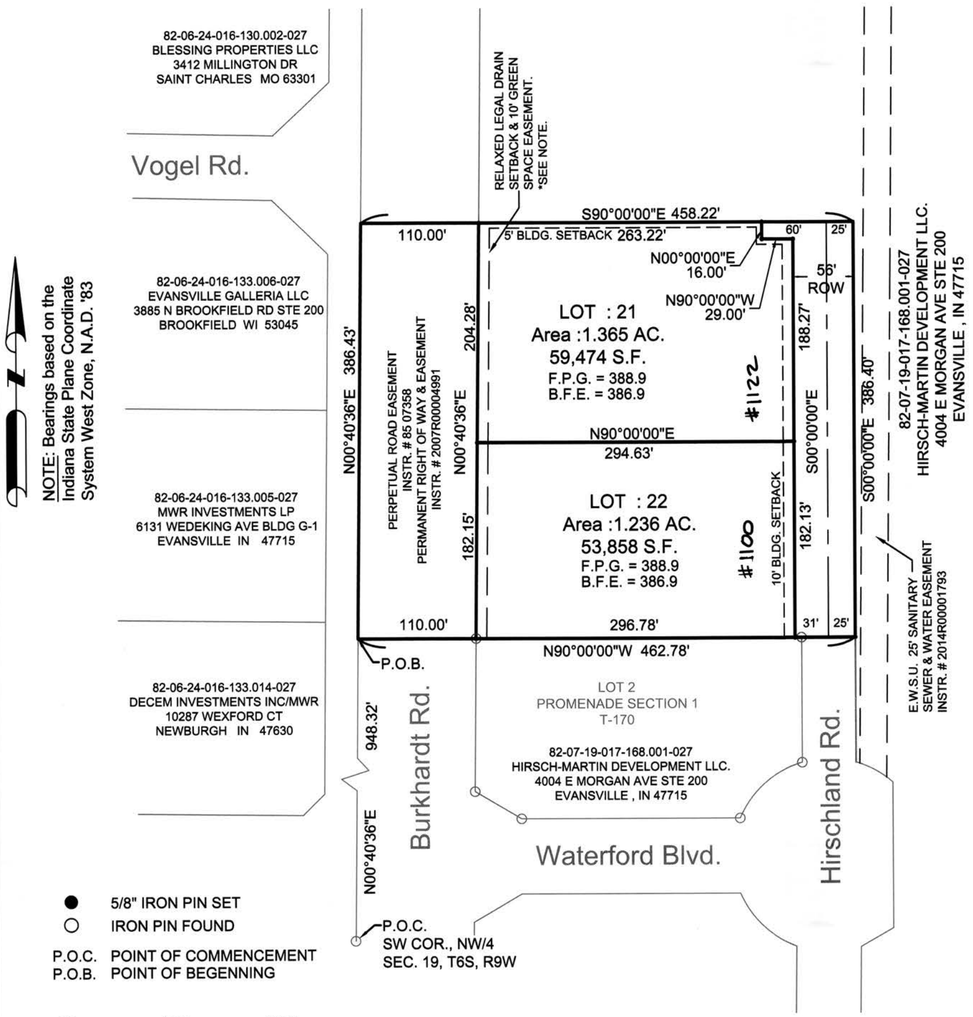
The Promenade
Section 3 Phase 1



U-49
APC # 1-5-2014

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG. 10, 2016 (DATE)
BRIAN GERTH AUDITOR
4348 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.10.16 9:25A
PLAT BOOK 4
PAGE 41
INSTR# 2016R000020538
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of Lot 1 of Semonin's Subdivision of part of the Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West of the Second Principal Meridian, 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, more particularly described as follows:

Commencing at the Southwest corner of said Northwest Quarter of Fractional Section 19, Township 6 South, Range 9 West of the Second Principal Meridian; thence North 00 degrees 40 minutes 36 seconds East 948.32 feet along the West line of said Northwest Quarter to the POINT OF BEGINNING; thence continuing North 00 degrees 40 minutes 36 seconds East 386.43 feet along the West line of said Northwest Quarter; thence South 90 degrees 00 minutes 00 seconds East 458.22 feet; thence South 00 degrees 00 minutes 00 seconds East 386.40 feet to the Northeast corner of The Promenade Section 1, as recorded in Plat Book T, page 170 in the Office of the Recorder of Vanderburgh County, Indiana; thence North 90 degrees 00 minutes 00 seconds West 462.78 feet along the North line of said Promenade Section 1 to the POINT OF BEGINNING, containing an area of 177,940 square feet, or 4.085 acres, more or less.

OWNERS' 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 3 Phase 1**. All Right of Way and Perpetual Roadway Easements shown hereon are for the purpose of Grantor's construction of a roadway and appurtenances thereto built to City standards and the Grantee's acceptance of said roadway for maintenance operation, reconstruction, and repair thereupon. Appurtenances may include, but not limited to, drainage facilities, drainage swales, slopes and like features necessary for said roadway. All roads shown in Right of Way 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.

