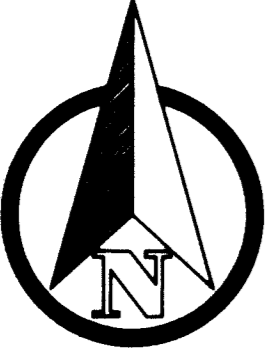
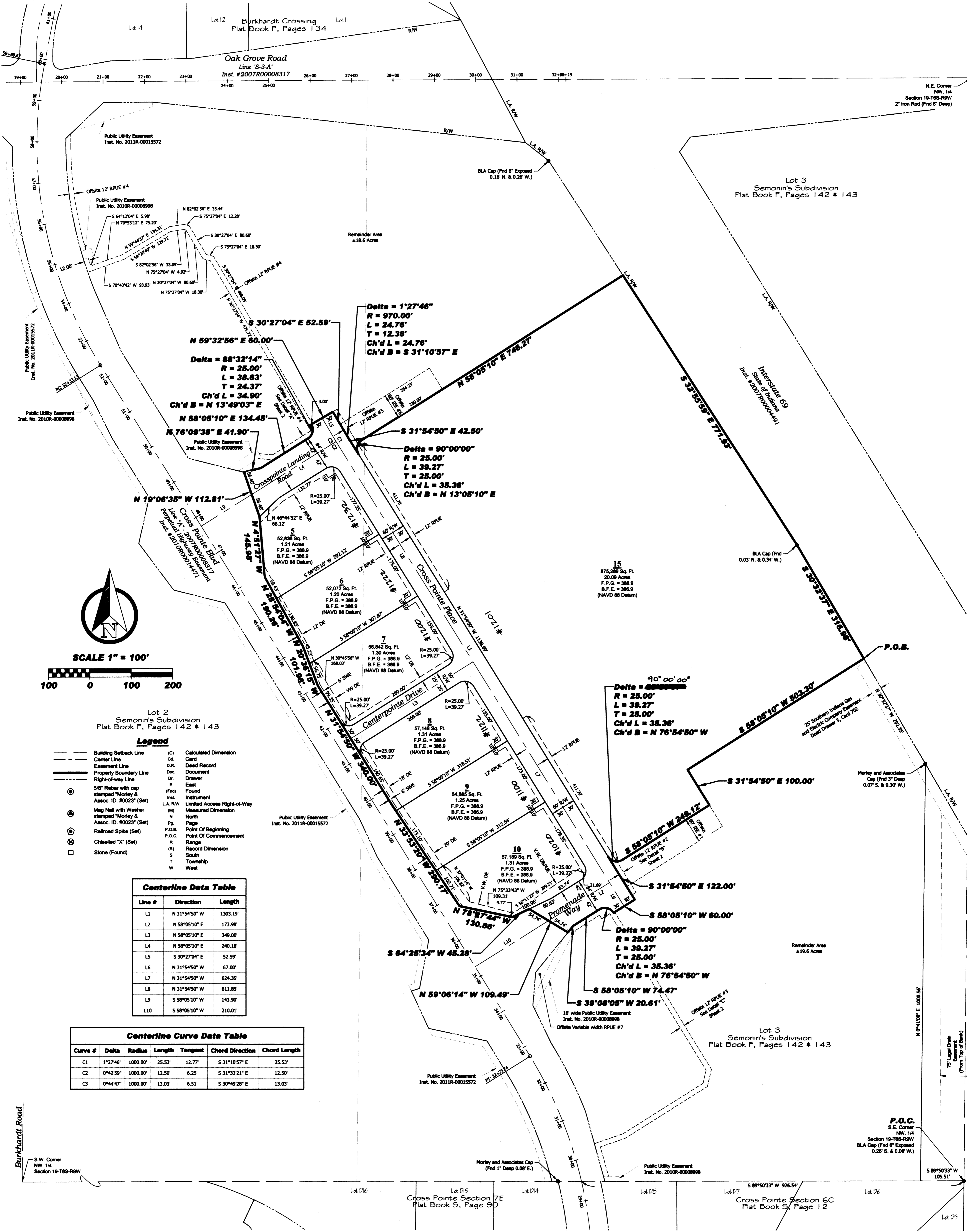


