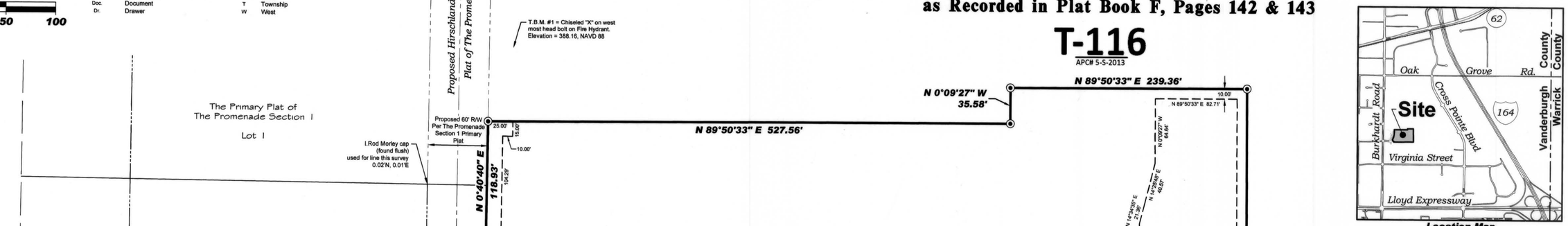
The Promenade
Section 2
Replat of Part of Lot 1, Semonin's Subdivision as Recorded in Plat Book F, Pages 142 & 143
T-116
APC# 5-S-2013

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01-23-2014 (DATE)
JOE GRIES AUDITOR
334 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 01.23.14 1:07p
PLAT BOOK T
PAGE 116
INSTR# 2014R0000 1775
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Curve Data Table					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	110°52'05"	50.00'	96.75'	N 34°43'25" W	82.35'
C2	20°01'57"	530.00'	185.31'	N 10°41'39" E	184.36'

Boundary Description

Part of Lot 1 in Semonin's Subdivision of part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West in Knight Township, Vanderburgh County, Indiana, as per plat thereof recorded in Plat Book F, Pages 142 & 143 in the office of the Recorder of Vanderburgh County Indiana and being more particularly described by metes and bounds as follows:

Commencing at the southwest corner of said quarter section, being the southwest corner of said Semonin's Subdivision, thence along the south line of said quarter section and the south line of Semoni's Subdivision North 89 degrees 50 minutes 33 seconds East 451.56 feet to the true point of beginning being the southeast corner of Wm. S. Hirsch Subdivision as per plat thereof recorded in Plat Book R, page 188 in the office of the Recorder of Vanderburgh County Indiana; thence along the east line of said Wm. S. Hirsch Subdivision, also being the right-of-way line of Columbia Street as per said plat, North 00 degrees 06 minutes 54 seconds West 30.00 feet to the north right-of-way line of Columbia Street, said point being on a curve to the right, concave to the east having a central angle of 110 degrees 52 minutes 05 seconds and a radius of 50.00 feet from which the chord bears North 34 degrees 43 minutes 25 seconds West 82.35 feet; thence along said right-of-way line along the arc of said curve 96.75 feet to the east right-of-way line of Hirschland Road; thence along said right-of-way line North 20 degrees 42 minutes 38 seconds East 100.82 feet to the point of curvature of a curve to the left, concave to the west having a central angle of 20 degrees 01 minutes 57 seconds and a radius of 530.00 feet from which the long chord bears North 10 degrees 41 minutes 39 seconds East 184.36 feet; thence along said right-of-way line along the arc of said curve 185.31 feet; thence continue along said right-of-way line and the northerly extension thereof, North 00 degrees 40 minutes 40 seconds East 118.93 feet; thence North 89 degrees 50 minutes 33 seconds East, parallel with the south line of said quarter section 527.56 feet; thence North 00 degrees 09 minutes 27 seconds West 35.58 feet; thence North 89 degrees 50 minutes 33 seconds East, parallel with the south line of said quarter section 239.36 feet; thence South 00 degrees 09 minutes 27 seconds East 527.58 feet to the south line of said quarter section and the south line of said Semonin's subdivision; thence along the south line thereof South 89 degrees 50 minutes 33 seconds West 792.58 feet to the point of beginning containing 9.16 acres (398,876 sq. ft.) more or less.

