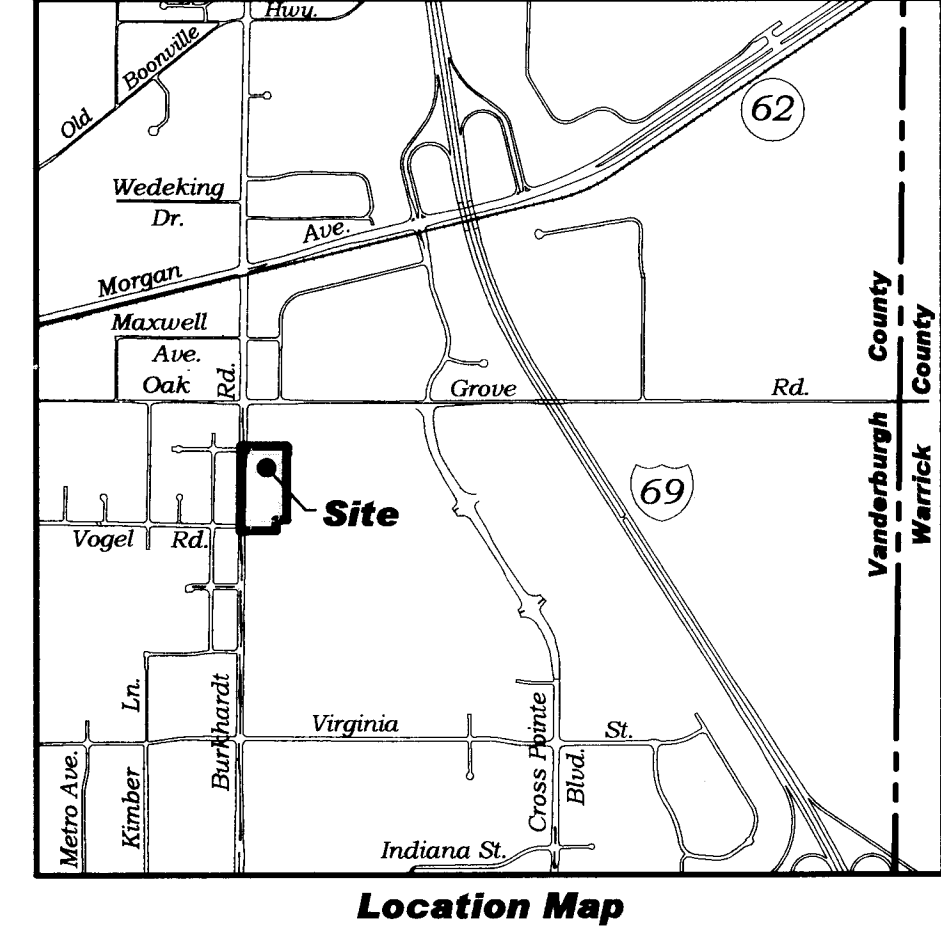
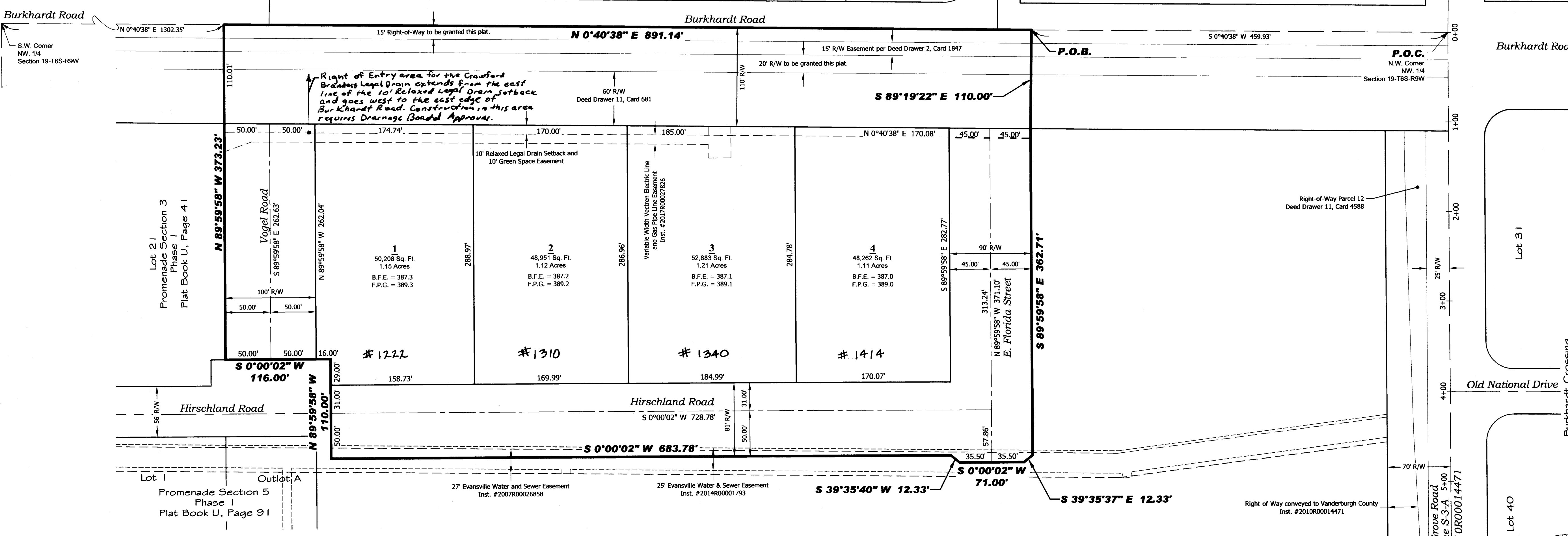
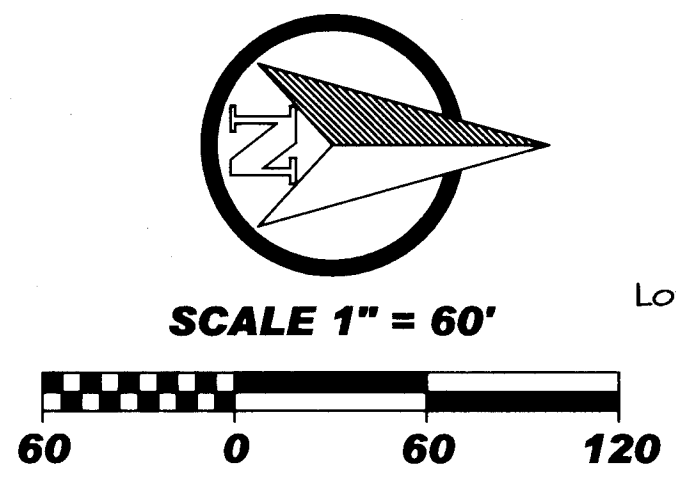


