

THE PROMENADE SECTION 5 PHASE 1

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 APR 21, 2017
 BRIAN GERTH AUDITOR
 1863
 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
 DATE 04-21-17 2:51p
 PLAT BOOK U
 PAGE 91
 INSTR# 2017 R 0000 9593
 DEBBIE STUCKI RECORDER
 VANDERBURGH COUNTY

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 Evansville, Indiana 47715
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NEIKIRK
 Engineering, LLC
 Professional Engineering • Land Surveying
 Community Development Services

REVISIONS	DATE

Secondary Plat
 NW 1/4 of Sec. 19, T6S, R9W
 Vanderburgh County, IN

Hirsch Martin Development, LLC
 4004 East Morgan Avenue
 Evansville, IN 47715

DWG DATE:
 4-19-2017
 SHEET #:
 1
 OF 1 SHEETS
 DRAWING FILE:
 PROM_5_PH_1

BOUNDARY DESCRIPTION

Part of Lot 1 of Semonin's Subdivision of part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, 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:
 BEGINNING at the Northwest corner Lot 1 of Promenade Section 2 as recorded in Plat Book T at Page 119 in said Office of the Recorder, said point being located North 45 degrees 58 minutes 25 seconds East 685.52 feet from the Southwest corner of said Northwest Quarter of Fractional Section 19; thence along the East right of way of Hirschland Road the following five (5) calls: thence North 00 degrees 40 minutes 36 seconds East 134.84 feet, then 34.95 feet around a non-tangential curve to the left with a radius of 90.00 feet, and subtended by a chord bearing North 00 degrees 00 minutes 52 seconds East 34.73 feet; thence North 00 degrees 00 minutes 00 seconds East 135.78 feet; thence 39.14 feet around a non-tangential curve to the left with a radius of 90.00 feet, and subtended by a chord bearing North 61 degrees 24 minutes 54 seconds West 38.83 feet; thence North 00 degrees 00 minutes 00 seconds East 613.76 feet; thence South 00 degrees 00 minutes 00 seconds East 573.46 feet; thence North 90 degrees 00 minutes 00 seconds East 41.03 feet; thence South 00 degrees 00 minutes 00 seconds East 298.27 feet to a point in the North line of said Lot 1 of Promenade Section 2; thence along the North line of said Promenade Section 2 the following three (3) calls: thence South 89 degrees 50 minutes 33 seconds West 124.90 feet; thence South 00 degrees 09 minutes 27 seconds East 35.58 feet; thence South 89 degrees 50 minutes 33 seconds West 527.56 feet to the POINT OF BEGINNING, containing an area of 530164 square feet, or 12.171 acres, more or less.

CROSS References:

OFF-SITE DEDICATED RIGHT OF WAY DESCRIPTION

Part of Lot 1 of Semonin's Subdivision of part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, 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:
 BEGINNING at the Northeast corner of The Promenade Section 3 Phase 1 as recorded in Plat Book U at Page 41 in said Office of the Recorder; thence South 90 degrees 00 minutes 00 seconds West 85.00 feet; thence North 00 degrees 00 minutes 00 seconds East 116.00 feet; thence North 90 degrees 00 minutes 00 seconds East 85.00 feet; thence South 00 degrees 00 minutes 00 seconds West 116.00 feet to the POINT OF BEGINNING, containing an area of 9860 square feet, or 0.228 acres, more or less.

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 5 Phase 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 Grantor's acceptance of said roadway for maintenance operation, reconstruction, and repair thereupon. Appurtenances may include, but not limited to, drainage facilities, drainage swales, slopes and like features necessary for said roadway. All roads shown in Right of Way not previously dedicated are hereby dedicated to public use. The Ingress/Egress Easement shown hereon is for the purpose of Grantor's construction of a roadway and appurtenances thereto built to City standards. All roads shown in Ingress/Egress Easement are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked **E.W.S.U.W.E.** (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Water Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked **E.W.S.U.S.E.** (Evansville Water and Sewer Utility Sewer Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Sewer Utility Easement and right-of-way over the Real Estate described herein, for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewer and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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.

Strips or areas of land, of the dimensions shown on this plat and marked **E.U.E.** (Electric Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of electric 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.

