

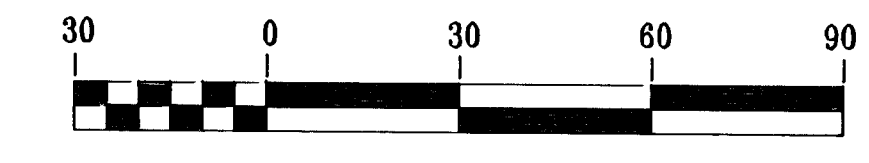
METRO CENTRE EAST SECTION 3

RECEIVED FOR RECORD
 at 2:24 P.M.
 AUG 3 1995
 Plat Book P
 Page 17
 BETTY J. BERGHEIM RECORDER
 VANDERBURGH COUNTY
 0124

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
 AUG 03 1995
 Signature M. C. Cook
 AUDITOR
 4132.

P-17

SCALE 1" = 30'



C-4
 AG MINOR SUB.
 Plat Book O, Page 138

BM#1

VIRGINIA STREET
 N 89°12'55" E 218.31'

5601

16
 45,803 SF
 1.05 AC
 FF 390.00

ROYAL AVE.
 N 00°48'37" W 270.00'

401

N 89°12'55" E 188.76'

P.O.B.

25.00'
 192.90'
 S 89°12'55" W 217.90'

COUNTY ORDINANCE NO. G-85-63
 CITY CITY ANNEXATION LINE

Lot 11

METRO CENTER EAST SECTION 2
 Plat Book O, Page 135

LLOYD EXPRESSWAY (S.R.66)

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

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 0050 C, dated MARCH 19, 1982, 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 AND ACCEPTED BY THE EVANSVILLE WATER AND SEWER UTILITY.

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.

Minimum First Floor Elevation: Have been established by the Vanderburgh County Building Commissioner as shown hereon.

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

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.

COUNTY
 STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DECEMBER 28, 1989
 DATE

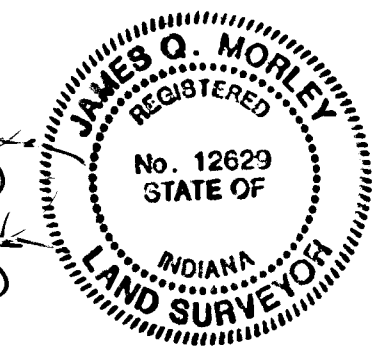
VIRGINIA STREET AND ROYAL AVENUE ARE CONSTRUCTED AND ACCEPTED BY THE VANDERBURGH COUNTY COMMISSIONERS.

PRIMARY APPROVAL
 JANUARY 3, 1990
 DATE

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, 1990.

Plat Release Date: Aug. 2, 1995



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 3. 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 is subject to removal by a public utility without liability in the use of said easement by said utility.

ALLEN INVESTMENTS

By: Dan Stocks
 Dan Stocks
 7288 Shady Oak Dr.
 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 20th day of July, 1995

My Commission Expires: 4-11-99
 Notary Resides in: Vanderburgh County, Indiana

BOUNDARY DESCRIPTION

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

Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 24-6-10; thence along the west line of said half quarter section North 01 degrees 41 minutes 20 seconds West 1413.09 feet; thence North 89 degrees 12 minutes 55 seconds East 188.76 feet to the centerline of Royal Avenue, said point being the northwest corner of Metro Centre Section 2, recorded in Plat Book O, page 135 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the point of beginning; thence along the centerline of Royal Avenue North 00 degrees 48 minutes 37 seconds West 270.00 feet to the intersection of the centerline of Virginia Street; thence along the centerline of Virginia Street North 89 degrees 12 minutes 55 seconds East 218.31 feet; thence South 00 degrees 43 minutes 21 seconds East 270.00 feet to the north line of said Metro Centre Section 2; thence along the north line thereof South 89 degrees 12 minutes 55 seconds West 217.90 feet to the point of beginning, containing 1.35 acres (58,888 sq.ft.).

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 Dec. 29, 1988, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20th day of July, 1995

James Q. Morley, R.L.S.
 Indiana Registration No. 12629
 REVISED 7/28/95
 7/19/95 J.E.W. 2750 Plat3.d