

# METRO CENTRE EAST SECTION 4

97-04760

RECEIVED FOR RECORD  
 at 2:56 P.M.  
 FEB. 28, 1997  
 PLAT BOOK P  
 PAGE 91  
 COUNTY OF VANDERBURGH  
 RECORDER  
 CTRL# 0131  
 FEB 28 1997  
 Suzanne M. Conner  
 AUDITOR  
 #1065

## P-91

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 Section 4. All roads shown and 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 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 areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked P.U. & U.G.D.E. (Public Utility and Underground Drainage Easement), are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for underground storm sewers, 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 or drainage pipes shall be erected within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from the easements for access to facilities for installation, maintenance, operation, enlargement, repair or reconstruction. The party exercising such rights of ingress and egress will use all diligence to not disturb property and will be responsible for any direct damages it causes outside the easements.

Siler and Siler LLC.

By: *Emma L. Siler*  
 1420 Old Plantation Dr.  
 Evansville, IN. 47711  
*President*

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 13th day of August, 1996

My Commission Expires: 4-11-99

Notary Resides in *Sharon J. Burks-Hair*  
 County, Indiana *Vanderburgh*

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, 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 406.66 feet to the southeast corner of Metro Centre Section 3, recorded in Plat Book P, page 17 in the office of the Recorder of Vanderburgh County, Indiana, said point being on the north line of Metro Centre Section 2 recorded in Plat Book O, page 135, said point also being the point of beginning; thence along the east line of said Metro Centre Section 3, North 00 degrees 43 minutes 21 seconds West 270.00 feet to the center of Virginia Street; thence along the center of Virginia Street North 89 degrees 12 minutes 55 seconds East 150.00 feet; thence south and parallel with the east line of said Section 3 South 00 degrees 43 minutes 21 seconds East 270.00 feet to a point on the north line of said Section 2; thence along the north line of said Section 2 South 89 degrees 12 minutes 55 seconds West 150.00 feet to the point of beginning, containing 0.93 acres (40,500 sq.ft.)

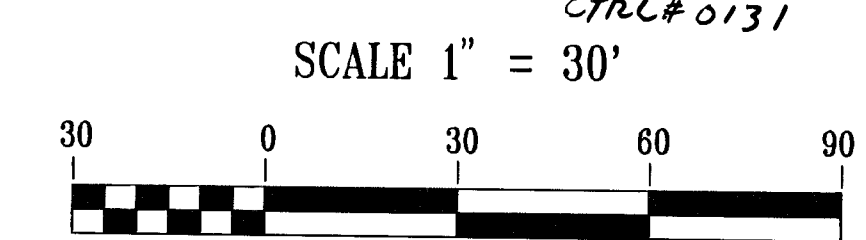
Subject to a 30 foot right-of-way off the north side for Virginia Street.

