

THE PROMENADE SECTION 1

Replat of Part of Lot 1, Semonins Subdivision as Recorded in Plat Book F, Pages 142 & 143

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE Apr. 9, 2015
 JOE GRIES AUDITOR
 1575
 RECEIVED FOR RECORD
 DATE 04.09.15 12:29 P
 PLAT BOOK T
 PAGE 170
 INSTR# 2015R0007803
 Z TULEY RECORDER
 VANDERBURGH COUNTY

GENERAL NOTES:

Zoning: The Subject Property is Zoned C-2 & C-4, all adjacent property is zoned as noted.

Flood Plain Data: Per F.I.R.M. panel number 18163C0201D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision lie entirely within the limits of the 100 year flood zone.

Special Measures: Special Measures are required to provide extra crawl space protection due to ground elevations. Special measures include waterproofing, installing sump pumps, yard slopes in excess of code minimum, etc.

Structures: No permanent structures may be placed on the Right-Of-Way of Crawford Brandeis Ditch without the written consent of the Vanderburgh County Drainage Board.

Prior to the placement of any drainage structures flowing into Crawford Brandeis Ditch, the owner shall file with the County Surveyor for permission to connect with the regulated ditch.

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction methods, and suitability of fill in the area of building pads, and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soils conditions.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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: All access to the new project will be from Waterford Blvd. or Hirschland Rd. No direct access onto Burkhardt Road will be allowed. No roads will be designed having a profile grade > 10%.

Site Topography: The Site relatively flat with an average slope of less than 2%. The elevations throughout range from 384.5 to 385.0.

Temporary Erosion Control (during construction):

For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

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/cap stamped BLA Firm 0030.

PLAN APPROVAL DATES:

Storm Drainage plans were approved by the Board of Public Works on: December 12, 2013.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: December 10, 2013.

Water Plans were not required due to use of existing facilities in the area.

Roadway Construction Plans were approved by the Board of Public Works on: December 12, 2013.

