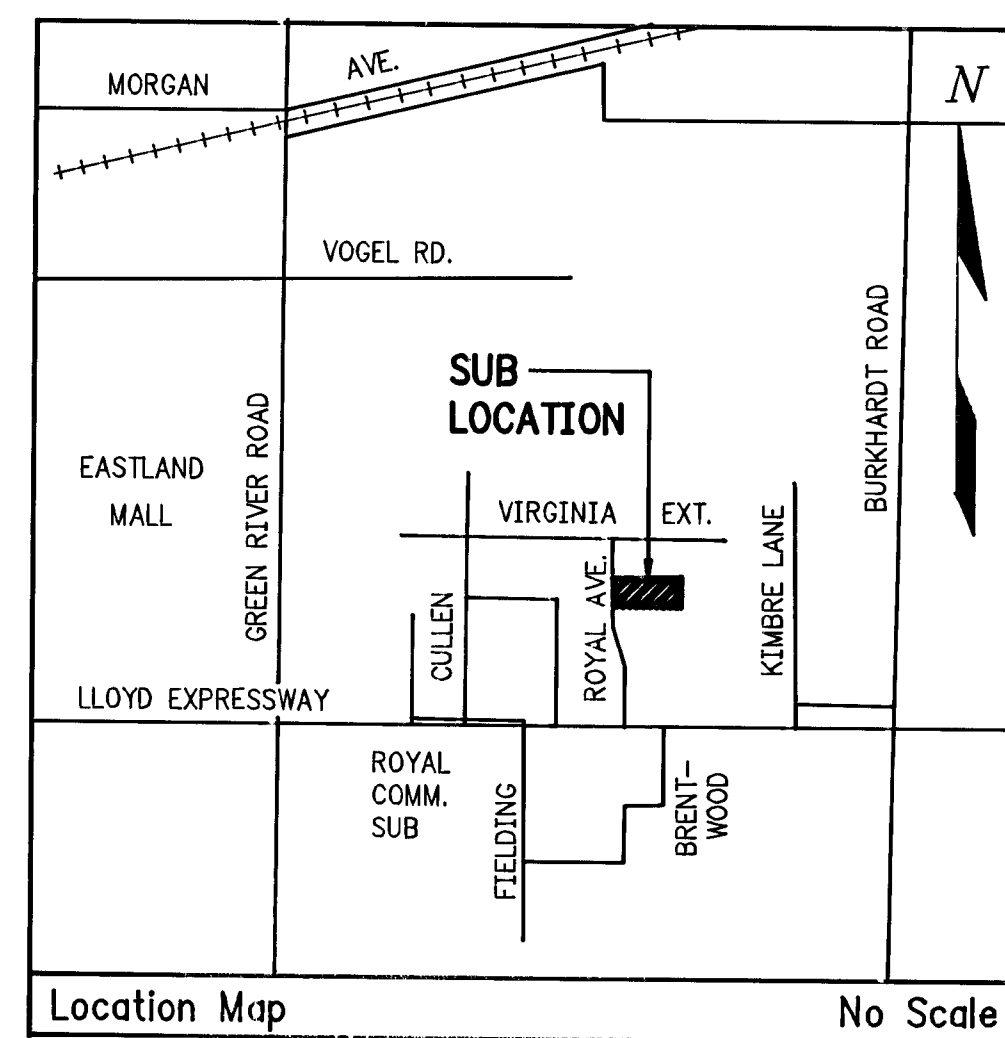


# Metro Center East

## Section 2



### General Notes

**Zoning:** The subject property is zoned C-4; abutting property is zoned C-4.

**Flood Plain Data:** Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of the subdivision lies within the designated 100 year flood zone.

**Utilities:** Sanitary sewer services have been extended to site.

### Temporary Erosion Control: (during construction)

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 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% - 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.

**Minimum First Floor Elevations:** Have been established by the Vanderburgh County Bldg. Commissioner as shown hereon.

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

### Public Utility and Drainage Easement:

Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

### Water Detention Requirements

The owner(s) of each individual lot shall be responsible to detain water on their site to limit the discharge to a runoff coefficient of 0.20 (rational method) and present the hydraulic calculations showing the required detention to the Vanderburgh County Building Commissioner at the time a building permit is required.

### Owner's Certificate

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as METRO CENTRE EAST SECTION 2. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "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 erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and 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 and egress and temporary staging areas for work by public utilities.

Premier Group, Ltd.

By: *Jerry Memering*  
 Jerry Memering, President  
 c/o Don A. Stokes  
 711 Forest Park Drive  
 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 Owner(s) and Subdivider(s), 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 15th day of November, 1993.