Notification of the City Engineers office is required a minimum of 48 hours prior to construction of any feature within the Right Of Way which is intended to be accepted by the City of Evansville.

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.

J. Steven Martin, Managing Member
Hirsch Martin Development, LLC.
4004 East. Morgan Avenue
Evansville, IN 47715

VICKY HAYNES
Resident of Vanderburgh County, IN
Commission Expires: May 24, 2024

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF Vanderburgh)

Before me, the undersigned Notary Public in and for said County and State, personally appeared J. Steven Martin, Managing Member of Hirsch Martin Development, LLC, Owner 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 the 9th day of August, 2016
My Commission Expires:
May 24, 2024

Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Vicky Haynes

GENERAL NOTES:

Flood Plain Data: Per F.I.R.M. panel number 18163C0205D, dated March 17, 2011, Vanderburgh County, Indiana, the subject subdivision lies entirely within Zone "AE" which is in the limits of the 100 year flood zone. The Base Flood Elevation (BFE) and the Flood Protection Grade (FPG) elevation on the plat are are approved by the Evansville-Vanderburgh County Building Commission.

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

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

Utilities: Sanitary sewer and water services - provider EWSU, and gas, telephone and electric services are on or will be extended to the site.

Access: Parking areas and pedestrian facilities on contiguous lots shall be interconnected.
Lot 21 will shall access Hirschland Road only.

Temporary Erosion Control (during construction): For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated ares are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C)(1) of the Evansville Municipal Code.

Site Topography: The Site is relatively flat with an average slope of less than 2%. The elevations throughout range from 384.0 to 386.0.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 5/8" x 30" rebars w/cap stamped Neikirk.

Application for Modification/Wavier of Subdivision Standards: APC Docket Number 12-SW-2015 requesting sidewalk waiver/alternative plan, as per City Code 17.05.150(B)(2), was approved by the Area Plan Commission at a public hearing on Thursaday, November 12, 2015.

*Relaxed Legal Drain Setback & 10' Green Space Easement: Relaxed Legal Drain Setback & 10' Green Space Easement in favor of Vanderburgh County. No building or parking lots to be constructed in Green Space; no permanent structures are to be erected in Legal Drain Right-of-Way without written consent of Vanderburgh County Drainage Board. Any utilities within the Legal Drain Right-of-Way of the Crawford Crandeis Legal Drain require prior written approval of the Vanderburgh County Drainage Board. Connection of any drainage structures to the Crawford Brandeis Legal Drain requires written approval of the Vanderburgh County Drainage Board.

Storm Drainage plans were approved by the Board of Public Works on October 3, 2013.

Sanitary Sewer Construction Plans were not required due to use of existing facilities in the area.

Water Plans were not required due to use of existing facilities in the area.

Roadway Construction Plans were approved by the Board of Public Works on June 16, 2016.

SURVEYOR'S CERTIFICATE

I, Alvin L. Paul, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed on June 30, 2016 and that all monuments shown exist at the locations as noted.

AFFIRMATION STATEMENT
I Alvin L. Paul affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Siganture _____ Date 8.8.2016

Alvin Paul
Indiana Registration No. 80040415
Neikirk Engineering, LLC.
4915 Lincoln Ave.
Evansville, IN 47715

ALVIN L. PAUL REGISTERED No. S0415 STATE OF INDIANA LAND SURVEYOR

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 June 12, 2014.

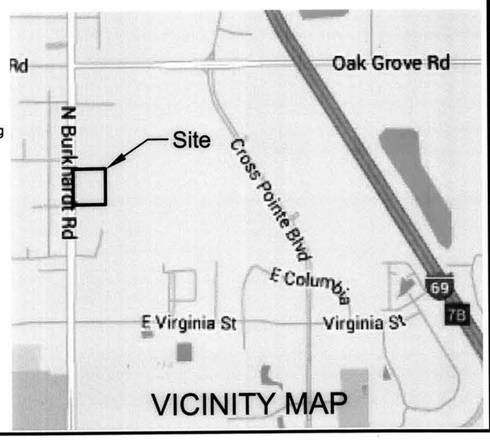
President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Aug. 10, 2016



4915 Lincoln Avenue
Evansville, Indiana 47715
Phone: (812) 202-3429
Fax: (618) 983-4164
www.neikirkengineering.com

NEIKIRK Engineering, LLC
Professional Engineering • Land Surveying
Community Development Services

Secondary Plat

NW 1/4 of Sec. 19, T6S, R9W

Vanderburgh County, IN

Hirsch Martin Development, LLC
4004 East Morgan Avenue
Evansville, IN 47715

REVISIONS	DATE

DWG DATE:
8-8-2016

SHEET #:
1
OF 1 SHEETS

DRAWING FILE:
PROM_3_1