Subject to the right-of-way for Columbia Street as per dedication recorded in Deed Drawer 13, Card 7263 in the office of the Recorder of Vanderburgh County Indiana.

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

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.; that this plat correctly represents a survey completed by me or under my direct supervision; that all monuments shown exist at locations as noted and to the best of my knowledge, information and belief this plat and the attached report was executed in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.

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

Prepared By:
Danny K. Leek, P.L.S.
Indiana Registration Number S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
Phone: (812) 464-9585
dannyl@morleyandassociates.com

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

General Notes

Zoning: The Subject Property is Zoned C-2, all adjacent property is zoned as noted.

Flood Plain Data: Per F.I.R.M. panel number 18163C0201D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision lie entirely within the limits of the 100 year flood zone AE. NAVD 1988 Datum.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: Sanitary Sewer & water exist on site provided by Evansville Water & Sewer Utility. Gas, telephone, and electric are on or will be extended to the site.

Access: All Access to the new project will be from Hirschland Road or Columbia Street. no roads will be designed having a profile grade > 10%

Temporary Erosion Control: Slopes of 0%-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 a straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site relatively flat with an average slope of less than 2%. The elevations range from 382.0 to 386.9.

Erosion Control for Ditches: Slopes of 0%-2% shall be mulched and seeded within 45 days of disturbance.
Sloped of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are 5/8" rebar with cap stamped "Morley & Assoc. ID. #0023".

Storm Drainage Plans were approved by the Board of Public Works On: 10/3/2013

Road Plans were approved by the Board of Public Works On: 9/26/2013

Sanitary Sewer Construction Plans were approved by the Evansville Water and Sewer Utility On: 12/10/2013

Compaction Certification: Within Flood Zone "A", a Soils Engineer shall certify the compaction, methods, and suitability of fill in the area of the building pad, and shall delineate the lot as being certified on the site grading plan. Further, the Soils Engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

Survey Notes:

1. A Boundary Survey Does Not Determine Land Ownership and the professional land surveyor only provides an 'Opinion' of the previously described boundary lines which may or may not be upheld by a court of law. Unwritten Rights may or may not exist on the subject real estate.

2. No warranty or certification as to the presence or absence of any other easements is being made by the surveyor or any approving agency including the Planning Commission or Local Building Authority.

3. This survey plat does not represent evidence as to the location of underground features such as coal, oil, gas, tanks, wells or any other rights or claims that may exist underground and no claim or liability is expressed by the Surveyor..

4. This survey plat does not purport to indicate any evidence of hazardous or environmentally injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.

5. All Underground utility lines or features shown hereon are based on visible above ground features and or paint markings placed on the ground by the underground locate service and or maps provided by the operating utility companies. Additional underground utilities may exist and their locations may vary from those shown. All Contractors are required by law to contact the underground locate services prior to any digging or disturbance of the surface. Call 811.

6. Usage of this Survey Map and or survey data provided, for any other purpose, reproductions (in whole or part) shall not be made without the explicit written permission of the surveyor.

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 2**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked " **E.W.S.U. Water Easement**" (*Evansville Water and Sewer Utility Water Easement*), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent Waterline Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked " **E.W.S.U. Sanitary Sewer and Waterline Easement**" (*Evansville Water and Sewer Utility Sanitary Sewer Easement*), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent water and sewer Utility Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle water and sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

Strips or areas of land, of the dimensions shown on this plat and marked "**LM&SDE**" (*Lake Maintenance & Storm Detention Easement*), are hereby 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 Detention Easements.

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:

By: J. Steven Martin
Hirsch Martin Development, LLC.
4004 East Morgan Avenue
Evansville, In 47715

Notary Certificate

STATE OF INDIANA, COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, 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 7th day of January, 2014

My Commission Expires:
August 5, 2018

Notary Resides in
Vanderburgh
County, Indiana

Brett A Sermersheim
Notary Public

Brett A Sermersheim
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL COMMISSION EVANSVILLE AND VANDERBURGH COUNTY, AREA PLAN

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, October 10, 2013.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: JAN. 23, 2014

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.

Signature:

Secondary Plat

Designed By:	Job Number:
D.K.L.	8919
Drawn By:	Date:
J.E.V.	1/7/2014
Filename:	
8919 Secondary Plat.dwg	

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