# The Promenade

## Section 4 Phase 1

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 Feb. 28, 2015  
 BRIAN GERTH AUDITOR  
 847

RECEIVED FOR RECORD  
 DATE 02-28-15 2:23 p  
 PLAT BOOK 11  
 PAGE 132  
 INSTR# 20150004154  
 DEBBIE STUCKI RECORDER  
 VANDERBURGH COUNTY



SCALE 1" = 100'  
 100 0 100 200

Lot 2  
 Semonin's Subdivision  
 Plat Book F, Pages 142 & 143

**Legend**

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

Line #	Direction	Length
L1	N 31°54'50" W	1303.19'
L2	N 58°05'10" E	173.98'
L3	N 58°05'10" E	349.00'
L4	N 58°05'10" E	240.18'
L5	S 30°27'04" E	52.59'
L6	N 31°54'50" W	67.00'
L7	N 31°54'50" W	624.35'
L8	N 31°54'50" W	611.85'
L9	S 58°05'10" W	143.90'
L10	S 58°05'10" W	210.01'

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	1°27'46"	1000.00'	25.53'	12.77'	S 31°10'57" E	25.53'
C2	0°42'59"	1000.00'	12.50'	6.25'	S 31°33'21" E	12.50'
C3	0°44'47"	1000.00'	13.03'	6.51'	S 30°49'28" E	13.03'

