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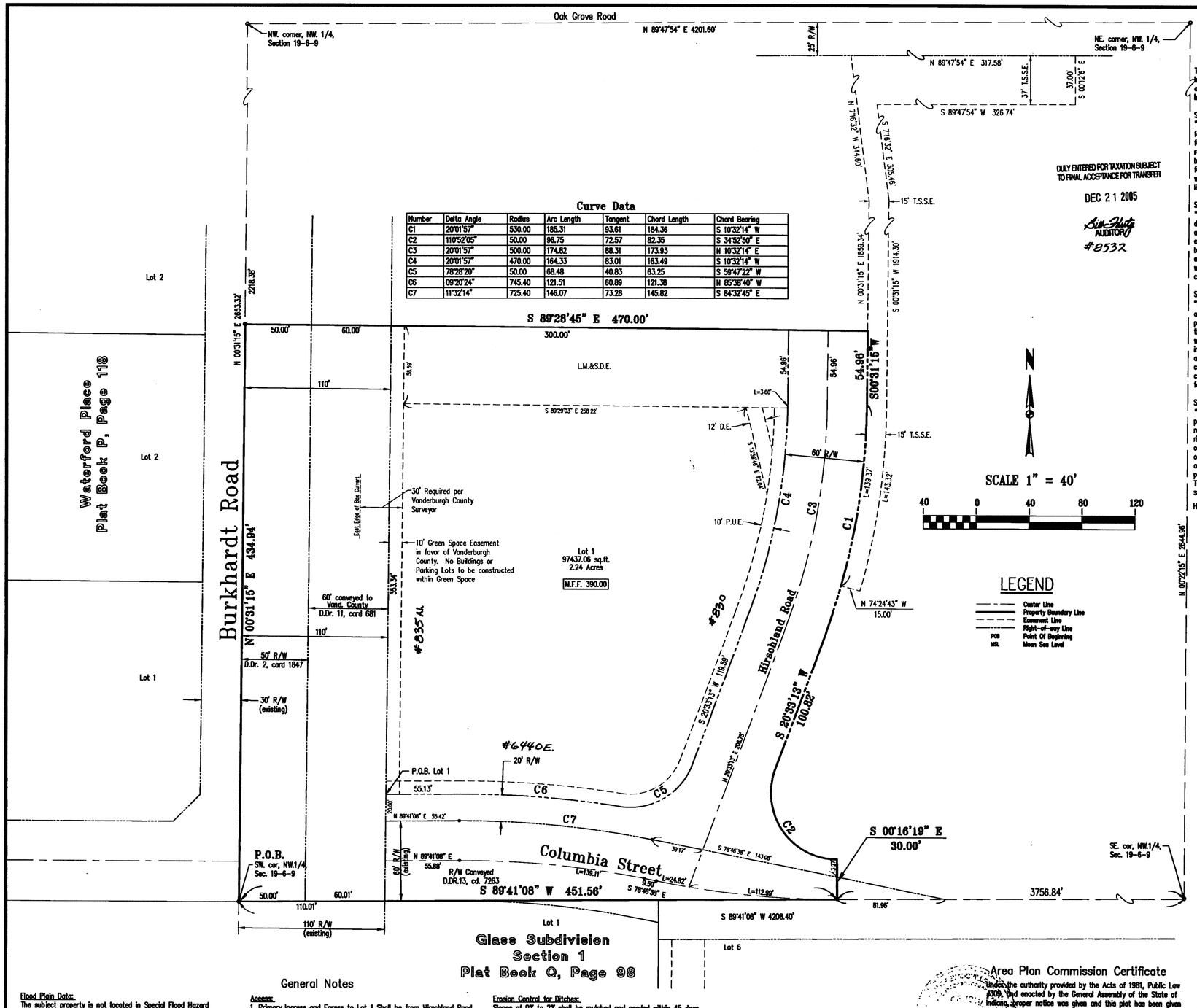
PLAT BOOK R
PAGE 188
INSTR # 2005 R 000 32860
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Wm. S. Hirsch Subdivision



SCALE 1" = 40'

40 0 40 80 120

LEGEND

- Center Line
- Property Boundary Line
- Easement Line
- Right-of-way Line
- POB Point Of Beginning
- MSL Mean Sea Level

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

DEC 21 2005

Sue Hurst AUDITOR

#8532

Curve Data

Number	Delta Angle	Radius	Arc Length	Tangent	Chord Length	Chord Bearing
C1	20°01'57"	530.00	185.31	93.61	184.36	S 10°32'14" W
C2	110°52'05"	50.00	96.75	72.57	82.35	S 34°52'50" E
C3	20°01'57"	500.00	174.82	88.31	173.93	N 10°32'14" E
C4	20°01'57"	470.00	164.33	83.01	163.49	S 10°32'14" W
C5	78°28'20"	50.00	68.48	40.83	63.25	S 59°47'22" W
C6	09°20'24"	745.40	121.51	60.89	121.38	N 85°38'40" W
C7	11°32'14"	725.40	146.07	73.28	145.82	S 84°32'45" E

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 Wm. S. Hirsch Subdivision. All roads not previously dedicated are hereby dedicated to public use.

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 "L.M.&S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement. 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 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 a 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 "T.S.S.E." (Temporary Sanitary Sewer 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. This temporary easement expires upon the recording of future phases of the subdivision development.

