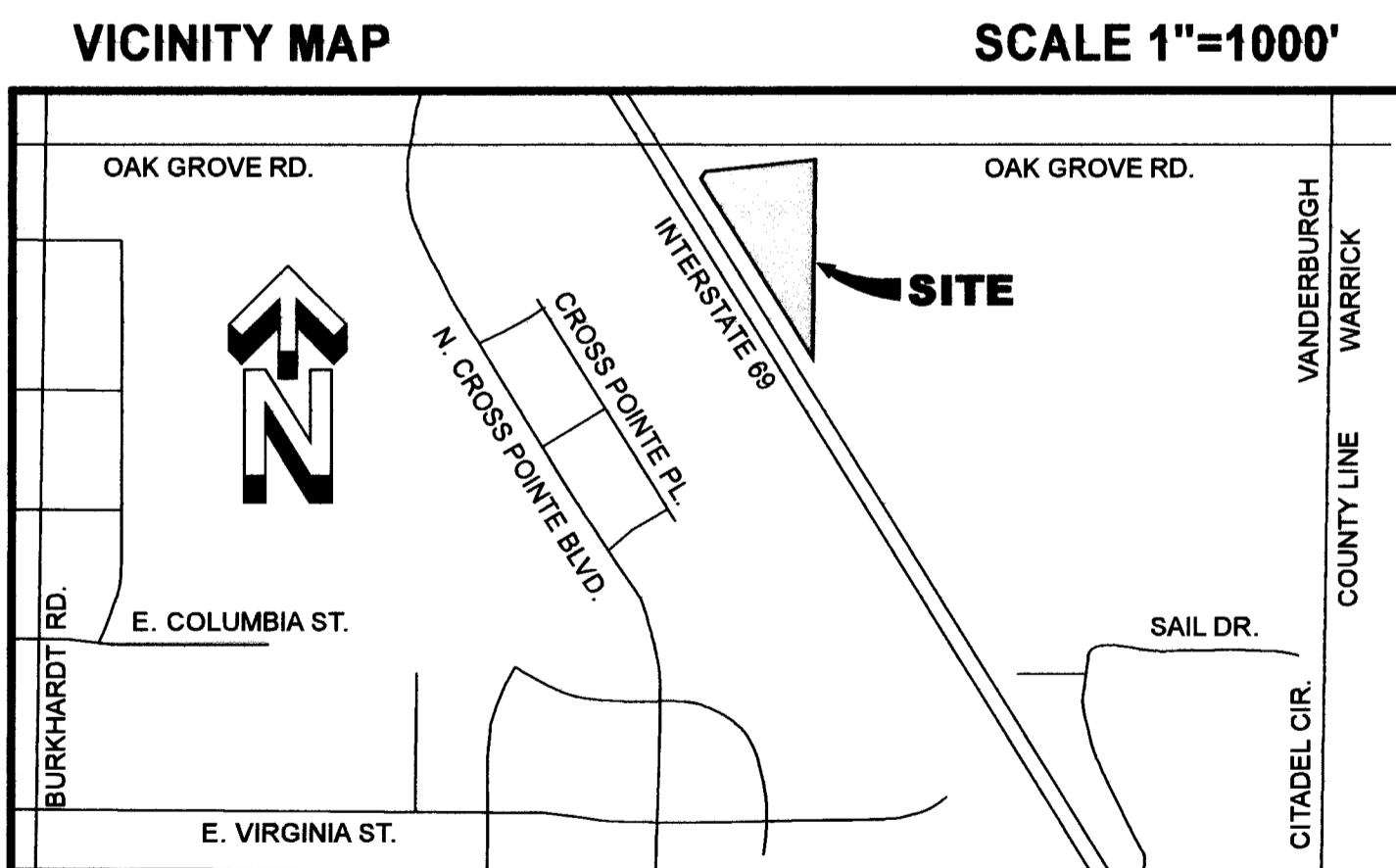


HMD

BOUNDARY DESCRIPTION

A replat of Lot 3 in Semonins Subdivision, as per plat thereof, recorded in Plat Book "F", pages 142 and 143 in the office of the Recorder of Vanderburgh County, Indiana, being a subdivision of the North Half of Section 19, Township 6 South, Range 9 West of the 2nd P.M., lying in Knight Township, Vanderburgh County, Indiana as per a survey dated January 14, 2019 by Donald E. Gries, Professional Surveyor, Indiana Registration No. 29900003, under Project No. S-10402 and being more particularly described as follows:

