

METRO CENTRE EAST SECTION 6

RECEIVED FOR RECORD
 2:48 P.M.
 SEPT 16 1999
 Plat Book Q-40
 BETTY J. HERMANN RECORDER
 VANDERBURGH COUNTY
 19990031145

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 this 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(F.P.G.): Has 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.

UTILITIES ARE AVAILABLE AT SITE.

Owner's Certificate

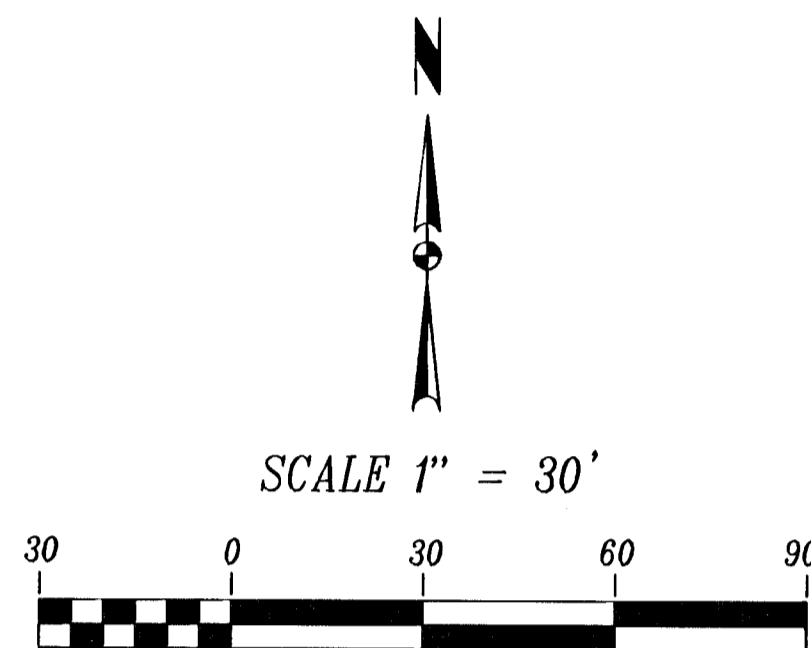
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Metro Centre East Section 6. All roads shown and not previously dedicated are hereby dedicated to public use.

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.