Notification of the City Engineers office is required a minimum of 48 hours prior to construction of any feature within the Right Of Way which is intended to be accepted by the City of Evansville.

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

NOTARY CERTIFICATE
 STATE OF INDIANA)
) SS
 COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in and for said County and State, personally appeared J. Steven Martin, Managing Member of Hirsch Martin Development, LLC, Owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal the 20th day of April, 2017.
 My Commission Expires: 9/30/2022

Notary Resides in
 Vanderburgh
 County, Indiana

Notary Public
Corine R. Klumper
CORINE R. KLUMPER
 President of Vanderburgh County, IN
 Commission Expires September 30, 2022
 Commission # 1488741

SURVEYOR'S CERTIFICATE

I, Trent J. McPeak, 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 this plat correctly represents a survey completed on August 29, 2016 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT
 I, Trent J. McPeak 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.

Signature: *Trent J. McPeak* Date: 4.19.2017

Trent J. McPeak
 Indiana Registration No. LS21600009
 Neikirk Engineering, LLC
 4915 Lincoln Ave.
 Evansville, IN 47715



AREA PLAN COMMISSION CERTIFICATE
 Under the authority provided by the Acts of 1981, Public Law #300, 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 August 11, 2016.

John J. Dwyer
 John J. Dwyer
 Area Plan Commission Executive Director

PLAT RELEASE
 Secondary Plat complies with the Ordinance and is released for recording.
RRS
 Executive Director

PLAT RELEASE DATE: APR 21, 2017



GENERAL NOTES:

Flood Plain Data: Per F.I.R.M. panel number 18163C0201D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision lies entirely within Zone "AE" which is in the limits of the 100 year flood zone. The Base Flood Elevation (BFE) and the Flood Protection Grade (FPG) elevation on the plat are approved by the Evansville-Vanderburgh County Building Commission.

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.

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

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

Access: Parking areas and pedestrian facilities on contiguous lots shall be interconnected.

Access Way Ingress/Egress Easement: The Access Way Ingress/Egress Easement, as shown hereon as Outlot A, is a private easement. Hirsch Martin Development, LLC shall be responsible for all maintenance and maintenance activities shall be in accordance with City of Evansville standards.

Drainage Easements: The Drainage Easements shown on the Plat and marked D.E. are shall be maintained in accordance with City of Evansville standards. Hirsch Martin Development, LLC shall be responsible for all maintenance until such time as a lot owner's association is established.

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(18) 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.

Site Topography: The Site is relatively flat with an average slope of less than 2%. The elevations throughout range from 384.0 to 386.0.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 5/8" x 3/32" rebar w/cap stamped Neikirk.

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 at a public hearing on Thursday, November 12, 2015.

Installation of Sidewalks: Pursuant to City Subdivision Code, Section 17.05.100(E):
 (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 (5) 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 ten (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 regulations thereunder.

(v) Failure to install a required sidewalk in accordance with all ordinances and in 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.

Hirsch Martin Development, LLC shall be responsible for all sidewalk maintenance in areas outside public street right of way and maintenance activities shall be in accordance with City of Evansville standards.