The Promenade

Section 3 Phase 2

RECEIVED FOR RECORD
 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 DATE 7/23/2018 2:12 PM
 JULY 23, 2018
 PLAT BOOK U
 PAGE 153
 INSTR. # 201800014471
 BRIAN GERTH AUDITOR
3663
 (AUDITOR'S NUMBER)
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY



Legend

---	Building Setback Line	(C)	Calculated Dimension
---	Center Line	Cd	Card
---	Easement Line	D.R.	Deed Record
---	Property Boundary Line	Doc.	Document
---	Right-of-way Line	Dr.	Drawer
---	East	E	East
---	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)	(Fnd)	Found
---	Mag Nail with Washer stamped "Morley & Assoc. ID. #0023" (Set)	Inst.	Instrument
---		(M)	Measured Dimension
---		N	North
---		Page	Page
---		P.O.B.	Point of Beginning
---		P.O.C.	Point of Commencement
---		R	Range
---		(R)	Record Dimension
---		S	South
---		T	Township
---		W	West

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 June 12, 2014.

President: Stacey Stevens
 Attest Executive Director: Ronald S. London
Plat Release for APC Docket No. 1-S-2014
 Secondary Plat complies with the Ordinance and is released for Recording.
 Executive Director: Ronald S. London
 PLAT RELEASE DATE: 7/20/2018

Surveyor's Certificate
 I, Bret Alan Sermersheim, do 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 October 26, 2017 and that all monuments shown exist at locations as noted.
 Witness my hand and seal this 3rd day of July, 2018.

Notary Certificate
 Prepared By: Bret Alan Sermersheim, P.S.
 STATE OF INDIANA, COUNTY OF Vanderburgh ss:
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Steven Martin, the owner of the real estate shown and described hereon and 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.

Affirmation Statement
 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.
 Printed Name: Bret Sermersheim
 Signature: Bret A. Sermersheim

Secondary Plat
 Designed By: B.A.S. Job Number: 10176.4.001A
 Drawn By: J.E.V. Date: 7/03/2018
 10176 Section 3 Phase 2

MORLEY
 ARCHITECTS | ENGINEERS | SURVEYORS
 4800 Rosebud Ln., Newburgh, IN 47330
 812.464.9585 Phone 812.464.2514 Fax
 morleycorp.com

