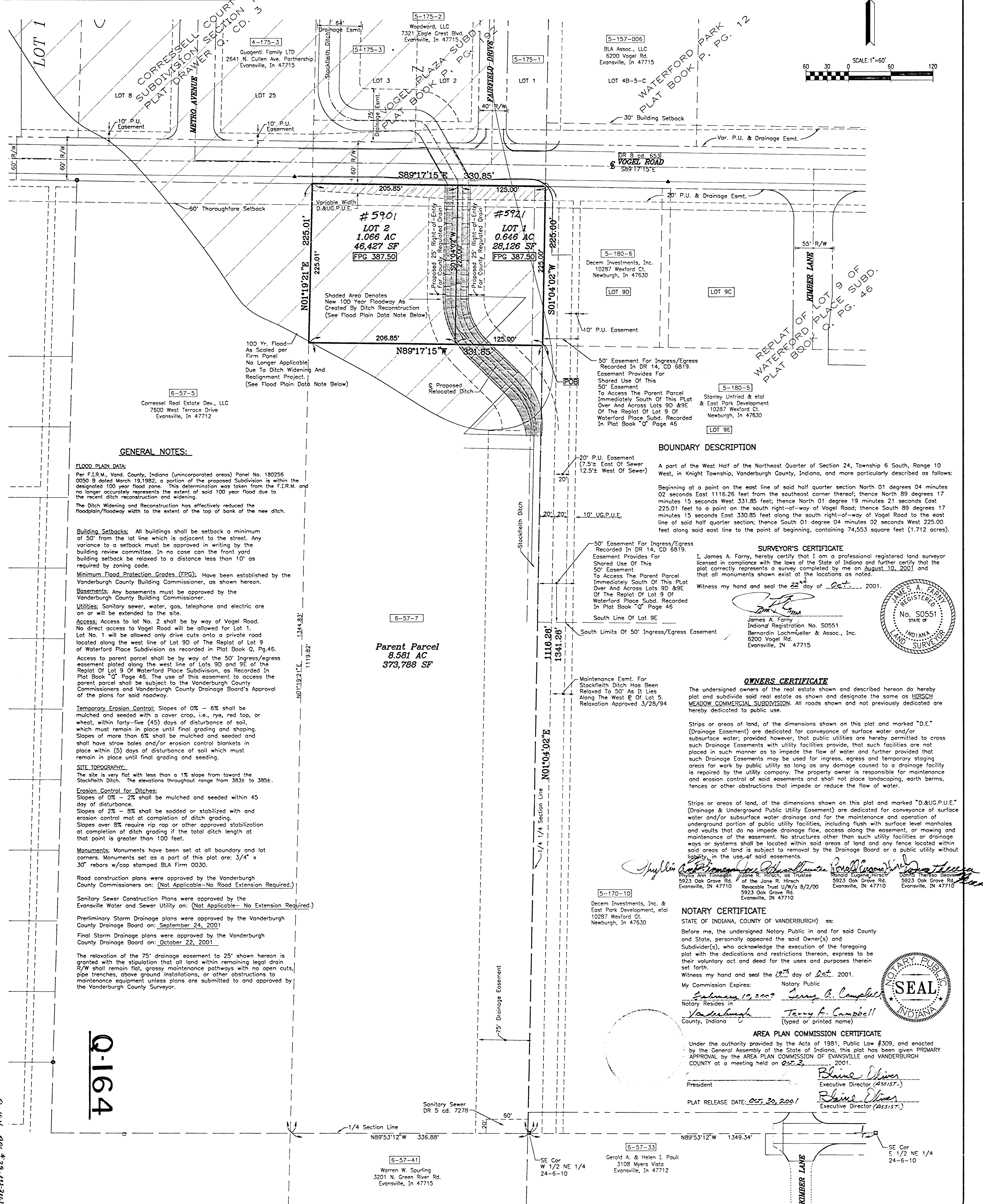