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



Met. Div. West 1/2, S.E. 1/4, Sec. 24-8-10

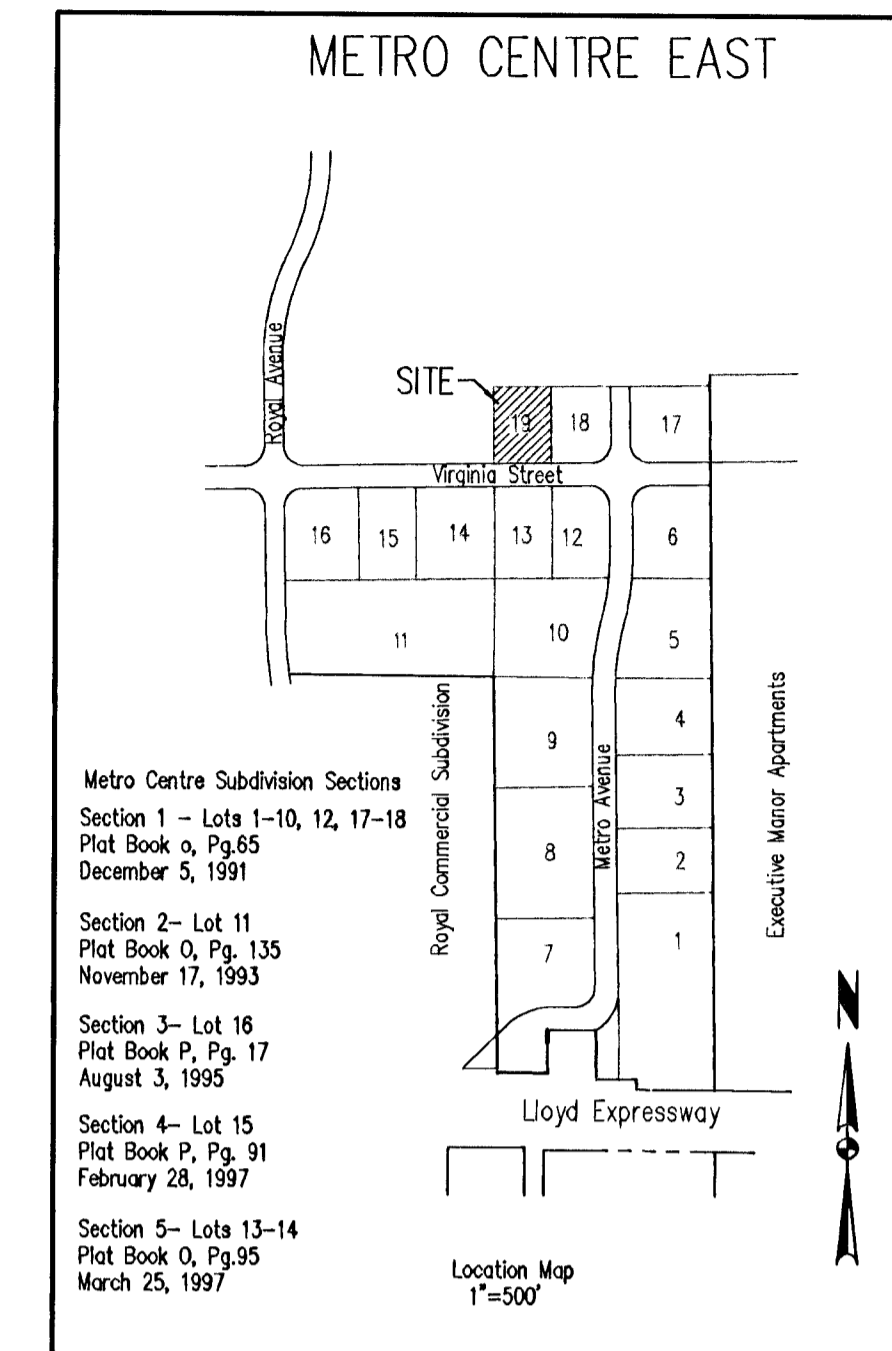
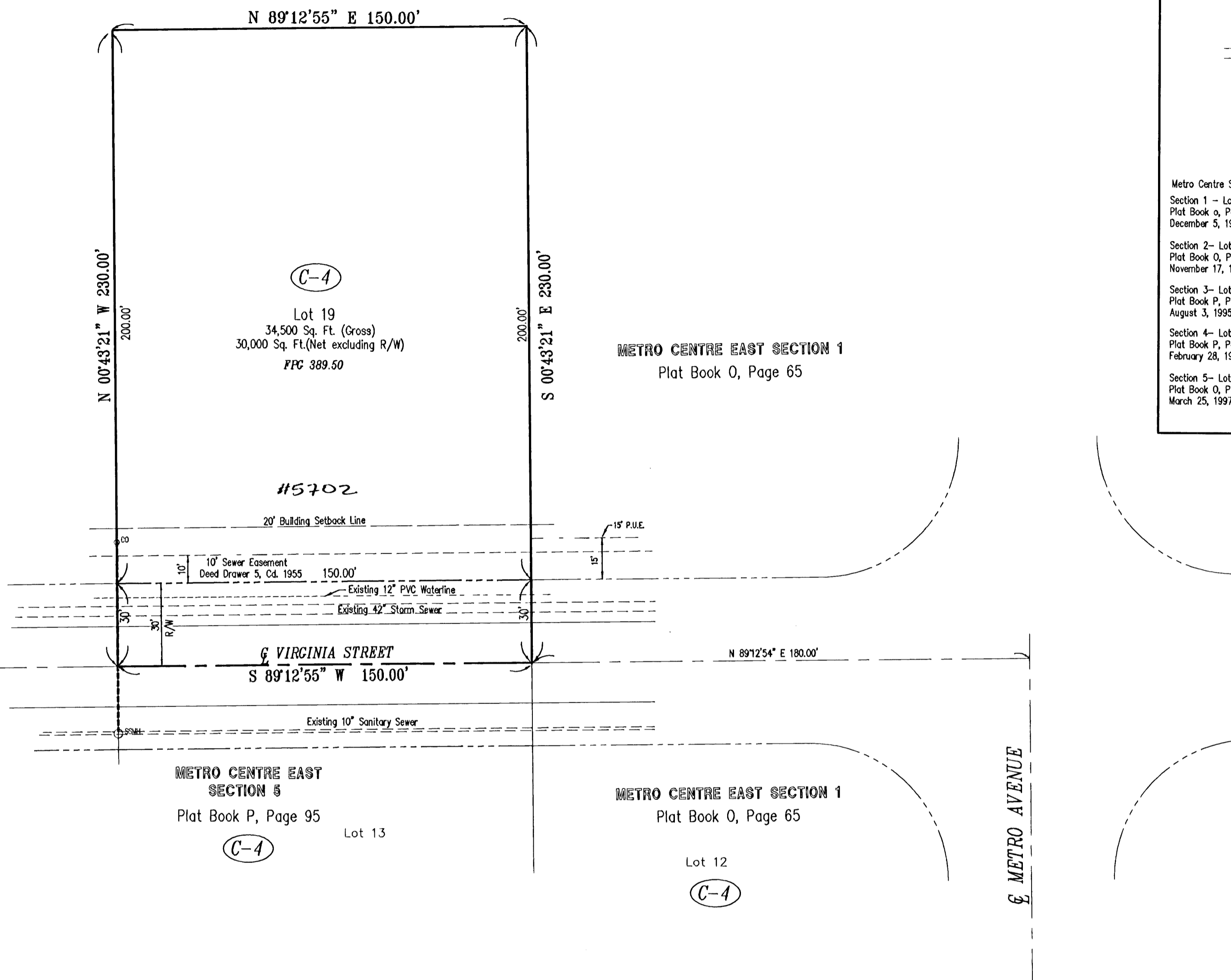
LLOYD EXPRESSWAY (S.R.66)
 SW Corner, W. 1/2, SE. 1/4, Section 24-8-10