Docket No. : 12-S-2016

U-132

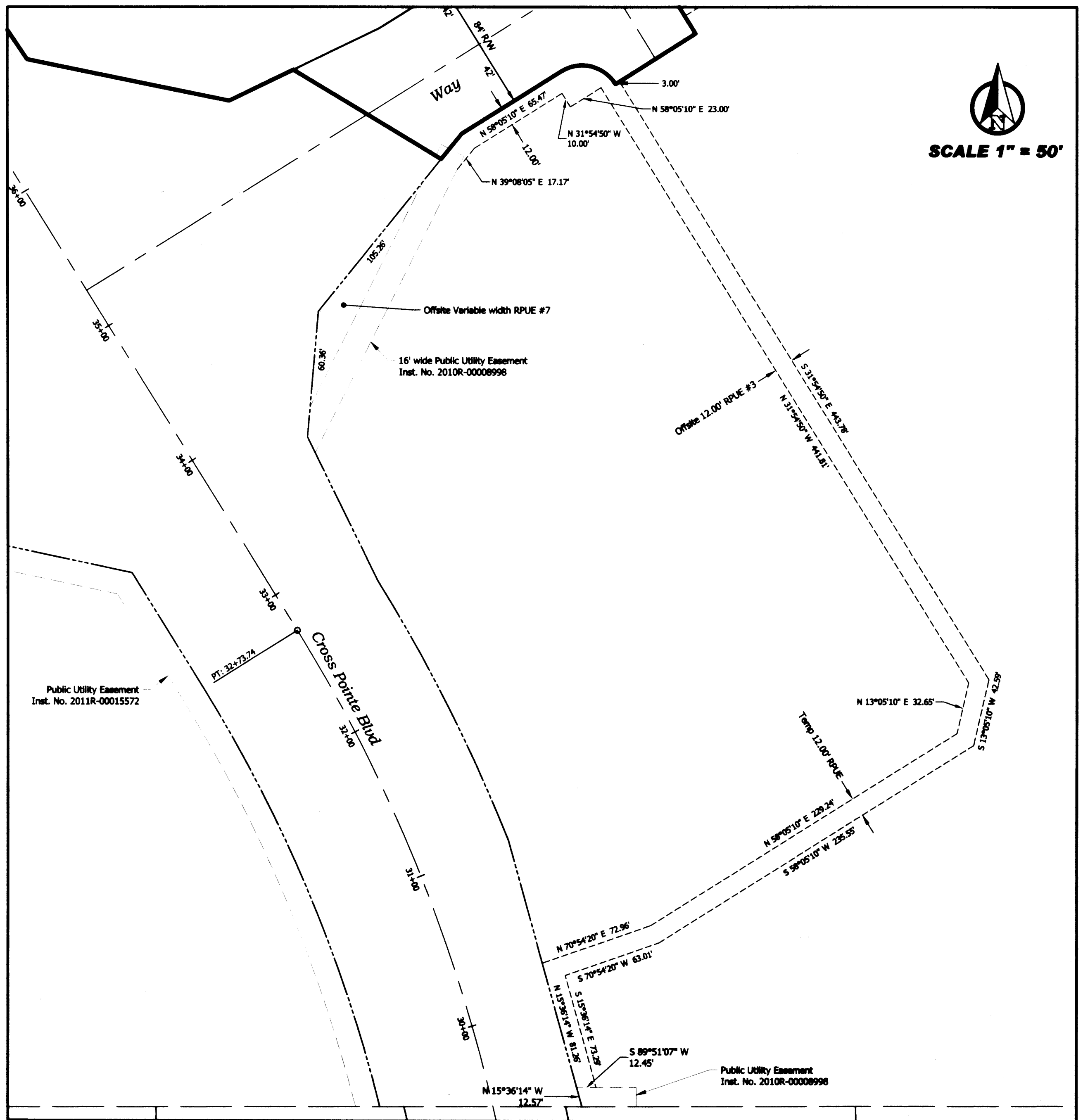