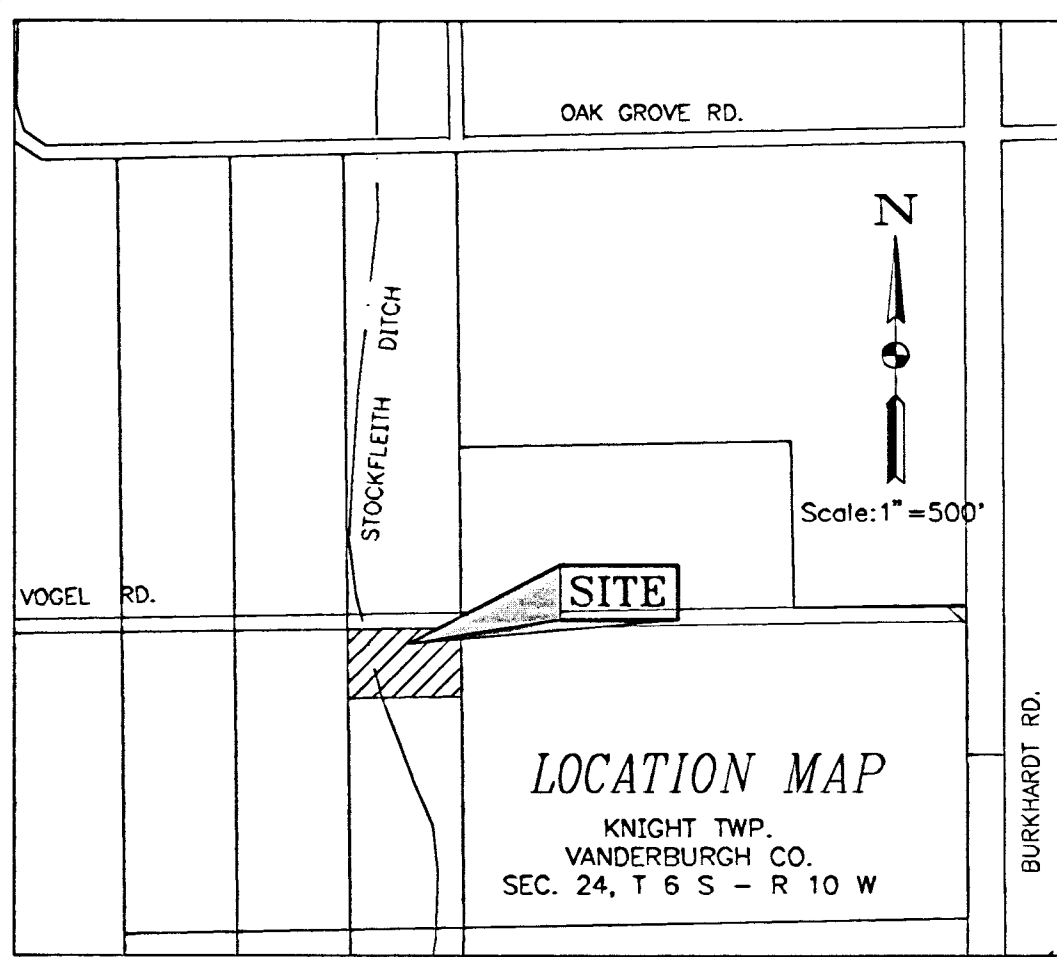


