89-20345

# MS-58

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 25 1989

AUDITOR 5758

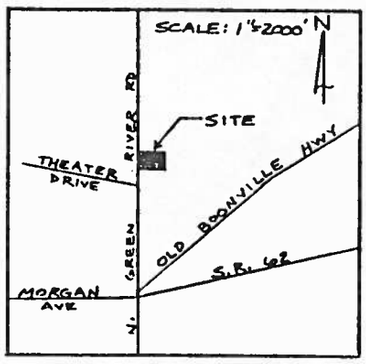
RECEIVED FOR RECORD
at 9:04 A M.
Oct. 25 1989
Plat Drawer MS
Card 58
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

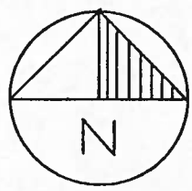
# HIRSCH NO. 1 – SOUTH SUBDIVISION

**100 YEAR FLOOD DATA**

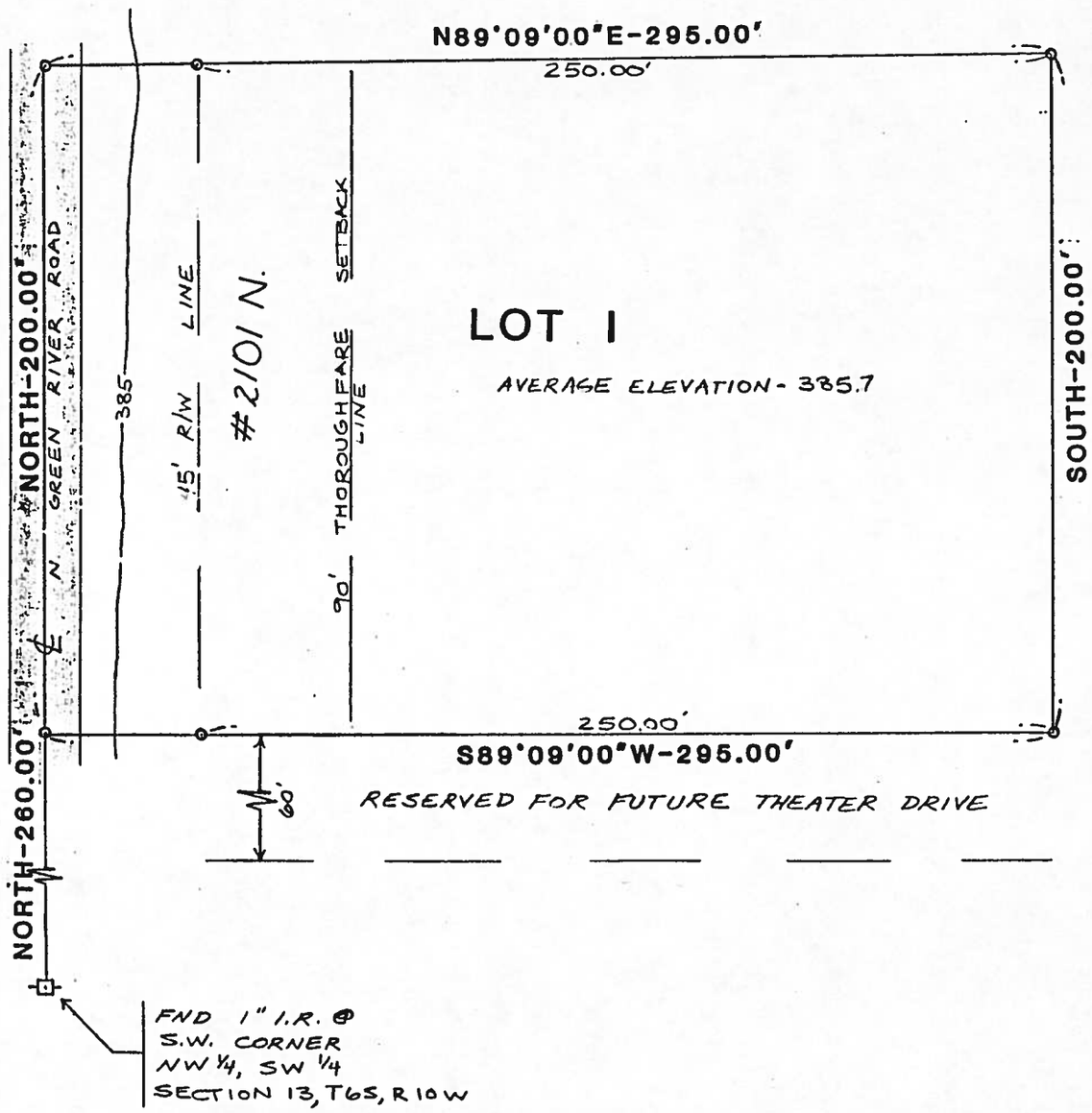
THIS SITE IS LOCATED IN ZONE B PER PANEL 50 OF 100, COMMUNITY-PANEL 180256 0050B, DATED MARCH 19, 1982




LOCATION MAP




SCALE: 1" = 50'
DATE: AUG. 23, 1989



AREA PLAN COMMISSION OFFICIAL FORM

# SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 9/1/89

Ralph A. Easley, Jr.
S 0006

RALPH A. EASLEY, JR. REGIS... No. S... STATE ... INDIA... LAND SU... YOR

# 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. 1 - South 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

Evelyn M. Lannert
Evelyn M. Lannert

Donna R. Hirsch
Donna R. Hirsch

Leonard C. Hirsch
Leonard C. Hirsch

Patricia R. Hirsch
Patricia R. Hirsch

John B. Hirsch
John B. Hirsch
2708 N. Green River Road; 47715

# NOTARY CERTIFICATE

STATE OF INDIANA )
) ss:
COUNTY OF VANDERBURGH )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vand COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED 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

RESIDENT OF Vand COUNTY

Carol A. Haas
NOTARY PUBLIC

CAROL A. HAAS
PRINTED

# 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. 24, 1989.

PRESIDENT Alfred H. Geuea, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE Oct. 24, 1989

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ★ OFFICIAL SEAL

MS-58

HIRSCH NO. 1 - SOUTH 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 a point in the West line of said Quarter Quarter Section said point being distant North 260.00 feet from the Southwest corner of said Quarter Quarter Section; thence continuing along said West line

1st: North 200.00 feet; thence parallel with the South line of said Quarter Quarter Section

2nd: North 89° 09' 00" East 295.00 feet; thence parallel with said West line

3rd: South 200.00 feet; thence parallel with the South line of said Quarter Quarter Section

4th: South 89° 09' 00" West 295.00 feet to the point of beginning and containing 1.354 acres, more or less

SUBJECT TO a 45 foot right-of-way for Green River Road, East of and adjacent to the 1st 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
   Pa - Patton silt loam
6. Owner/Developer: John B. Hirsch, 2708 North Green River Road, Evansville, Indiana 47715, 812/477-7271.
7. Minimum Elevation: First floor minimum elevation 386 MSL.