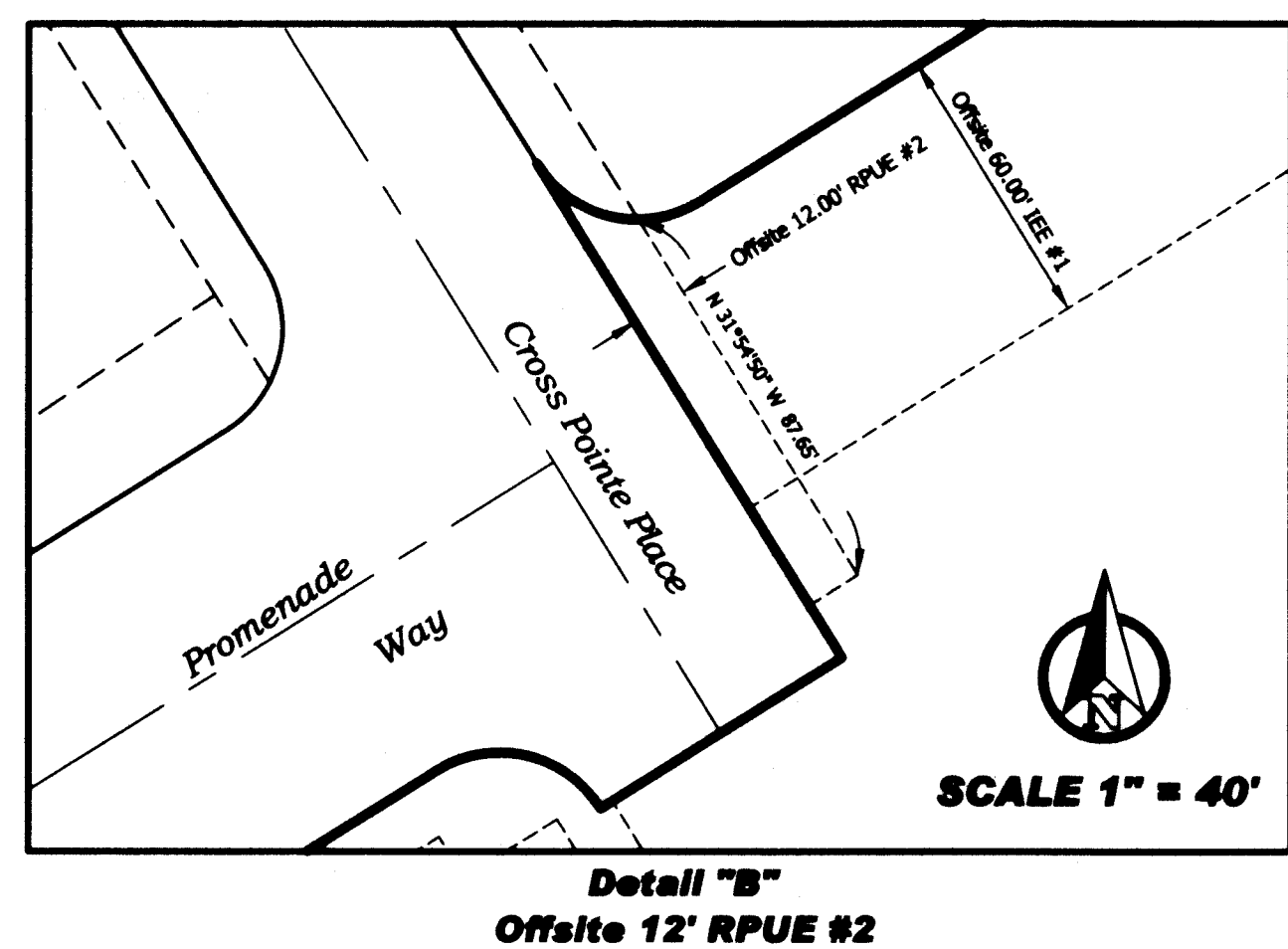
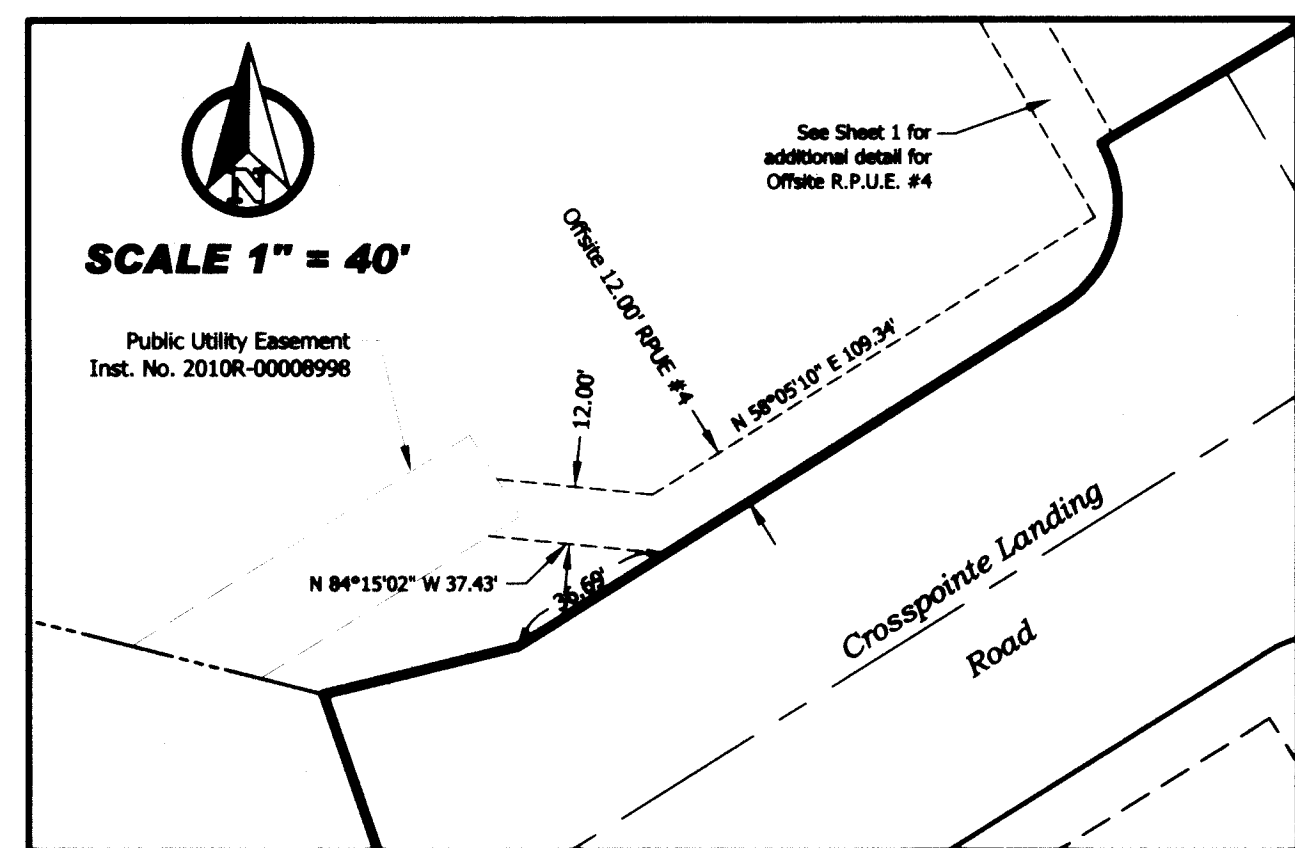
