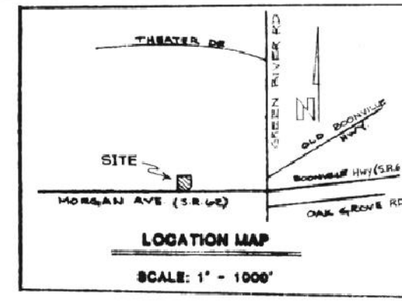
MORGAN CENTER SUBDIVISION

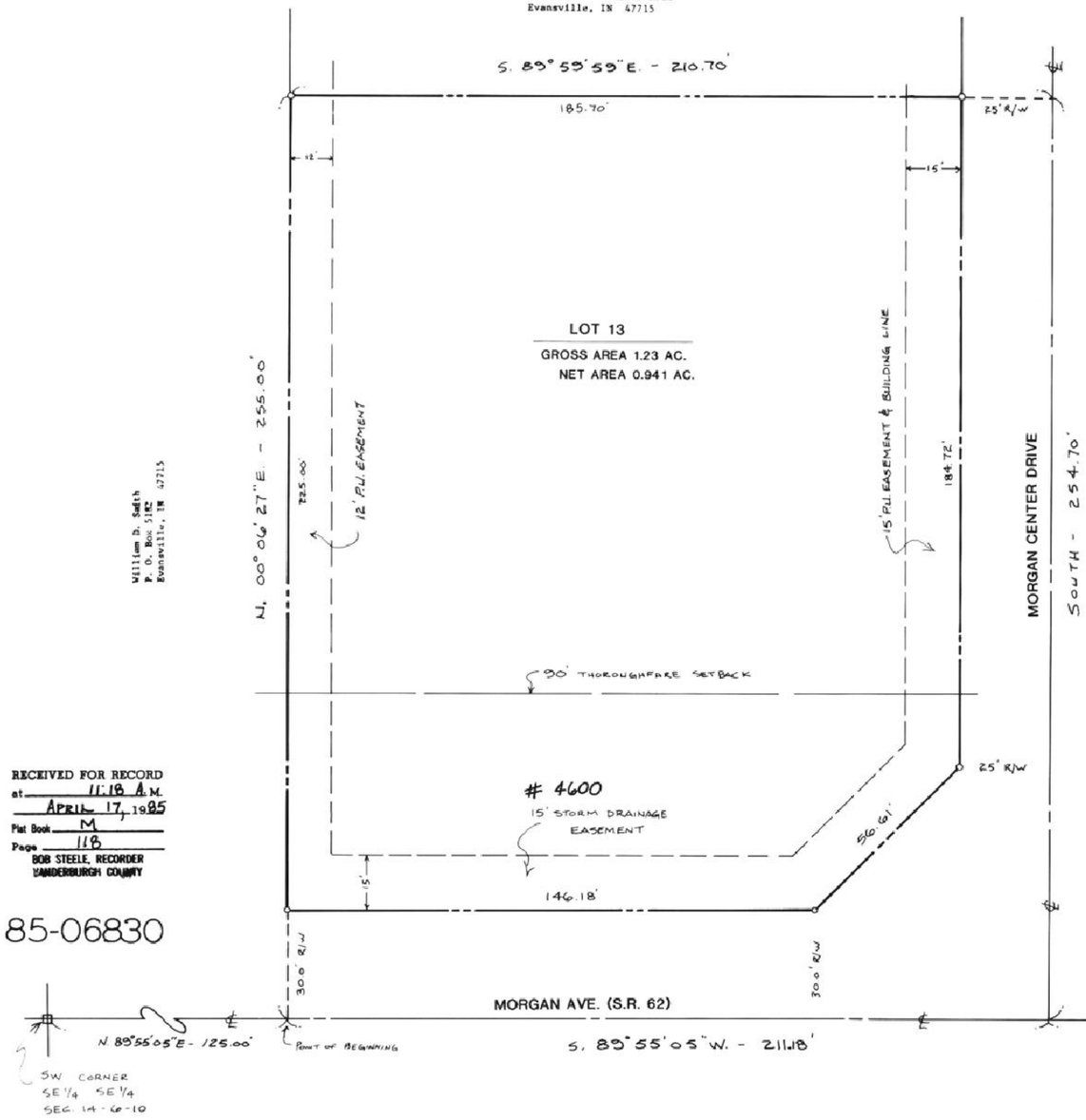
SECTION "A"



LOCATION MAP

SCALE: 1" - 1000'

Jarrett Management Company
1111 S. Green River Road
Evansville, IN 47715



William D. Smith
P. O. Box 5182
Evansville, IN 47715

North Park Cinemas Inc.
941 North Park Drive
Evansville, IN 47710

RECEIVED FOR RECORD
at 11:18 A.M.
APRIL 17, 1985
Plat Book M
Page 118
BOB STEELE, RECORDER
VANDERBURGH COUNTY

85-06830

Jimmie Wayne & Patricia G. Taylor
4415 E. Morgan
Evansville, IN 47711

Ernest O. Sr., & Doris J. Popham
4501 E. Morgan
Evansville, IN 47711

M-118



DATE: APRIL 12, 1985

O - ½" IRON PIN

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section and the centerline of S.R. 62 (also known as Morgan Avenue) North 89° 55' 05" East 125.00 feet to a point said point being South 89° 55' 05" West 1202.42 feet from the Southeast corner of said Quarter Quarter Section; said point also being the true point of beginning; thence

1st: North 00° 06' 27" East 255.00 feet; thence

2nd: South 89° 59' 59" East 210.70 feet; thence

3rd: South 254.70 feet to a point on the South line of said Quarter Quarter Section; thence along said South line

4th: South 89° 55' 05" West 211.18 feet to the true point of beginning, containing 1.23 acres, more or less.

General Notes

1. Owner/Developer: Jarrett Management Company
2. Utilities: Water, electric, gas and sanitary sewer available at site.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: Morgan Center Subdivision is zoned C-4. All surrounding areas zoned M-2.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 5 of 8 dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana.
6. Soil Classification: Entire Subdivision soil type is:
   Pa - Patton silty clay loam, according to the Soil Survey Book of Vanderburgh County, Indiana.
7. Site Elevations: Contour lines were omitted due to relative flatness of site with minimal or no slope. Average site elevation of 385.5 feet above mean sea level.
8. All lot corners monumented with 1/2" iron rods.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Robert E. Jarrett

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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 17th day of April, 1985.

My Commission expires 7-2-88 Notary Public

A Resident of Vanderburgh County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on November 7, 1984.

President

Secretary Bernard J. Lunn

Plat Release-County Auditors Certificate Received. Date April 17, 1985

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on SEPTEMBER 7, 1984; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
APR 17 1985 1713