General Notes
Access: Parking areas and pedestrian facilities on contiguous lots shall be interconnected. Lots 1 through 4 will access Hirschland Road only.
Application for Modification/Waiver of Subdivision Standards: APC Docket Number 12-SW-2015 requesting sidewalk waiver/alternative plan, as per City Code 17.05.150(B)(2), was Approved by the Area Plan Commission on Thursday, November 12, 2015.
Flood Plain Data: All of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 180257 0201 D, being Map Number 18163C0201D, Panel 201 of 275, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011. The Base Flood Elevation (BFE) and the Flood Protection Grade (FPG) elevation on the plat are approved by the Evansville-Vanderburgh County Building Commission.
Installation of Sidewalks with Certificate of Occupancy:
 (i) Each purchaser of, or successor in interest to, an individual lot or lots from the owner of record at the time the plat is recorded must install the required sidewalk(s) on the purchased lot or lots within five years from the date of purchase or acquisition of interest.
 (ii) The owner of record at the time the plat is recorded must install the required sidewalk(s) on all lots to which the owner still holds title within 10 years from the date the plat is recorded.
 (iii) No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk on that lot is installed.
 (iv) Sidewalks installed in a new subdivision must be installed to the standards meeting the latest edition of the Evansville Municipal Code and all applicable standards required by the Americans with Disabilities Act (ADA) and the regulations there under.
 (v) Failure to install a required sidewalk in accordance with all ordinances and in the time allotted in this subsection is an ordinance violation that may be corrected by City employees or contractors in accordance with the provisions of IC 36-1-6-2 and any amendment or reodification thereof, with both the direct and administrative costs of such correction being a lien against the property and being eligible to be placed on the tax duplicate by the County Auditor in accordance with the procedures prescribed by state law.
Monuments: Monuments have been set at all boundary and lot corners with a 5/8" rebar with cap stamped "Morley & Assoc. ID#0023", unless otherwise noted.
Prior Covenants and Restrictions: The AREA PLAN COMMISSION does not participate in the creation or enforcement of private covenants and restrictions that may or may not exist.
Public Utilities - Sewer: Sanitary Sewer is available and will be provided by the Evansville Water & Sewer Utility.
Public Utilities - Water: Water is available and is provided by the Evansville Water & Sewer Utility.
Reference Survey: Instrument #2017R00026356. There have been no change of matters from said survey that will affect this subdivision.

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.
Relaxed Legal Drain Setback & 10' Green Space Easement: Relaxed Legal Drain Setback & 10' Green Space Easement in favor of Vanderburgh County. No building or parking lots to be constructed in Green Space. Any utilities within the Legal Drain Right-of-Way of the Crawford Brandeis Legal Drain require prior written approval of the Vanderburgh County Drainage Board. Connection of any drainage structures to the Crawford Brandeis Legal Drain requires written approval of the Vanderburgh County Drainage Board. *Approved July 9, 2013.*
 Storm Drainage plans were approved by the Board of Public Works on June 16, 2016.
 Sanitary Sewer Construction plans were not required due to use of existing facilities in the area.
 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 June 16, 2016.
Florida Street was approved to cross the Crawford Brandeis legal drain by the Vanderburgh County Drainage Board on August 9, 2016.
The Vectren Easement, Inst. #2017R00027826, was approved by the Vanderburgh County Drainage Board on July 17, 2018 to allow encroachments over the Crawford Brandeis legal drain.
No gas lines/underground structures are to be installed within the Vectren easement without approval of the Vanderburgh County Drainage Board.

Boundary Description
 Part of Lot 1 of Semoni's Subdivision, being part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West, Knight Township, Vanderburgh County, Indiana, as per plat thereof recorded in Plat Book F, Pages 142, & 143 in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:
 Commencing at the Northwest Corner of the Northwest Quarter of said Fractional Section 19, thence along the west line thereof, South 00 degrees 40 minutes 38 seconds West 459.93 feet to the POINT OF BEGINNING; thence South 89 degrees 19 minutes 22 seconds East 110.00' to the east right-of-way line of Burkhardt Road; thence South 89 degrees 59 minutes 58 seconds East 362.71 feet; thence South 39 degrees 35 minutes 37 seconds East 12.33 feet; thence South 00 degrees 00 minutes 02 seconds West 71.00 feet; thence South 39 degrees 35 minutes 40 seconds West 12.33 feet; thence South 00 degrees 00 minutes 02 seconds West 683.78 feet to the extended northwest property line of The Promenade Section 5 Phase 1, as per plat thereof, recorded in Plat Book U, Page 91 in said office of the Recorder; thence along said extended line and said north line, North 89 degrees 59 minutes 58 seconds West 110.00 feet to the northwest corner of said Promenade Section 5 Phase 1; thence along the west line of said subdivision, South 00 degrees 00 minutes 02 seconds West 116.00 feet to the north line of The Promenade Section 3 Phase 1, as per plat thereof, recorded in Plat Book U, Page 41 in said office of the Recorder, thence along the north line of said The Promenade Section 3 Phase 1, North 89 degrees 59 minutes 58 seconds West 373.23 feet to the northwest corner of said The Promenade Section 3 Phase 1, said point also being located on the west line of the northwest quarter of said Fractional Section 19, thence along said west line thereof, North 00 degrees 40 minutes 38 seconds East 691.14 feet to the point of beginning, containing 413,230.93 square feet (9.49 acres) more or less.
 Excepting the right-of-way conveyed to Vanderburgh County, State of Indiana recorded in Deed Drawer 11, Card 681.
 Excepting the right-of-way conveyed to the Board of Commissioners of Vanderburgh County Indiana recorded in Deed Drawer 2, Card 1847.

Owner's 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 3 Phase 2**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.
 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.
 Owner/Developer:
 Hirsch-Martin Development LLC
 4004 E Morgan Avenue Suite 101
 Evansville, IN 47715
 By: J. Steven Martin
 J. Steven Martin, its Managing member

Notary Public
 J. Steven Martin
 Notary Public

Witness my hand and seal this 10 day of JULY, 2018.
 My Commission Expires: FEB 25, 2026
 Notary Resides in Vanderburgh County, Indiana
Wendie Marie Saunders
 (Typed or Printed Name)