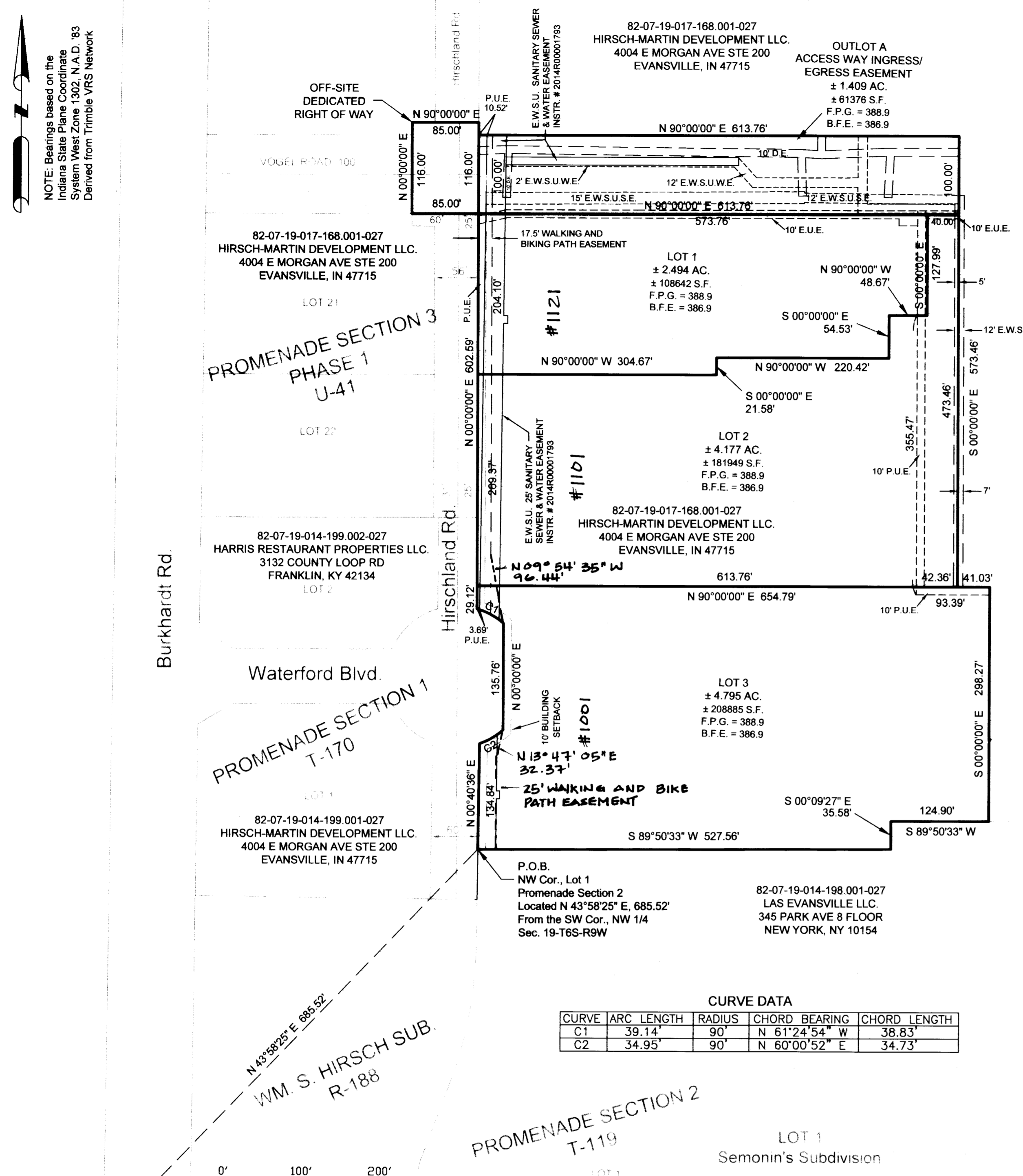
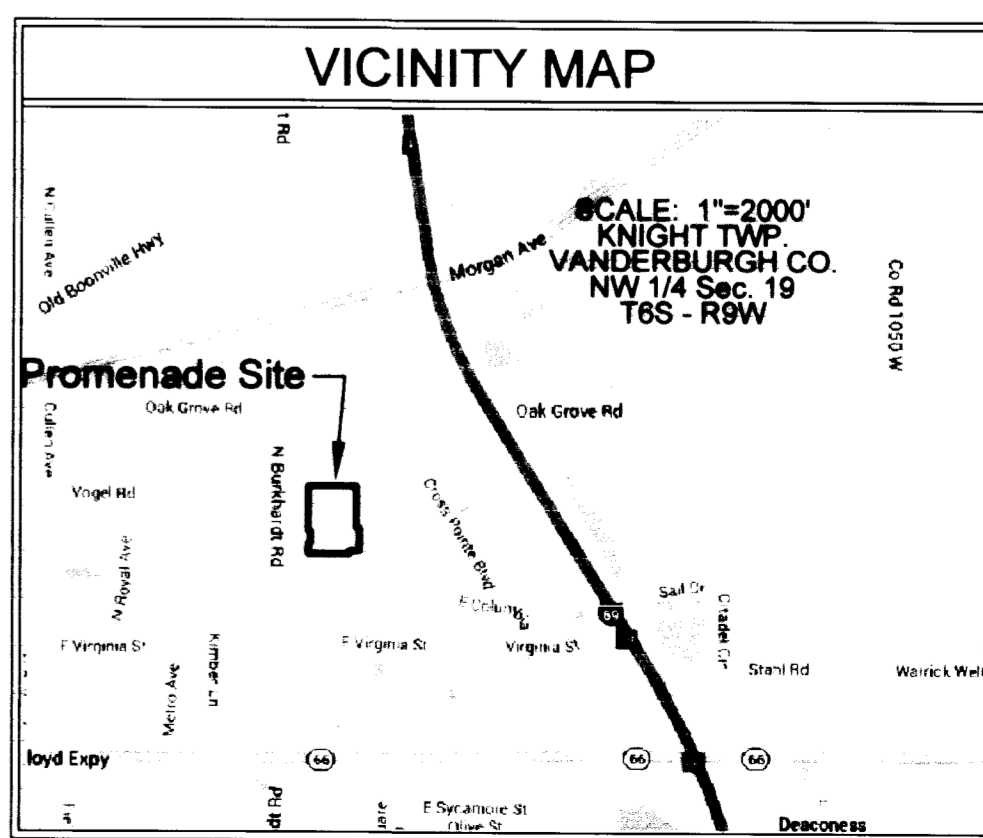
U-91
 APR # B-3-2016

