIVE COVENANTS
SUNDOWN FARMS REPLAT LOT 3A - PLAT #1577

APPROVED FLOYD COUNTY COMMISSIONERS:

ATTEST:

OWNERS DECLARATION:
I, THE UNDERSIGNED OWNER, AS OWNER OF THE LANDS PLATTED
HEREIN, DO HEREBY ACKNOWLEDGE THIS IS TO BE THE RE-PLAT OF
SUNDOWN FARMS LOT 3A-PLAT #1577, AND HEREBY DEDICATE THE
RIGHT-OF-WAY SHOWN ON PLAT.

OWNER

ACKNOWLEDGEMENT:
STATE OF INDIANA
COUNTY OF FLOYD
BEFORE ME, A NOTARY PUBLIC FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED
THIS _____ DAY OF _____, 2026, AND ACKNOWLEDGED THE
EXECUTION OF THIS PLAT AS OWNER.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

I affirm, under penalties for perjury, that I have taken
reasonable care to record each Social Security number in
this document, unless required by law (William P. McCarty).

CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey
completed under my direct supervision on May 28, 2026.

WILLIAM P. MCCARTY L.S.

6200 PIONEER TRAIL
GEORGETOWN, INDIANA
EMAIL: MCCARTY.WP@GMAIL.COM
Cell (812) 525-1931

SCALE: 1" = 100' DRAWN BY: _____ CHECKED BY: _____

DATE: 5/28/26 JOB NO: 26-199

OWNER: WANDA VANCE

RE-PLAT LOTS 3A OF PLAT 1577

SEC. #29, T1S, R5E, FLOYD CO., IN. DRAWING NO: 1 of 1

This plat of Sundown Farms (Plat #1577) is a re-plat of the original plat recorded
in Inst. #20101869 & Inst. #20204286, 1/4 of Sec. 29, T1S, R5E, Greenville Township, Floyd County, Indiana. Also see Inst. #20203007.

1. In accordance with the Indiana Surveying Act as defined in Indiana
Administrative Code 840 IAC 1-15 (Title 12), the following provisions and
observations are submitted regarding uncertainties in the location of the
lines and corners established by this survey as a result of:
- Accurate location and integrity of reference monuments;
- Accuracy of measurements;
- Lines of occupation; and
- Measurements (relative positional accuracy of the measurements)
There may be unrecorded rights associated with these uncertainties.
The relative positional accuracy of the measurements taken while conducting
this survey is within the specifications for a "suburban" class survey (5.13 feet)
as defined by IC 840.

Reference Monuments:
This survey is tied to numerous monuments from the recorded plat of Plots
#1357 & 1577.
All overall lines were established from found monuments called for in the
recorded plat. New lines were created at the request of the client as shown
on the attached plat.

Record Description: There are no known discrepancies.

Lines of Occupation: There are no clear lines of possession, except for mow lines.

1. The entire tract does not lie within the Special Flood Hazard Zone A or
and first plat to create on Community Flood.
2. Ownership shown herein is per County or Township records or as indicated
in the work provided to others.
3. This survey was performed without a site survey, therefore there is no
potential that other easements or rights-of-way may exist.

DEED SOURCE: Wanda L. Vance 1/4 of Wanda L. Ruby INST. #202203007
SEE REPLAT OF SUNDOWN FARMS PLAT #1577 INST. #202501158
SEE SUNDOWN FARMS PLAT #1357 INST. #201001869
ALSO SEE BRGJ LAND SURVEYING SURVEY INST. #202118433

NOTE

ALL NEW DRIVEWAYS WILL NEED TO HAVE APPROVAL OF LOCATION
FROM THE COUNTY ENGINEER PRIOR TO BEING INSTALLED.

NOTES:

- 1) The basis of bearing was taken from Gps observation (Indiana East
grid to ground conversion was completed) (U.S. SURVEY FOOT USED).
- 2) Monuments set or found are within 0.5' of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and
as a result the undersigned is not responsible for the investigation
or independent search for easements of record, Encroachments, restrictive
covenants, ownership title evidence, unrecorded easements, appurtenant
easements, or other facts on accurate and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma" unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plat.
- 9) No improvements or easements shown. Title search needs completed.