# HIRSCH MEADOW COMMERCIAL SUBDIVISION



### GENERAL NOTES:

**FLOOD PLAIN DATA:**  
Per F.I.R.M., Vand. County, Indiana (unincorporated areas) Panel No. 180256 0050 B dated March 19, 1992, a portion of the proposed Subdivision is within the designated 100 year flood zone. This determination was taken from the F.I.R.M. and no longer accurately represents the extent of said 100 year flood due to the recent ditch reconstruction and widening.  
The Ditch Widening and Reconstruction has effectively reduced the floodplain/floodway width to the extent of the top of bank of the new ditch.

**Building Setbacks:** All buildings shall be setback a minimum of 50' from the lot line which is adjacent to the street. Any variance to a setback must be approved in writing by the building review committee. In no case can the front yard building setback be relaxed to a distance less than 10' as required by zoning code.

**Minimum Flood Protection Grades (FPG):** Have been established by the Vanderburgh County Building Commissioner, as shown hereon.

**Basements:** Any basements must be approved by the Vanderburgh County Building Commissioner.

**Utilities:** Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

**Access:** Access to lot No. 2 shall be by way of Vogel Road. No direct access to Vogel Road will be allowed for Lot 1. Lot No. 1 will be allowed only drive cuts onto a private road located along the west line of Lot 9D of the Replat of Lot 9 of Waterford Place Subdivision as recorded in Plat Book Q, Pg. 46. Access to parent parcel shall be by way of the 50' Ingress/Egress easement plotted along the west line of Lots 9D and 9E of the Replat of Lot 9 of Waterford Place Subdivision, as Recorded in Plat Book "Q" Page 46. The use of this easement to access the parent parcel shall be subject to the Vanderburgh County Commissioners and Vanderburgh County Drainage Board's Approval of the plans for said roadway.

**Temporary Erosion Control:** Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding. Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

**SITE TOPOGRAPHY:**  
The site is very flat with less than a 1% slope from toward the Stockfleith Ditch. The elevations throughout range from 383± to 385±.

**Erosion Control for Ditches:**  
Slopes of 0% - 2% shall be mulched and seeded within 45 day of disturbance.  
Slopes of 2% - 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading.  
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

**Monuments:** Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebar w/cop stamped BLA Firm 0030.

Road construction plans were approved by the Vanderburgh County Commissioners on: (Not Applicable-No Road Extension Required).

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: (Not Applicable- No Extension Required).

Preliminary Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: September 24, 2001

Final Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: October 22, 2001

The relaxation of the 75' drainage easement to 25' shown hereon is granted with the stipulation that all land within remaining legal drain R/W shall remain flat, grassy maintenance pathways with no open cuts, pipe trenches, above ground installations, or other obstructions to maintenance equipment unless plans are submitted to and approved by the Vanderburgh County Surveyor.

### BOUNDARY DESCRIPTION

A part of the West Half of the Northeast Quarter of Section 24, Township 6 South, Range 10 West, in Knight Township, Vanderburgh County, Indiana, and more particularly described as follows:  
Beginning at a point on the east line of said half quarter section North 01 degrees 04 minutes 02 seconds East 1116.26 feet from the southeast corner thereof; thence North 89 degrees 17 minutes 15 seconds West 330.85 feet; thence North 01 degree 19 minutes 21 seconds East 225.01 feet to a point on the south right-of-way of Vogel Road; thence South 89 degrees 17 minutes 15 seconds East 330.85 feet along the south right-of-way of Vogel Road to the east line of said half quarter section; thence South 01 degree 04 minutes 02 seconds West 225.00 feet along said east line to the point of beginning, containing 74,553 square feet (1.712 acres).

### SURVEYOR'S CERTIFICATE

I, James A. Farry, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on August 10, 2001 and that all monuments shown exist at the locations as noted.  
Witness my hand and seal the 22<sup>nd</sup> day of Oct., 2001.

James A. Farry  
Indiana Registration No. S0551  
Bernard Lochmueller & Assoc., Inc.  
6200 Vogel Rd.  
Evansville, IN 47715

### OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as HIRSCH MEADOW COMMERCIAL SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability in the use of said easements.

### NOTARY CERTIFICATE

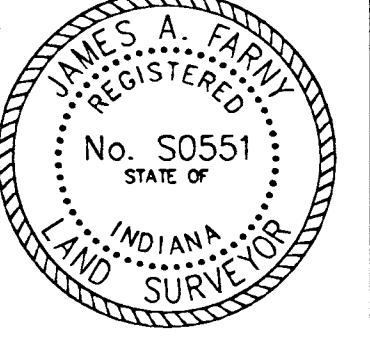
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:  
Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal the 22<sup>nd</sup> day of Oct., 2001.  
My Commission Expires: Notary Public  
Terry A. Campbell  
Notary Resides in  
Vanderburgh  
County, Indiana

### 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Oct. 2, 2001.

Blaine Oliver  
Executive Director (ASSIST.)  
Blaine Oliver  
Executive Director (ASSIST.)

PLAT RELEASE DATE: Oct. 30, 2001



Q-164