Storm Drainage plans were approved by the Board of Public Works on October 3, 2013.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility Board on December 13, 2016, with final approval on February 7, 2017.

Water Plans were approved by Evansville Water and Sewer Utility staff on January 17, 2017.

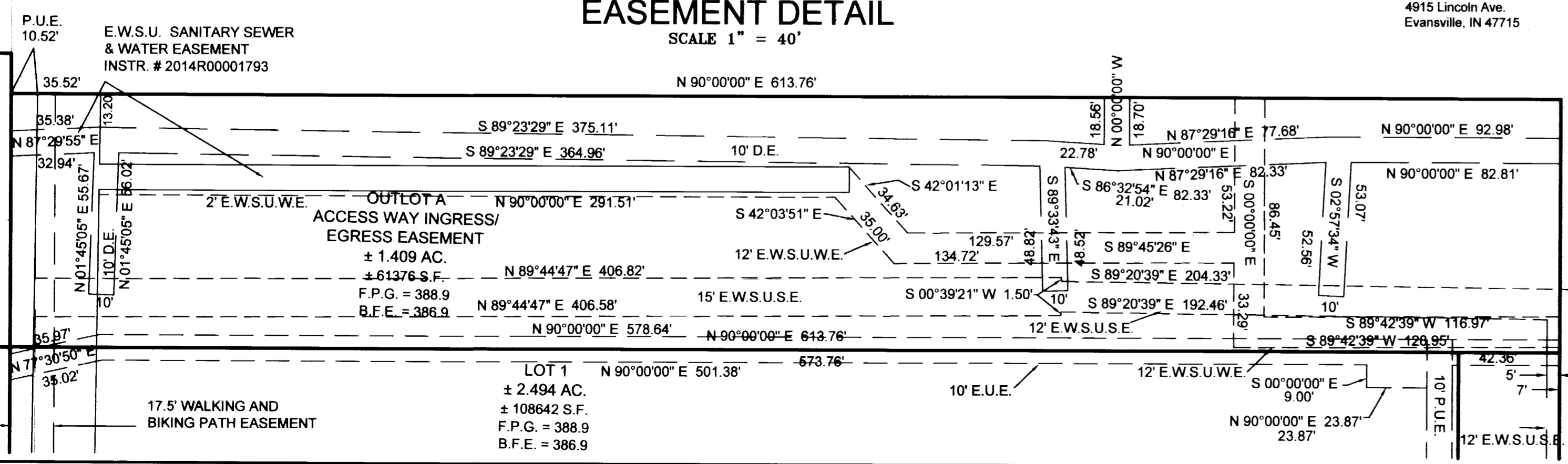
Roadway Construction Plans were approved by the Board of Public Works on June 16, 2016.



CURVE DATA

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.14'	90'	N 61°24'54" W	38.83'
C2	34.95'	90'	N 60°00'52" E	34.73'

EASEMENT DETAIL



NOTE: Bearings based on the Indiana State Plane Coordinate System, NAD 83 Derived from Trimble VRS Network



SW Cor., NW 1/4 Sec. 19-T6S-R9W