PRO FORMA
CERTIFIED BY _____ DATE _____



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:	SUNDOWN FARMS LOT 3A- RE-PLAT OF #1577
Applicant Address:	Wanda Vance 6312 S Flatwoof Rd Pekin in 47165
Applicant Phone:	502-468-0196
Applicant Email:	calamitywv@aol.com
Applicant Address:	6312 Flatwood Rd Peekin IN 47165

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:	
Owner Address:	
Owner Phone:	
Owner Email:	

Consultant Contact Information:

Consultant Name:	Eric Wise
Consultant Address	4265 Highway 135 NE
Consultant Phone Number:	812-734-6836
Consultant Email:	ewise1966@hotmail.com

Applicant's Representative:

Representative Name:	Bill Mccarty (surveyor)
Representative Address	6200 Pioneer Trail, Georgetown IN 47122.
Representative Phone:	812-525-1931
Representative Email:	mccarty.wp@gmail.com

2. Site Information:

Parcel ID Number:	22-03-02-900-011.003-004
Address of Property/Location:	8134 Pekin Rd Greenville IN 47124
Current Use of Property:	farm/homesite
Current Zoning District:	AG

Subdivision Type:

Administrative ☒ Major ☐ Conservation ☐

Total Acreage of Subdivision:	19.922-acres
Number of Lots:	2
Sanitary Sewer or Septic:	Septic

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:
 - o Conceptual Open Space areas (Hatched areas)
 - o Conceptual roadways
 - o Conceptual lot layout
 - o Conceptual drainage facilities
 - o 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:
 - o Conceptual Open Space areas (Hatched areas)
 - o Conceptual roadways
 - o Conceptual lot layout
 - o Conceptual drainage facilities
 - o 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: WANDA VANCE

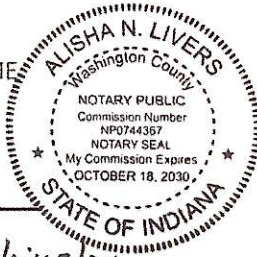
Signature: Wanda Vance

Date: 5-27-26

SUBSCRIBED AND SWORN BEFORE ME

THIS 27 DAY OF May, 2026.

Alisha N. Livers



NOTARY PUBLIC COUNTY OF Washington

MY COMMISSION EXPIRES 10.18.30



Floyd County Plan Commission
Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Wanda Vance, do hereby certify that I am (we are)
(Owners of subject property)
the owner(s) of the property legally described as 22-03-02-900-011.003-004,
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Bill Mccarty/Eric Wise,
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Wanda Vance		<u>Wanda Vance</u>	<u>5-27-26</u>

STATE OF Indiana)
COUNTY OF Harrison) SS:

Subscribed and sworn to before me, a Notary Public within and for said County and

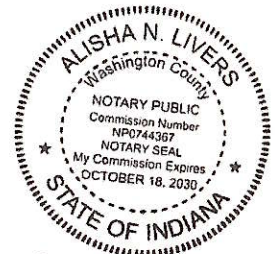
State, this 27 day of May 2026.

MY COMMISSION EXPIRES:

10.18.30

MY COUNTY OF RESIDENCE:

Washington



Alisha N. Livers
Notary Public

Alisha N. Livers
Printed Signature

FLOYD COUNTY
ASSESSOR

Mar/15/2022

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

Mar 15 2022 - TDB

Jaqueline Wrenning
AUDITOR FLOYD CO. IND.

E-RECORDED
202203007
FLOYD CO. IN RECORDER
LOIS ENDRIS
03/15/2022 01:20 PM
202203007 Pages: 3
Transaction # 4058242

DEED OF CORRECTION

THIS INDENTURE WITNESSETH, that

Wanda L. Vance, formerly known as Wanda L. Ruby

Of Floyd County, in the State of Indiana, for no consideration, **RELEASES AND QUIT CLAIMS** to

Wanda L. Vance, also known as Wanda L. Ruby

of Floyd County, in the State of Indiana, the following described real estate in Floyd County, Indiana:

A part of Lot #3 of Sundown Farms Plat #1357 as found in Instrument Number 201001869, being a part of the Southeast Quarter of Section 29, Township 1 South, Range 5 East, Greenville Township, Floyd County, Indiana, as shown on an Original Plat Vacation Survey prepared by Christopher L. Porter, LS21200022, Bledsoe Riggert Cooper & James, Inc., Job Number 10666, certified October 14, 2021, and recorded November 15, 2021 as Instrument #202118433, on which it is referred to as "Lot 3A" and described as follows:

Beginning at the southwest corner of said Lot #3; thence along the west line of said Lot #3 NORTH 00 degrees 24 minutes 25 seconds WEST a distance of 293.90 feet to a 5/8-inch diameter rebar with cap stamped BRCJ INC 6892 IN, hereinafter referred to as a BRCJ rebar; thence leaving said west line NORTH 85 degrees 08 minutes 51 seconds EAST a distance of 486.38 feet to a BRCJ rebar; thence NORTH 01 degrees 15 minutes 07 seconds WEST a distance of 328.60 feet to a BRCJ rebar; thence NORTH 87 degrees 08 minutes 45 seconds WEST a distance of 480.85 feet to a BRCJ rebar on the west line of said Lot #3; thence along said west line NORTH 00 degrees 24 minutes 25 seconds WEST a distance of 215.87 feet to the northwest corner of said Lot #3; thence along the lines of said Lot #3 the following four (4) courses:

- 1) NORTH 83 degrees 18 minutes 19 seconds EAST a distance of 1310.33 feet;
- 2) SOUTH 00 degrees 26 minutes 11 seconds EAST a distance of 949.20 feet;

- 3) SOUTH 80 degrees 41 minutes 08 seconds WEST a distance of 620.42 feet;
- 4) SOUTH 89 degrees 27 minutes 26 seconds WEST a distance of 690.00 feet to the point of beginning.