Hirsch Family Limited Partnership

By: Larry L. Hirsch
Larry L. Hirsch, General Partner
10777 Oak Grove Road
Newburgh, In. 47630

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 the said Hirsch Family Limited Partnership (Larry L Hirsch) who 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.

Witness my hand and seal this 20 day of December, 2005

My Commission Expires: 9-21-09

Kristy M. Sawyer

Notary Resides in Posey County, Indiana

NOTARY PUBLIC SEAL INDIANA

R-188

Surveyor's Certificate

I, Danny K. Leek, 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 2005 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20 day of December, 2005

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, In. 47630
(812) 464-9585



Location Map
Section 19-T6S-R9W

Boundary Description

Part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Beginning at the southwest corner of said quarter section, thence along the west line thereof, North 00 degrees 31 minutes 15 seconds East 434.94 feet; thence South 89 degrees 28 minutes 45 seconds East 470.00 feet; thence South 00 degrees 31 minutes 15 seconds West 54.96 feet to the point of curvature of a curve to the right having a central angle of 20 degrees 01 minutes 57 seconds and a radius of 530.00 feet from which the chord bears South 10 degrees 32 minutes 14 seconds West 184.36 feet; thence along the arc of said curve 185.31 feet; thence South 20 degrees 33 minutes 13 seconds West 100.02 feet to the point of curvature of a curve to the left having a central angle of 110 degrees 52 minutes 05 seconds and a radius of 50.00 feet from which a chord bears South 34 degrees 52 minutes 50 seconds East 82.35 feet; thence along the arc of said curve 96.75 feet; thence South 00 degrees 18 minutes 19 seconds East 30.00 feet to a point on the south line of said quarter section; thence along the south line thereof, South 89 degrees 41 minutes 08 seconds West 451.56 feet to the point of beginning containing 4.40 acres (191,543.42 Sq. ft.).

Subject to the right-of-way of Burkhardt Road as recorded in Deed Drawer 2, card 1847.

Subject to the right-of-way of Columbia Street as recorded in Deed Drawer 13, card 7263.

Excepting that part conveyed to Vanderburgh County, Indiana as recorded in Deed Drawer 11, card 681.

Subject to easements, rights-of-way, building and use restrictions of record.

Easement Description
Offsite Sanitary Sewer

Part of the Northwest Quarter of Fractional Section 19, Township 6 South Range 9 West in Knight Township, Vanderburgh County Indiana and being more particularly described as follows:

Beginning at the northeast corner of William S. Hirsch Subdivision, being the point of intersection of the easterly extended north line of Lot 1 and the east right-of-way line of Hirschland Road; thence North 00 degrees 31 minutes 15 seconds East a distance of 1859.34 feet; thence North 07 degrees 16 minutes 32 seconds West a distance of 344.60 feet to the south right-of-way line of Oak Grove Road; thence along the south line thereof, North 89 degrees 47 minutes 54 seconds East a distance of 317.58 feet; thence South 00 degrees 12 minutes 06 seconds East a distance of 37.00 feet; thence parallel with the right-of-way line of said Oak Grove Road, South 89 degrees 47 minutes 54 seconds West a distance of 326.74 feet; thence South 07 degrees 16 minutes 32 seconds East a distance of 305.46 feet; thence South 00 degrees 31 minutes 15 seconds West a distance of 1914.30 feet to the point of curvature of a curve to the right having a central angle of 15 degrees 04 minutes 02 seconds and a radius of 545.00 feet from which the chord bears South 08 degrees 03 minutes 157 seconds West a distance of 142.91 feet; thence along the arc of said curve a distance of 143.32 feet; thence North 74 degrees 24 minutes 43 seconds West a distance of 15.00 feet to a point on the east right-of-way line of said Hirschland Road, said point being on a curve to the left having a central angle of 15 degrees 04 minutes 02 seconds and a radius of 530.00 feet from which the chord bears North 08 degrees 03 minutes 16 seconds East a distance of 138.97 feet; thence along said right-of-way, along the arc of said curve a distance of 139.38 feet; thence continue along said right-of-way North 00 degrees 31 minutes 15 seconds East a distance of 54.96 feet to the point of beginning.

General Notes

Flood Plain Data:
The subject property is not located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 180256 0050 B, dated March 19, 1982. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 390.0 MSL.

Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's office must be contacted to confirm that the "MFF" shown has not been modified based on new or updated hydraulic information.

Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

Access:
1. Primary Ingress and Egress to Lot 1 Shall be from Hirschland Road.
2. Lot 1 shall not have an ingress and egress to Burkhardt Road.
3. Any ingress/egress from Lot 1 to Columbia Street will only be by specific design, if approved by Vanderburgh County Engineer.

Temporary Erosion Control: (during construction)
Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches:
Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

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

Utilities
Water, Gas, Electric and Sanitary Sewers are available by extension to the site.

Site Storm Water Drainage: Storm water runoff from on-site storm retention facilities shall outfall to the existing area drains on site or to the culverts installed in Columbia Street.

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on: February 22, 2005

Roadway plans were approved by the Vanderburgh County Engineer on: April 26, 2005

Burkhardt Road and Columbia Street are constructed as shown and accepted for maintenance by the Vanderburgh County Commissioners.

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, February 2, 2005.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: DEC. 21, 2005

Secondary Plat		
Designed By: D.K.L.	Job Number: 5796	
Drawn By: J.E.W.	Date: 12/16/2006	
Filename: 5796PLAT.DWG		

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