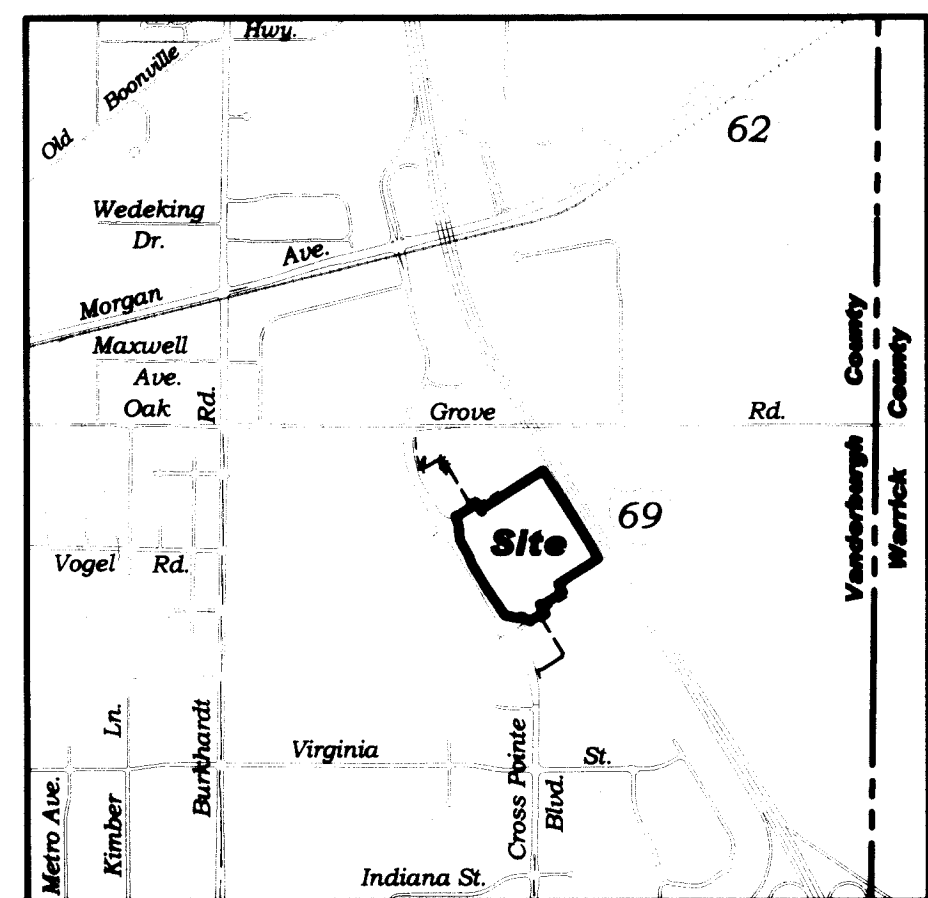
Secondary Plat  
 Page 1 of 2