Containing 24.452 acres, more or less.

PARCEL NO. 22-03-02-900-011.003-004

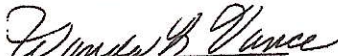
This conveyance is made subject to all zoning and use restrictions, existing roadways and all easements, encumbrances, and rights-of-way in any way burdening the Real Estate. The address of said real estate is commonly known as Pekin Rd, Greenville, IN 47124.

This conveyance is further made subject to the real estate taxes assessed against the Real Estate for the year 2021, due and payable in the year 2022, together with all subsequent taxes and assessments, all of which the GRANTEE assumes and agrees to pay.

Grantor affirms that she is one and the same person who took title under her former name Wanda L. Ruby.

This deed is correcting Quit Claim Deed recorded 01/05/2022 as Inst. No. 202200140 to add a missing call.

IN WITNESS WHEREOF, the said Wanda L. Vance has set her hand and seal to this Deed, this 15th day of March, 2022.


Wanda L. Vance

STATE OF INDIANA)

COUNTY OF Scott)

Before me, a Notary Public, in and for said County and State, personally appeared Wanda L. Vance, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein are true.

WITNESS my hand and Notarial Seal this 15th day of March, 2022.



Kimberly D. Rogers
Notary Public
County of Residence: Clark
Expiration Date: 4-2-2022

Prepared by: Karen R. Strueh PO BOX 268, Bloomfield, IN 47424. Prepared by: Karen R. Strueh

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

Send tax statements to: Wanda L. Vance 8134 PEKIN RD.
Common Address of Property: Pekin Rd, Greenville, IN 47124.

To whom it may concern,

Greenville Water Utility can provide more water services to 8134 Pekin Rd. This property can be divided into one or two lots, and we can provide each lot with water service. 8134 Pekin currently has one water meter. There are no sewers close to this property, septic systems must be used.

The utility is not responsible for guaranteeing certain pressures for each home. Whoever requests service is responsible for conducting studies to determine their pressure for each lot. Homes in the area average 50 psi, with a 3/4in service line. Greenville Water will set single meter services for each lot. Each service will cost \$2,100.00 dollars, plus \$185.00 new customer fee per account.

The purpose of this letter is to state we can supply water for the proposed lots. Greenville Water has no issues with the proposed lots.

Thanks,

Stephen Webb

Stephen Webb 5-22-26

Superintendent, Greenville Water



1165 Old Forest Rd.
Corydon, IN 47112

812.738.4115

HARRISONREMC.COM

May 26, 2026

Eric Wise
4265 Highway 135 Ne
Corydon, IN 47112

Dear Eric,

Regarding the property at 8134 Pekin Rd, Greenville, IN. Harrison REMC does have the electrical facilities and will be the provider of the electric service.

If you have any questions, please contact the office.

Sincerely,

Jason Flock
Staking Supervisor
Harrison REMC
812.738.4115 Office
jflock@harrisonremc.com

FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website www.floydcountyhealth.org

Telephone (812) 948-4726
Fax (812) 948-2208

June 16, 2026

Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike Suite 202
New Albany IN 47150

To Whom It May Concern:

Eric Wise is requesting approval to subdivide parcel #22-03-02-900-011.003-004, located at 8134 Pekin Rd, Greenville, IN 47124, into two separate parcels. Soil testing has been completed, and an Onsite System Minimum Requirements Specification has been prepared for the proposed lot. No part of the existing on-site sewage system will be located on the four-acre lot that is being proposed.

The Floyd County Health Department has no objections to the proposed subdivision of the parcel into two parcels. Should you have any questions or require additional information, please contact me at 812-948-4726 ext. 387.

Respectfully,



Anthony Lieber
Environmental Supervisor



HIGHLANDER FIRE PROTECTION DISTRICT

4002 Scottsville Road • P.O. Box 51 • Floyds Knobs, IN 47119

Telephone: (812) 923-8003

Fax: (812) 923-1961

Website: www.HighlanderFD.org

To whom it may concern,

In regards to the planned property located at 8134 Pekin rd., the Highlander Fire Protection District has no issues regarding fire protection with the proposed parcel split. We will provide fire protection services to this proposed parcels outlined in red as we do for the surrounding area. If you have any questions please contact me. Thank you.

Brandon Alexander

Deputy Fire Chief