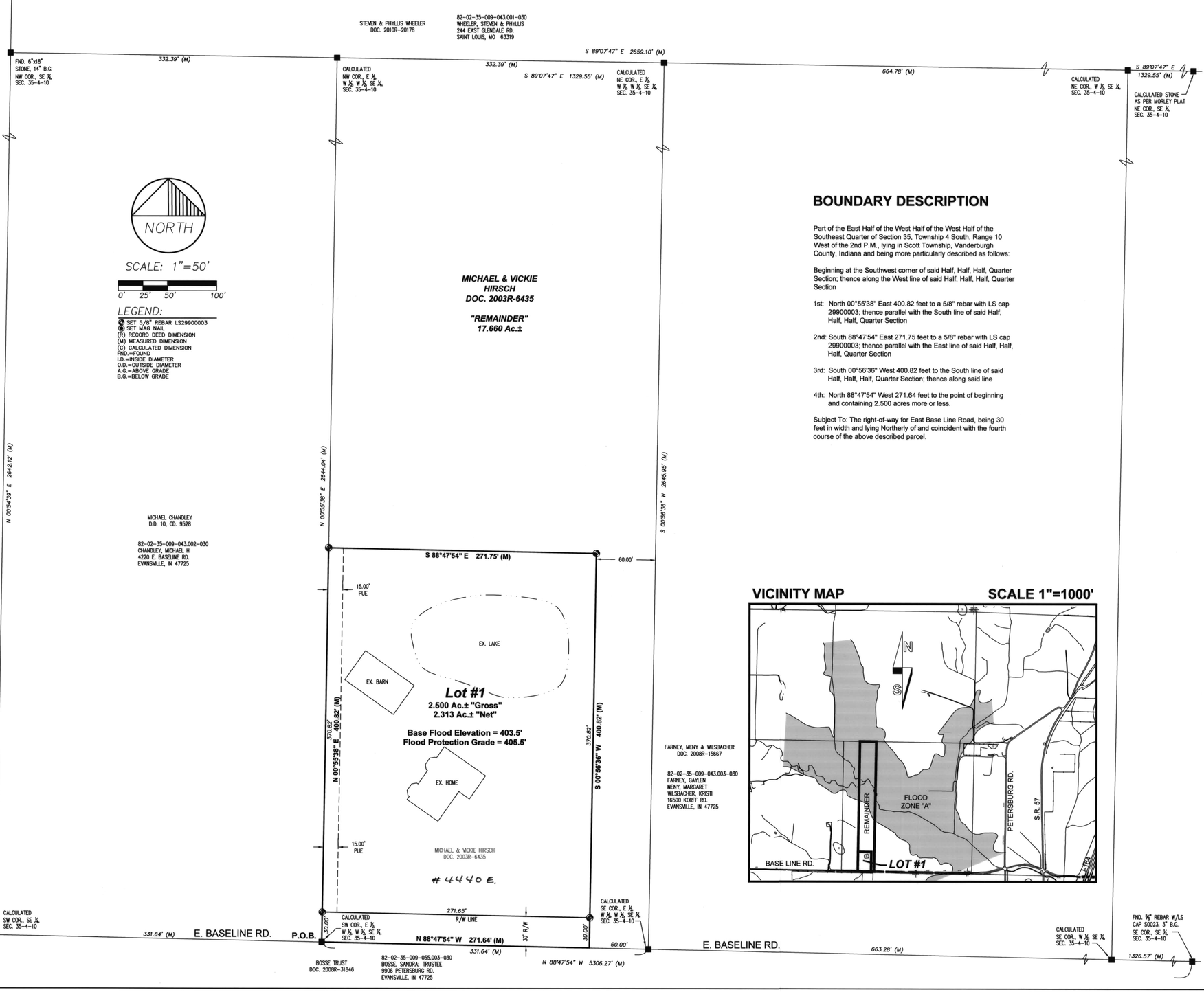
HIRSCH ESTATES



BOUNDARY DESCRIPTION

Part of the East Half of the West Half of the West Half of the Southeast Quarter of Section 35, Township 4 South, Range 10 West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southwest corner of said Half, Half, Half, Quarter Section; thence along the West line of said Half, Half, Half, Quarter Section

1st: North 00°55'38" East 400.82 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the South line of said Half, Half, Half, Quarter Section

2nd: South 88°47'54" East 271.75 feet to a 5/8" rebar with LS cap 29900003; thence parallel with the East line of said Half, Half, Half, Quarter Section

3rd: South 00°56'36" West 400.82 feet to the South line of said Half, Half, Half, Quarter Section; thence along said line

4th: North 88°47'54" West 271.64 feet to the point of beginning and containing 2.500 acres more or less.

Subject To: The right-of-way for East Base Line Road, being 30 feet in width and lying Northerly of and coincident with the fourth course of the above described parcel.

VICINITY MAP SCALE 1"=1000'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-17-2014 (DATE)
JOE GRIES AUDITOR
255 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.17.14 3:37p
PLAT BOOK T
PAGE 115
INSTR# 2014R00001420
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Water is available by the Evansville Water and Sewer Utility. Sanitary Sewers are not available.

2. OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.3.

3. FLOOD PLAIN DATA: No portion of Lot 1 lies within the Special Flood Hazard (SFHA) Area Zone "A" , however the parent tract is located within a SFHA Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0065 D and 18163 C 0130 D, Community Panel 180256 dated March 17, 2011. The base flood elevation for the Zone "A" is 403.5' (NAVD 88) as established by a Floodplain Analysis and Regulatory Assessment (File: GN-22506) by the Department of Natural Resources.

4. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

6. NOISE SENSITIVE STATEMENT: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

7. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

Certificates

SURVEYOR'S CERTIFICATE
I, Donald E. Gries, 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 and that all monuments shown to exist at all locations as noted.

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Witness my hand and seal this 7th day of Jan., 2014.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE
I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Hirsch Estates**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility Easement), are hereby dedicated 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.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Michael W. Hirsch
4440 East Baseline Rd.
Evansville, IN 47725

Vickie S. Hirsch
4440 East Baseline Rd.
Evansville, IN 47725

NOTARY CERTIFICATE
STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners 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 this 8th day of January, 2013. 2014

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on 12-02-13 (at Subdivision review).

President

Attest Executive Director

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

Executive Director

Jan. 17, 2014
Plat Release Date

OFFICIAL SEAL

T-115
APC #38-MS-2013

AE² ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2481 EVANSVILLE, INDIANA 47710
1133 WEST MILL ROAD

Hirsch Estates Minor Subdivision
4440 EAST BASELINE ROAD
Client: Michael & Vickie Hirsch
Vanderburgh County, Indiana

DRAWN BY: J.R.F.	DATE: 11/25/13	SHEET NO.: 1 OF 1
CHECKED D.E.G.	PROJECT NO.: S-9646	
SCALE: 1"=50'	REVISIONS	

C:\projects\DWG\9646 Hirsch\9646minor.dwg, 1/7/2014 7:29:13 AM