Designed By: B.A.S. Job Number: 10176  
 Drawn By: J.E.V. Date: 1/31/2018

MORLEY ARCHITECTS | ENGINEERS | SURVEYORS  
 4800 Reswood Ln., Homburg, MO 64080  
 816.484.9888 Fax: 816.484.2514 Fax  
 morleycorp.com

# The Promenade

## Section 4 Phase 1



### General Notes

**Access:** All lots shall access interior roadways only.

**Access:** Parking areas and pedestrian facilities on contiguous lots shall be interconnected. All lots will access interior streets only with no direct access to Cross Pointe Blvd. An unrecorded agreement dated February 20, 2007 between Hirsch-Martin Development LLC and the Board of Commissioners of Vanderburgh County, Indiana allows four (4) additional "right-in, right-out" entrances on each side of Cross Pointe Blvd.

**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.

**Double Frontage Lots:** Lots 5-10 are not considered to be double frontage lots.

**Flood Plain Data:** All of the within described tract of land lies within the Special Flood Hazard Area (SFHA) Zone "AE" as said tracts plots on Community Panel Number 180256 0205 D, being Map Number 18163C0205D, of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

**Installation of Sidewalks with Certificate of Occupancy:**

- Each purchaser of, or successor in interest to, an individual lot or lots from the subdivision unless 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.
- 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.
- No certificate of occupancy will be granted for any new building on any lot in the subdivision unless and until the required sidewalk is installed.
- 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.
- 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 36-14-2 and any amendment or recodification 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.

**Public Utilities - Sewer:** Sanitary Sewer is available by extension and will be provided by the Evansville Water & Sewer Utility.

**Public Utilities - Water:** Water is available by extension and will be provided by the Evansville Water & Sewer Utility.

Storm Drainage plans were approved by the Board of Public Works on: January 4, 2018.

Road Plans were approved by the Board of Public Works on: January 4, 2018.

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility on: January 30, 2018.

Water Plans were approved by the Evansville Water and Sewer Utility on: January 30, 2018.

Reference Survey: Instrument #2017R00026356. There have been no change of matters from said survey that will affect this subdivision.

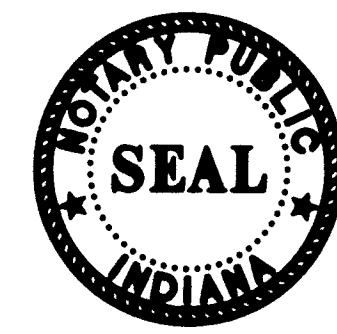
**Cross Pointe Boulevard Access Points:** Construction of and development of access onto Cross Pointe Boulevard is spelled out in an unrecorded agreement dated February 20, 2007.

**Cross Pointe Right of Way:** Right of Way is per Instrument No. 2010R00014471

### Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh ) ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John N. Martin, Member of Hirsch-Martin Development LLC, the owner of the real estate shown and described hereon and acknowledges 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 31st day of January, 2018.  
 My Commission Expires: Sept. 30, 2022  
Corine R. Klumper  
 Notary Public  
 Notary Resides in Vanderburgh  
 County, Indiana Corine R. Klumper  
 (Typed or Printed Name)



### Area Plan Commission Certificate

Under the authority provided by the Acts of 1961, 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, Thursday, April 18, 2017.

