MS-56

89-19270

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 10 1989

Sam Humphrey
AUDITOR 5479

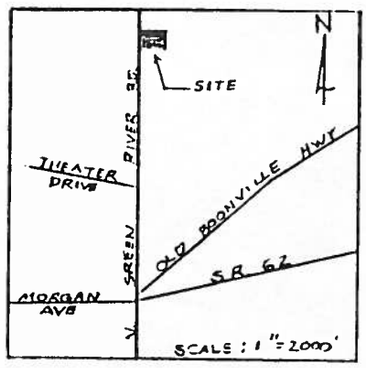
RECEIVED FOR RECORD
at 1:11 P.M.
OCTOBER 10 1989
Plat Drawer M3
Card 56
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

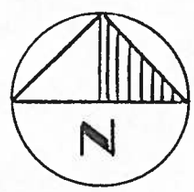
HIRSCH NO. 2 - NORTH SUBDIVISION

100 YEAR FLOOD DATA

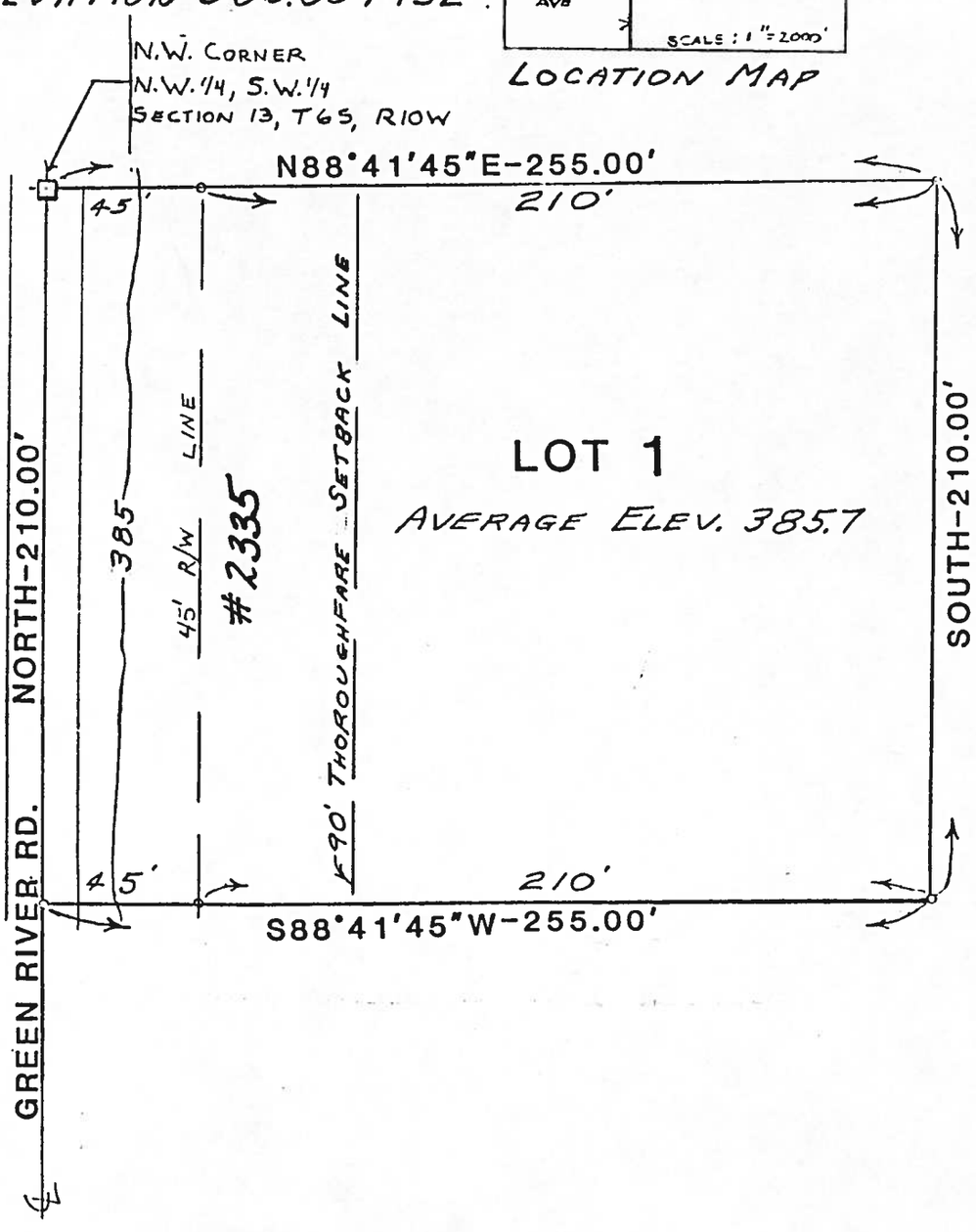
THIS SITE IS LOCATED IN ZONE B PER PANEL 50 OF 100, COMMUNITY-PANEL 180256 0050 B, DATED MARCH 19, 1982 MINIMUM FIRST FLOOR ELEVATION 386.00 MSL



LOCATION MAP



SCALE: 1" = 50'
SEPT. 21, 1989



SURVEYORS CERTIFICATE

Jr.,

I, Ralph A. Easley, 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 AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE 9/21/89

Ralph A. Easley

Ralph A. Easley, Jr.
S 00006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

_____, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Hirsch No. 2 - North Sub.

Margaret T. Macke
Margaret T. Macke

William E. Macke
William E. Macke

Dorothy S. Joest
Dorothy S. Joest

Ronald C. Joest
Ronald C. Joest

Regina C. Tornatta
Regina C. Tornatta

Elmer E. Tornatta
Elmer E. Tornatta

Leonard C. Hirsch
Leonard C. Hirsch

Donna R. Hirsch
Donna R. Hirsch

Evelyn M. Lannert
Evelyn M. Lannert

Patricia R. Hirsch
Patricia R. Hirsch

John B. Hirsch
John B. Hirsch
2708 N. Green River Road
Evansville, IN 47715

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 1 DAY OF Sept 1989.

MY COMMISSION EXPIRES: November 9, 1990

Carol A. Haas
NOTARY PUBLIC

CAROL A. HAAS
PRINTED

RESIDENT OF Vanderburgh COUNTY

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON OCT. 10, 1989.

PRESIDENT Richard H Boyer Jr

EXECUTIVE DIRECTOR Barbara S. Cunningham

PLAT RELEASE OCT. 10, 1989

EXECUTIVE DIRECTOR Barbara S. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-56

HIRSCH NO. 2 - NORTH SUBDIVISION

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West, Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section

1st: North 88° 41' 45" East 255.00 feet; thence parallel with the West line of said Quarter Quarter Section

2nd: South 210.00 feet; thence parallel with the North line of said Quarter Quarter Section

3rd: South 88° 41' 45" West 255.00 feet to the West line of said Quarter Quarter Section; thence along said West line

4th: North 210.00 feet to the point of beginning and containing 1.229 acres, more or less.

SUBJECT TO a 45 foot right-of-way for Green River Road East of and adjacent to the 4th Course.

General Notes:

1. Utilities: City of Evansville water and sewer available. Southern Indiana Gas and Electric is available.
2. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
3. Zoning: Subject property is zoned M-1.
4. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 50 of 100 dated March 9, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
5. Soil Data:
   Ev - Evansville silt loam
   He - Crenshaw silt loam
6. Owner/Developer: John B. Hirsch, 2708 North Green River Road, Evansville, Indiana 47715, 812/477-7271.