- Commencing at a 1-1/4" iron rod at the Northeast corner of the Northwest Quarter of said Section 19; thence along the North line of said Quarter Section, South 89°57'31" West 98.25 feet to the Northeast corner of Lot 3 in Semonins Subdivision; thence along the East line of said Lot 3, South 00°41'14" West 76.84 feet to the true point of beginning; thence continue along the East line of said Lot 3
- 1st: South 00°41'14" West 1058.87 feet to the Northeastly right of way line of State Highway Project No. I-164-1(2)9, dated 1986, said Highway is now known as Interstate 69; thence along said right of way line for the following 2 (two) courses
 - 2nd: North 31°53'14" West 1130.40 feet; thence
 - 3rd: North 36°35'15" East 44.03 feet to the South right of way line of Oak Grove Road as per the aforementioned State Highway Project; thence along said right of way line
 - 4th: North 83°46'41" East 587.05 feet to the true point of beginning and containing 7.615 acres more or less.



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 6/4/2019 BRIAN GERTH AUDITOR 2028	RECEIVED FOR RECORD
	DATE 6/4/2019 11:01AM PLAT BOOK V PAGE 008 INSTR# 2019R00010783 DEBBIE STUCKI RECORDER VANDERBURGH COUNTY

General Notes

- PUBLIC UTILITIES - WATER:** Water is not available by a Public Utility.
- PUBLIC UTILITIES - SEWER:** Sanitary Sewer is not available by a Public Utility.
- ACCESS:** Lot 1 only has direct access to Oak Grove Road. No break in limited access right of way is allowed and any change or new drive that is within INDOT controlled right of way will need to follow the INDOT permitting process.
- FLOOD PLAIN DATA:** The entire boundary of the within described minor subdivision lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tract(s) plots by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0205 D, dated March 17, 2011.
- FLOODWAY LANGUAGE:** Indiana Department of Natural Resources / Division of Water - Floodplain Analysis and Regulatory Assessment File Number GN-36725-D dated 01/15/2019 Special Flood Hazard Area / Floodway. 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 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.
- REGULATED DRAIN RIGHT-OF-WAY:** Subject to the rights and limitations as specified in Indiana Code 36-9-27-33, no permanent structures shall be placed within a regulated drain right-of-way without the express written permission of the Vanderburgh County Drainage Board. No trees, shrubs or woody vegetation shall be planted within a regulated drain right-of-way without the express written permission of the Vanderburgh County Drainage Board. Crops grown within a regulated drain right-of-way are at the risk of the owner and may be damaged or cut by Vanderburgh County in the course of the maintenance or reconstruction of a regulated drain right-of-way without any liability on the part of the County Surveyor, County Drainage Board or their representatives.
- NATURAL SURFACE WATERCOURSE:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses on this site.
- PRIOR COVENANTS & RESTRICTIONS:** 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.
- APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:** APC Docket Number WAV-2019-024 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on 05/13/2019.

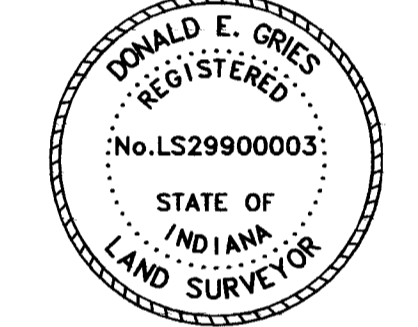
Certificates

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 February 4th, 2019 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 30th day of May, 2019.

Donald E. Gries
Donald E. Gries, PS
Indiana Registration No. LS 29900003
Andy Eastley 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. (Donald E. Gries)

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 HMD, a Minor Subdivision.

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

J. Steven Martin

J. Steven Martin, Manager
Hirsch-Martin Development, LLC
4004 E. Morgan Avenue, Suite 101
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Steven Martin, Manager of Hirsch-Martin Development, LLC, 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 3rd day of June, 2019.

My commission expires June 4, 2023

Danielle Eggers
Signature



Printed Name: Danielle Eggers
Notary Resides in Warrick 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 05/13/19 (at Subdivision Review).

Stacey Stevens
President: Stacey Stevens

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

PLAT RELEASE for APC Docket No.: MIN-2019-023
The Secondary Plat complies with the Ordinance and is released for recording.

Ronald S. London
Executive Director: Ronald S. London

6/4/2019
Plat Release Date

AE-2
ANDY EASTLEY ENGINEERING
CIVIL ENGINEERING
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710
(812) 424-2481

MINOR SUBDIVISION
HIRSCH-MARTIN DEV., LLC
CLIENT: BINGHAM GREENEBAUM DOLL
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED: D.E.C.
PROJECT NO: S-10402
SCALE: 1"=100'

DATE: 07/14/19
SHEET NO: 1 OF 1
REVISIONS