SURVEYOR'S CERTIFICATE

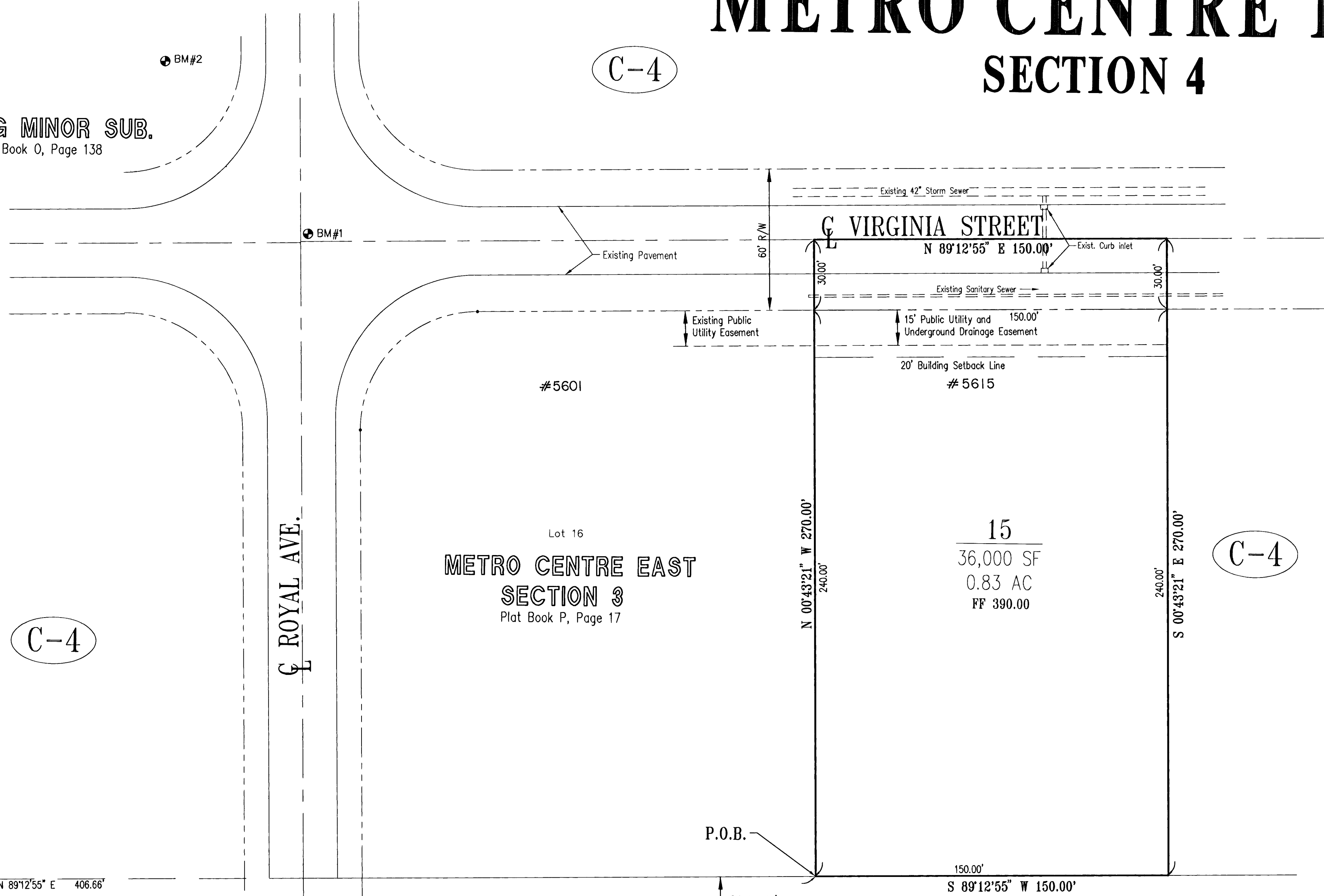
I, James Q. Morley, do hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on December 20, 1988, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 9th day of August, 1996

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



AG MINOR SUB.  
 Plat Book O, Page 138



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.

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 design and construct a storm water detention system on their site to limit the discharge to a runoff coefficient of 0.20 (rational method) and present the hydraulic calculations and construction details of the required detention to the Vanderburgh County Surveyor and the Vanderburgh County Building Commissioner at the time a building permit is requested. For a development with a runoff coefficient of 0.90 the required storage volume is 3,025 cubic feet with an allowable discharge ratio of 1.10 cubic feet per second.

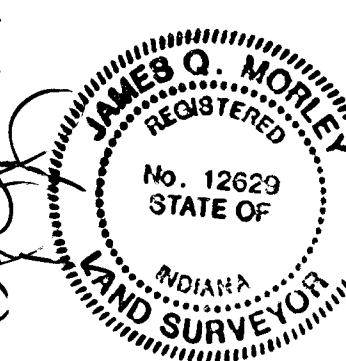
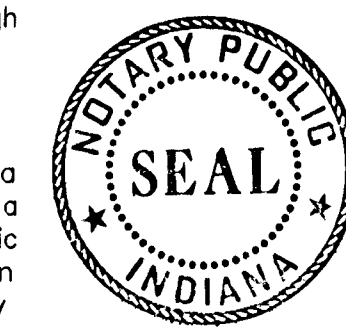
COUNTY  
 STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:  
 DECEMBER 28, 1989  
 DATE

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

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

*Richard H. Bowers, Jr.* President  
*Barbara L. Conner* Executive Director  
 PLAT RELEASE DATE: 2-28-97  
*Barbara L. Conner* Executive Director



LLOYD EXPRESSWAY (S.R.66)

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