Metro Centre East
Section 8 - Minor Subdivision
Lots 21 and 22

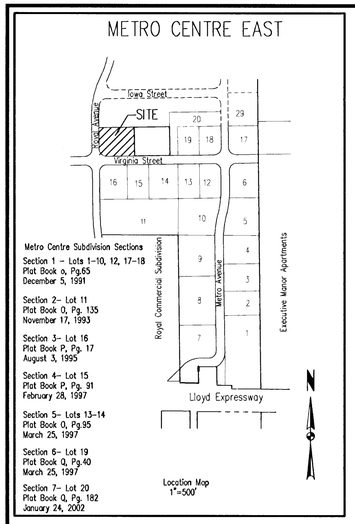
RECEIVED FOR RECORD
DATE 08.24.04 3:00 P M
PLAT BOOK R-
PAGE 128
INSTR # 2004R0029875
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 2 4 2004

AUDITOR

#6004



Metro Centre Subdivision Sections

Section 1 – Lots 1-10, 12, 17-18
Plat Book 0, Pg.65
December 5, 1991

Section 2- Lot 11
Plat Book O, Pg. 135
November 17, 1993

Section 3- Lot 16
Plat Book P, Pg. 17
August 3, 1995

Section 4- Lot 15
Plat Book P, Pg. 91
February 28, 1997

Section 5- Lots 13-14
Plat Book O, Pg.95
March 25, 1997

Section 6- Lot 19
Plat Book Q, Pg.40
March 25, 1997

Section 7- Lot 20
Plat Book Q, Pg. 182
January 24, 2002

N 89°12'55" E 467.20'

217.20' 250.00' 385.00' 50.00'

C1 R=575.00' L=43.36'

Existing 50' R/W 25' 25'

Royal Avenue (existing)

N 00°48'37" W 221.68'

#525 N.

Lot 22
68299 sq.ft.
1.57 Acres
MFF = 390.0

Lot 21
78750 sq.ft.
1.81 Acres
MFF = 390.0

S 00°43'21" E 315.00'

315.00'

S 00°43'21" E 315.00'

Metro Centre East Section 7
Plat Book Q, Page 182

115' P.U.E.

N 00°43'21" W 115.00'

115.00'

50.00'

NE. Corner, W. 1/2, SE. 1/4, Section 24-6-10

S 00°07'25" E 340.34'

S 89°12'55" W 305.00'

S 89°12'55" W 208.79'

150.00' 155.00'

50' R/W

Metro Avenue (existing)

150.05'

200.00'

Metro Centre East Section 6
Plat Book Q, Page 40
Recorded 1/24/02

Metro Centre East Section 1
Plat Book O, Page 65

Metro Centre East Section 1
Plat Book O, Page 65

AG Minor Subdivision
Plat Book O, Page 138

NW. Corner, W. 1/2, SE. 1/4, Section 24-6-10

N 01°47'20" W 927.50'

West line, West Half, S.E. 1/4, Sec. 24-6-10

N 01°47'20" W 1683.13'

P.O.B.

#5600 E.

#5612 E.

20' P.U.E.

20' BSL

10' Sewer Easement D. Br. 5, Cd. 1955

15' P.U.E.

R=20.00' L=31.52' C2

N 00°48'37" W 79.98'

168.38' 250.00' 80.00' 150.00' 105.05'

S 89°12'54" W 418.38'

Existing 30' R/W

Virginia Street (existing)

S 89°12'55" W 468.31'

N 89°12'55" E 410.00'

N 89°12'55" E 217.90'

Lloyd Expressway (S.R.66)

P.O.C. SW. Corner, W. 1/2, SE. 1/4, Section 24-6-10

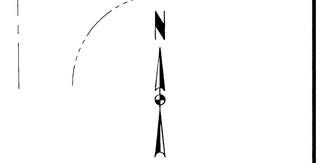
Metro Centre East Section 3
Plat Book P, Page 17

Metro Centre East Section 5
Plat Book P, Page 91

Metro Centre East Section 5
Plat Book P, Page 95

Metro Centre East Section 5
Plat Book P, Page 95

Metro Centre East Section 1
Plat Book O, Page 65



Legend

- ○CO Clean Out
- ○SSMH Sanitary Sewer Manhole
- ● 5/8" Rebar with Cap marked "Morley & Assoc. ID #0023"

General Notes

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

Bench Mark data:

BM#1 – PK Nail at intersection of Royal Ave. & Virginia Street Elev. = 387.68

BM#2 – Top bolt on fire hydrant at NW. corner of Royal Ave. and Virginia St. Elev. = 390.37

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.

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

Prior to 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 hyraulic information.

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

Curve Data Table

No.	Data Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C1	04°19'22"	N 01°21'04" E	21.70	575.00	43.38	43.37
C2	89°58'29"	N 45°47'51" W	49.98	50.00	78.52	70.70

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 Metro Centre East Section 8. 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.

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.

By: Warren W. Spurling
Warren W. Spurling
3201 N.Green River Road
Evansville, IN 47715

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 Warren W. Spurling, 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 11th day of August, 2004

My Commission Expires: 07/01/09

Kristina Ann Hoehn

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

OFFICIAL SEAL KRISTINA ANN HOEHN NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on:

Lot 21 – June 28, 2004.

Lot 22 – required prior to issuance of building permit.

Virginia Street, Metro Avenue, and Royal Avenue are constructed and accepted 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, July 13, 2004 date (AT SUB REVIEW)

Mark Foster
President

Bradley E. Mills
Attest Executive Director

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

Bradley E. Mills
Executive Director

PLAT RELEASE DATE: Aug. 24, 2004

Boundary Description

Part of the West Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, Knight Township, in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 24; thence along the west line thereof, North 01 degree 41 minutes 20 seconds West 1683.13 feet; thence North 89 degrees 12 minutes 55 seconds East 217.90 feet; thence North 00 degrees 48 minutes 37 seconds West 79.98 feet to the point of beginning; thence North 00 degrees 48 minutes 37 seconds West 221.68 feet to the point of curvature of a curve to the right having a central angle of 04 degrees 19 minutes 22 seconds and a radius of 575.00 feet from which a chord bears North 01 degrees 21 minutes 04 seconds East 43.37 feet, thence along the arc of said curve 43.38 feet; thence North 89 degrees 12 minutes 55 seconds East 467.20 feet to the northwest corner of Lot 20 of Metro Centre East Section 7, recorded in Plat Book Q, Page 182 in the office of the recorded of Vanderburgh County, Indiana; thence along the west line thereof South 00 degrees 43 minutes 21 seconds East 315.00 feet; thence South 89 degrees 12 minutes 54 seconds West 418.38 feet to the point of curvature of a curve to the right having a central angle of 89 degrees 58 minutes 29 seconds and a radius of 50.00 feet from which a chord bears North 45 degrees 47 minutes 51 seconds West 70.70 feet, thence along the arc of said curve 78.52 feet to the point of beginning containing 3.38 acres (147049 sq.ft.).

Subject to a 10.00 foot easement for sanitary sewer in favor of the City of Evansville Water and Sewer Utility as per document recorded in Deed Drawer 5, card 1955.

Subject to all rights-of-way and easements 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, and further certify that this plat correctly represents a survey completed by me on June 7, 2004, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 12th day of August, 2004

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

R-128

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S.E Sixth Street
Evansville, IN 47713
(812) 464-9585

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Minor Plat

Proj. No.: J:\5668\Sec8-plt.dwg 8/11/04 J.E.Wood
APC # 29-MS-2004