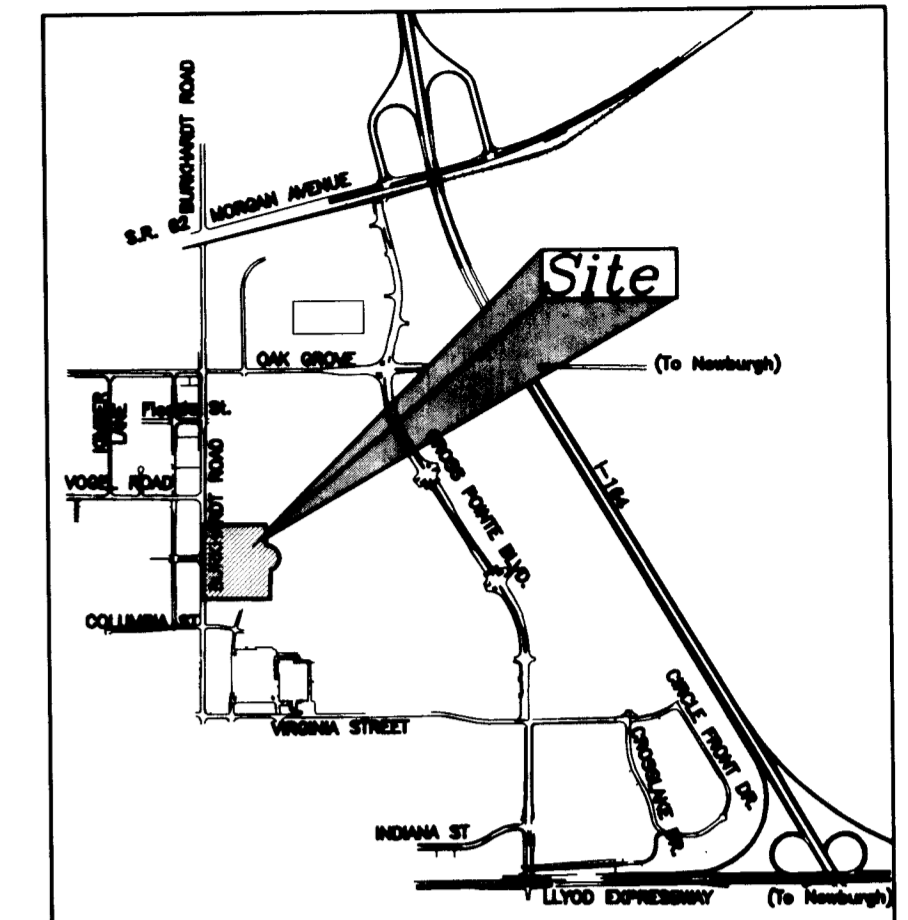
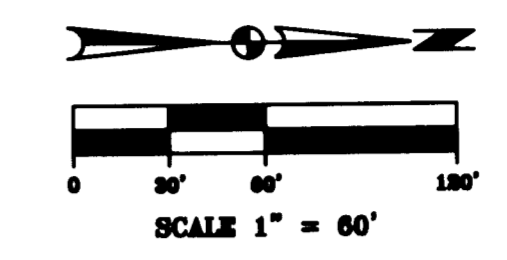
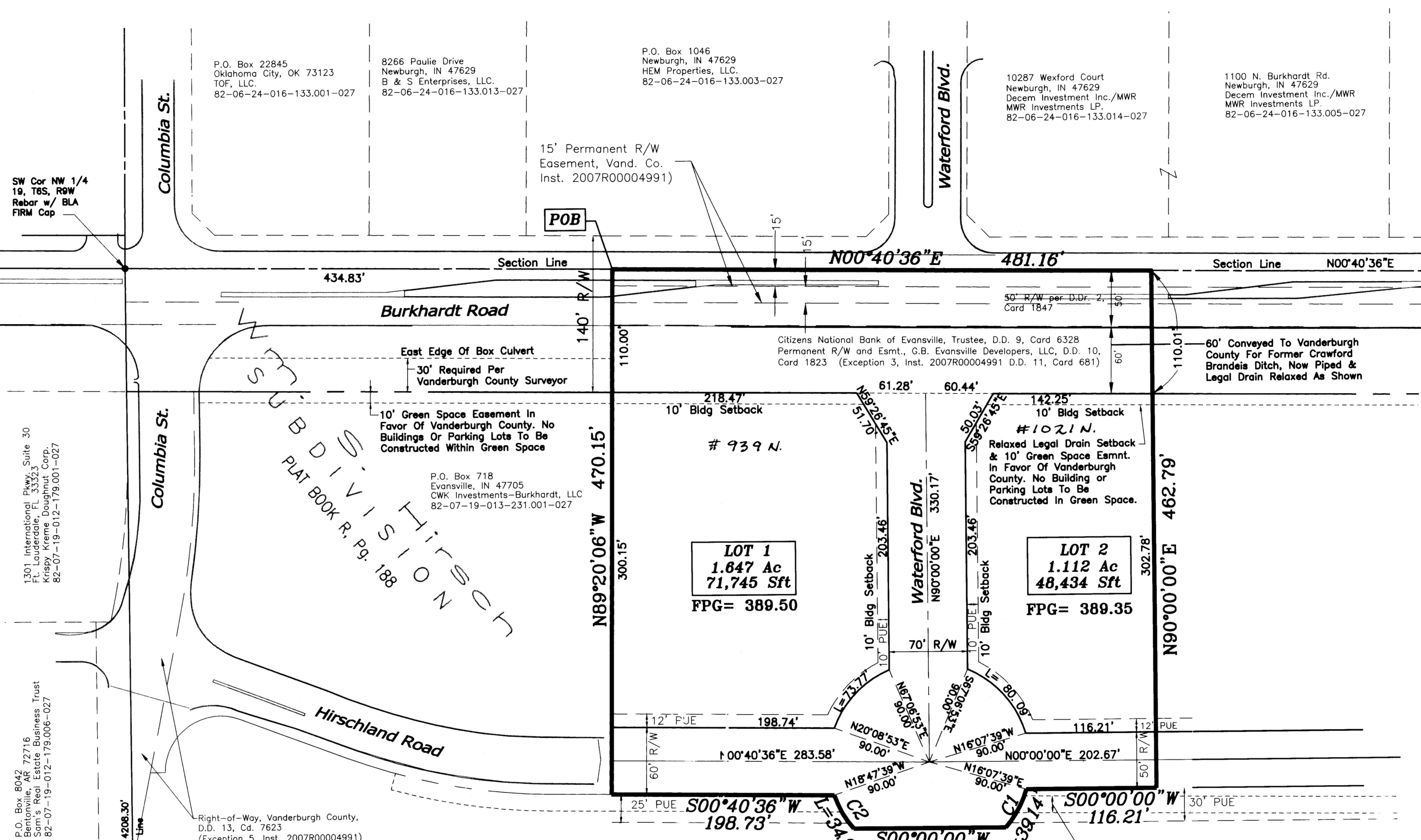
OWNERS' CERTIFICATE