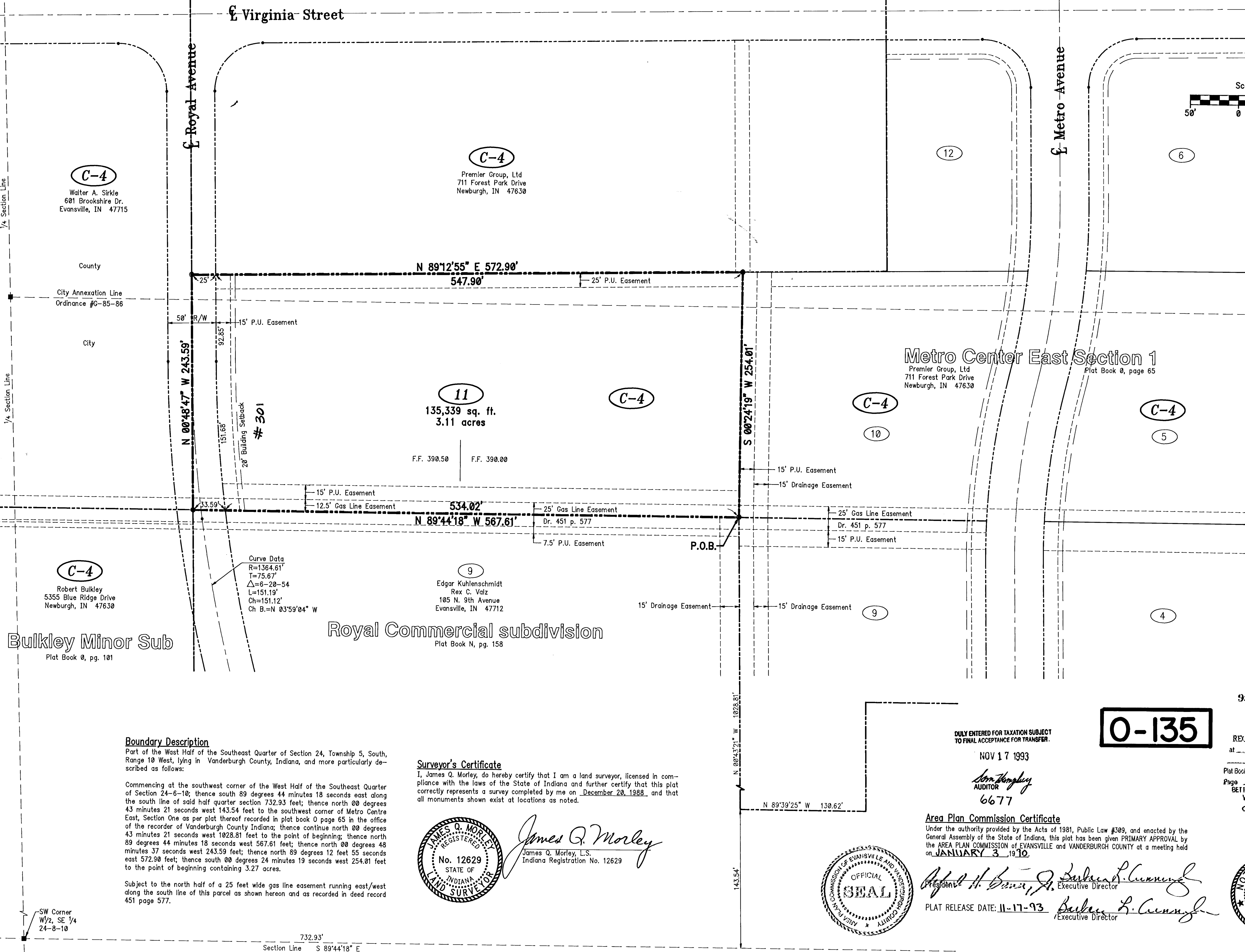
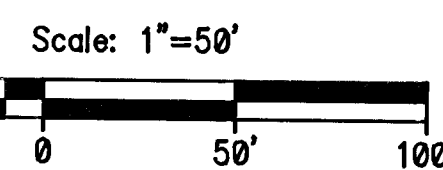
My Commission Expires:

2/11/97

Notary Resides in  
 Vanderburgh  
 County, Indiana

Notary Public

*Alice M. McVey*  
 Alice M. McVey  
 (Typed or printed name)



### Boundary Description

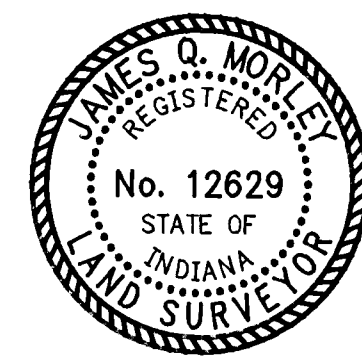
Part of the West Half of the Southeast Quarter of Section 24, Township 5, South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the southwest corner of the West Half of the Southeast Quarter of Section 24-6-10; thence south 89 degrees 44 minutes 18 seconds east along the south line of said half quarter section 732.93 feet; thence north 00 degrees 43 minutes 21 seconds west 143.54 feet to the southwest corner of Metro Centre East, Section One as per plat thereof recorded in plat book 0 page 65 in the office of the recorder of Vanderburgh County Indiana; thence continue north 00 degrees 43 minutes 21 seconds west 1028.81 feet to the point of beginning; thence north 89 degrees 44 minutes 18 seconds west 567.61 feet; thence north 00 degrees 48 minutes 37 seconds west 243.59 feet; thence north 89 degrees 12 feet 55 seconds east 572.90 feet; thence south 00 degrees 24 minutes 19 seconds west 254.01 feet to the point of beginning containing 3.27 acres.

Subject to the north half of a 25 feet wide gas line easement running east/west along the south line of this parcel as shown hereon and as recorded in deed record 451 page 577.

### Surveyor's Certificate

I, James Q. Morley, 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 December 20, 1988, and that all monuments shown exist at locations as noted.



*James Q. Morley*  
 James Q. Morley, L.S.  
 Indiana Registration No. 12629

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 17 1993

*Don Humphrey*  
 DON HUMPHREY  
 AUDITOR  
 6677

### 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 JANUARY 3, 1993.

*Robert H. Brown*, President  
*Barbara L. Cunningham*, Executive Director  
 PLAT RELEASE DATE: 11-17-93

0-135

93-32107

RECEIVED FOR RECORD  
 at 3:50 PM  
 Nov 17 1993  
 Plat Book 0  
 Page 135  
 BETTY J. HEEMANN RECORDER  
 VANDERBURGH COUNTY  
 93-32107