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 16th day of August, 1999.

My Commission Expires: 4-11-07
Janice J. Burks-Maier
 Notary Resides in Vanderburgh
 County, Indiana



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 16 1999

Signe M. Combs
 AUDITOR

#6453

Boundary Description (RIGHT WAY)

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

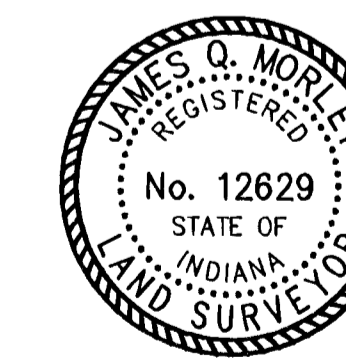
Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 24, thence along the west line thereof North 01 degree 41 minutes 20 seconds West 1683.13 feet; thence North 89 degrees 12 minutes 55 seconds East 766.21 feet to a point in the centerline of Virginia Street, said point also being the Northwest corner of Lot 13 of Metro Centre East Section 5 as recorded in Plat Book P, Page 95 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the point of beginning; thence North 00 degrees 43 minutes 21 seconds West 230.00 feet; thence North 89 degrees 12 minutes 55 seconds East 150.00 feet; thence South 00 degrees 43 minutes 21 seconds East 230.00 feet to a point in the centerline of Virginia Street, said point also being the Northeast corner of said Lot 13 of Metro Centre East Section 5; thence along the centerline of Virginia Street and the north line of said Lot 13 South 89 degrees 12 minutes 55 seconds West 150.00 feet to the point of beginning, containing 34,500 square feet (0.7920 acres).

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

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 24th day of August, 1999.



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

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

DECEMBER 28, 1989

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, 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.

Robert H. Davis, Jr. President
Barbara L. Cunningham Executive Director

PLAT RELEASE DATE: Sept. 16, 1999
Barbara L. Cunningham Executive Director

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