Stacy Stevens  
 President: Stacy Stevens  
Ronald S. London  
 Attest Executive Director: Ronald S. London  
**Plat Release for APC Docket No.: 12-S-2016**  
 Secondary Plat complies with the Ordinance and is released for Recording.  
Ronald S. London  
 Executive Director: Ronald S. London  
 PLAT RELEASE DATE: Feb 28, 2018



U-132

### 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 4 Phase 1. All road right-of-ways 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 "RPUE" (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, public sewer utilities, public gas utilities and public electric 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 companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer, gas and electric utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways, parking lots and sidewalks constructed with any type of material or surface. Nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

Strips or areas of land, of the dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby 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 a 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 the 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&PUE" (Drainage & Public Utility Easement), are hereby dedicated for conveyance of subsurface water drainage and 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 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 Board of Public Works or a public utility without liability in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways, parking lots and sidewalks constructed with any type of material or surface.

Strips or areas of land, of the dimensions shown on this plat and marked "SWE" (Sidewalk Easement), are hereby dedicated to the City of Evansville for the construction of public sidewalks; provided however, that public utilities are hereby permitted to cross such Sidewalk Easement with utility facilities provided, that such facilities are not placed in such a manner as to impede the free flow of pedestrian traffic.

Maintenance of the improvements in both Offsite 60' I.E.E.'s shall be by the owners of the Dominant and Servient Estates, not 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.

Owner/Developer:  
 Hirsch-Martin Development LLC  
 4004 E Morgan Avenue Suite 200  
 Evansville, IN 47715

By: John N. Martin, MEMBER  
 John N. Martin, Member

### Boundary Description

Part of Lots 2 and 3 in Semonin's Subdivision, as per plat thereof, recorded in Plat Book F, Pages 142 and 143 in the Office of the Recorder in Vanderburgh County, being part of the Northwest Quarter of Section 19, Township 8 South, Range 9 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of said Section 19; thence along the south line thereof, South 89 degrees 50 minutes 33 seconds West 105.51 feet to the Southeast corner of Lot 3 of Semonin's Subdivision; thence along the east line of Lot 3 of said subdivision, North 00 degrees 41 minutes 09 seconds East 1000.56 feet to the west right-of-way of Interstate 69 as recorded in Instrument Number 2007R00004491 in the Office of the Recorder in Vanderburgh County; thence following along the west right-of-way line of Interstate 69, North 30 degrees 32 minutes 37 seconds West 292.35 feet to the POINT OF BEGINNING; thence South 58 degrees 05 minutes 10 seconds West 503.30 feet; thence South 31 degrees 54 minutes 50 seconds East 100.00 feet; thence South 58 degrees 05 minutes 10 seconds West 249.12 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds from which the long chord bears North 76 degrees 54 minutes 50 seconds West 35.36 feet; thence along the arc of said curve 39.27 feet; thence South 31 degrees 54 minutes 50 seconds East 122.00 feet; thence South 58 degrees 05 minutes 10 seconds West 60.00 feet to the point of curvature of a non-tangential curve to the left having a radius of 25.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds from which the long chord bears North 76 degrees 54 minutes 50 seconds West 35.36 feet; thence along the arc of said curve 39.27 feet; thence South 58 degrees 05 minutes 10 seconds West 74.47 feet; thence South 39 degrees 08 minutes 05 seconds West 20.61 feet; to the east right-of-way line of Cross Pointe Boulevard as recorded in Instrument Number 2010R00014471 in the Office of said Recorder; thence following along the east line thereof the following 9 calls, North 59 degrees 06 minutes 14 seconds West 109.49 feet; thence South 54 degrees 25 minutes 34 seconds West 45.28 feet; thence North 76 degrees 27 minutes 44 seconds West 130.86 feet; thence North 33 degrees 53 minutes 20 seconds West 290.17 feet; thence North 31 degrees 54 minutes 50 seconds West 340.00 feet; thence North 20 degrees 36 minutes 15 seconds West 101.96 feet; thence North 28 degrees 54 minutes 04 seconds West 190.26 feet; thence North 04 degrees 51 minutes 27 seconds West 145.98 feet; thence North 19 degrees 06 minutes 35 seconds West 112.81 feet; thence leaving said right-of-way, North 76 degrees 09 minutes 38 seconds East 41.90 feet; thence North 58 degrees 05 minutes 10 seconds East 134.45 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a delta angle of 88 degrees 32 minutes 14 seconds from which the long chord bears North 13 degrees 49 minutes 03 seconds East 34.90 feet; thence along the arc of said curve 36.63 feet to a point of intersection with a non-tangential line, thence North 59 degrees 32 minutes 56 seconds East 60.00 feet; thence South 30 degrees 27 minutes 04 seconds East 52.59 feet to the point of curvature of a curve to the left having a radius of 970.00 feet and a delta angle of 01 degree 27 minutes 46 seconds from which the long chord bears South 31 degrees 10 minutes 57 seconds East 24.78 feet; thence along the arc of said curve 24.78 feet; thence South 57 degrees 54 minutes 50 seconds East 42.50 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a delta angle of 90 degrees 00 minutes 00 seconds from which the long chord bears North 13 degrees 49 minutes 03 seconds East 34.90 feet; thence along the arc of said curve 36.63 feet to the point of beginning, containing 1,336,550 square feet (30.68 Acres) more or less.