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 **The Promenade Section 1**. All Right of Way shown hereon are for the purpose of Grantor's construction of a roadway and appurtenances thereto built to City standards and the Grantee's acceptance of said roadway for maintenance operation, reconstruction, and repair thereupon. Appurtenances may include, but not limited to drainage facilities and like features necessary for said roadway. All roads shown in Rights Of Way and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 structures other than such utility facilities shall be located within said areas 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.

All easements are 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.

J. Steven Martin, Managing Member
 Hirsch Martin Development, LLC.
 4004 East Morgan Avenue
 Evansville, IN 47715



VICINITY MAP
 KNIGHT TWP.
 VANDERBURGH CO.
 SW 1/4 Sec. 18 & NW 1/4 Sec. 19,
 T 6 S - R 9 W

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West, in Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

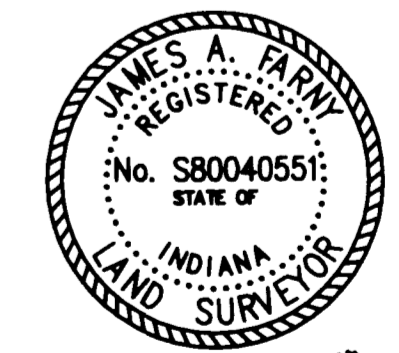
BEGINNING at a point on the west line of the Northwest Quarter of Section 19, Township 6 South, Range 9 West, North 00 degrees 40 minutes 36 seconds East 34.83 feet from the southwest corner of the Northwest Quarter of said quarter section thence; thence continue North 00 degrees 40 minutes 36 seconds East 481.16 feet; thence North 90 degrees 00 minutes 00 seconds East 462.79 feet; thence South 00 degrees 00 minutes 00 seconds West 116.21 feet; thence 39.14 feet along a nontangent curve to the left, concave to the southwest, said curve having a radius of 90.00 feet and a chord of 38.83 feet, bearing South 61 degrees 24 minutes 54 seconds East; thence South 00 degrees 00 minutes 00 seconds West 135.76 feet; thence 34.95 feet along a nontangent curve to the right, concave to the northwest, said curve having a radius of 90.00 feet and a chord of 34.73 feet bearing South 60 degrees 00 minutes 52 seconds West; thence South 00 degrees 40 minutes 36 seconds West 198.73 feet to the north line of the Wm. S. Hirsch Subdivision, as recorded in Plat Book R, page 188 in the office of the Recorder of Vanderburgh County, Indiana; thence North 89 degrees 20 minutes 06 seconds West 470.15 feet along the north line of the Wm. S. Hirsch Subdivision to the POINT OF BEGINNING, containing 5.308 acres (231,233 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, 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 on Feb. 4, 2013 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to read each social security number in this document, unless required by law. Witness my hand and seal the 8th day of April, 2015.



James A. Farny
 Indiana Registration No. S80040551
 Lochmueller Group
 6200 Vogel Rd.
 Evansville, IN 47715

7-170

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 July 11, 2013.



Attest Executive Director
 Secondary Plat complies with the Ordinance and is released for recording.
 Executive Director
 PLAT RELEASE DATE: Apr. 9, 2015

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 8th day of April, 2015

My Commission Expires: 2-10-2017

Notary Resides in
 Vanderburgh
 County, Indiana

Notary Public
 Terry A. Campbell
 (typed or printed name)



CURVE DATA

No.	Radius	Length	Chord Length	Chord Bearing
C1	90'	39.14'	38.83'	S61°24'54"E
C2	90'	34.95'	34.73'	S60°00'52"W

The Promenade Section 2 Amended Plat
 PLAT BOOK T, Pg. 119