Also, the following offsite easements to remain in full force and effect until such time that the next section of this subdivision, or a new subdivision, is approved, affecting all or a portion of these easements, is approved by the City of Evansville or the Evansville-Vanderburgh Area Plan Commission and recorded in the office of the Recorder in Vanderburgh County

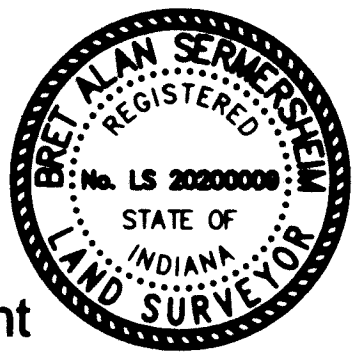
- A 60' I.E.E. lying southeasterly of, adjacent to, and parallel with the 249.12' course at the South corner of Lot 15. The limits of this easement are depicted on the plat.
- A 12' R.P.U.E. lying adjacent and parallel to the 122.00' course of the overall boundary, being located near the South corner of Lot 15. The limits of this easement are dimensioned on the plat.
- A 12' R.P.U.E. located south and southeast of the south 84' road right of way being granted by this plat. The limits of this easement are dimensioned on the plat.
- A 12' R.P.U.E. located north of Crosspointe Landing Road right of way being granted by this plat. Easement extends north and west to its into Cross Pointe Blvd. and then runs north along the east line of Cross Pointe Blvd. until it terminates into Oak Grove right of way. The limits of this easement are dimensioned on the plat.
- A 12' R.P.U.E. located east of and parallel to the 52.59' course and the 24.78' arc course of the overall boundary near the West corner of Lot 15. The limits of this easement are dimensioned on the plat.
- A 60' I.E.E. lying northwesterly of, adjacent to, and parallel with a portion of the 746.27' course at the West corner of Lot 15. The limits of this easement are depicted on the plat.
- A Variable Width R.P.U.E. lying at the Southeast corner of the intersection formed by Cross Pointe Blvd. & Promenade Way. The limits of this easement are depicted on the plat.

### 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 31st day of January, 2018.

Bret Alan Sermersheim  
 Bret Alan Sermersheim, P.S.  
 Indiana Registration Number LS20200009  
**MORLEY**  
 4800 Rosebud Lane  
 Newburgh, IN 47630  
 Phone: (812) 464-9585  
 Fax: (812) 464-2514  
 brets@morleycorp.com



### 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.

Bret Sermersheim

Docket No. : 12-S-2016

Secondary Plat Page 2 of 2		<b>MORLEY</b> ARCHITECTS   ENGINEERS   SURVEYORS 4800 Rosebud Ln., Newburgh, IN 47630 812.464.9585 Phone 812.464.2514 Fax morleycorp.com
Designed By: B.A.S.	Job Number: 10176	
Drawn By: J.E.V.	Date: 1/31/2018	
Filename: 10176 Section 4 Phase 1		