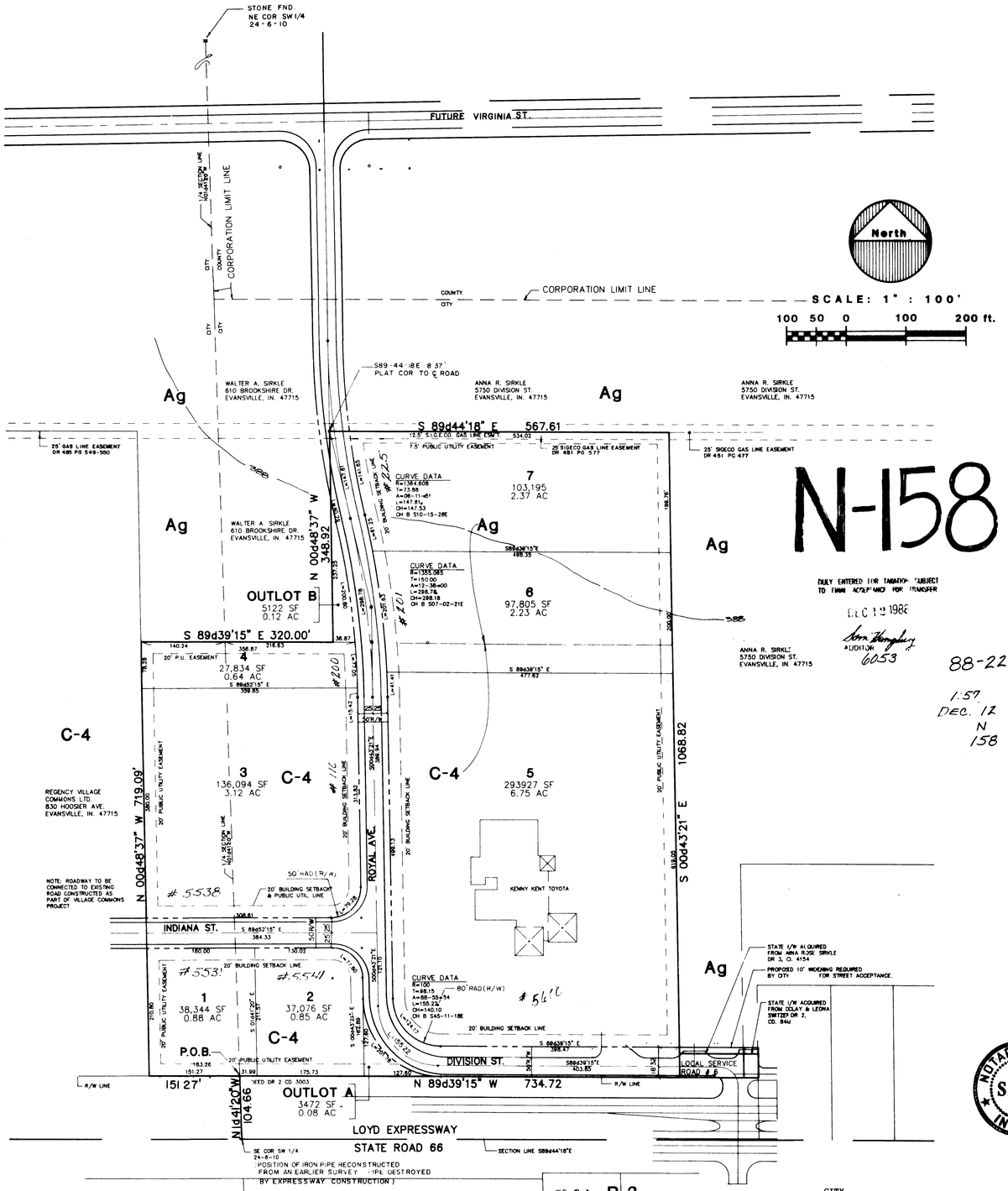
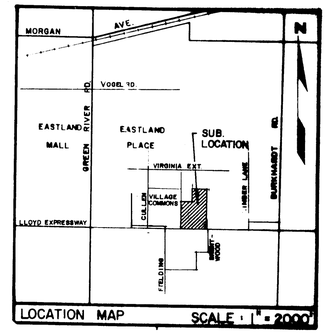
ROYAL COMMERCIAL SUBDIVISION





GENERAL NOTES

Zoning: The subject property and abutting property is currently zoned as noted.

Utilities: Water and sanitary sewer services are currently available at the site.

Flood Plain Data: Per F.I.R.M. City of Evansville, Indiana, Vanderburgh County, Panel No. 180256 0050 B dated March 19, 1982, no portion of the proposed subdivision is within the designated 100 year flood zone, denoted as Zone A on the panel; all of the subject property falls within Flood Zone B.

Minimum First Floor Elevations: First floor elevations shall be determined by the Vanderburgh County Building Commissioner.

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 45 days of disturbance of soil and 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 45 days of disturbance of soil and must remain in place until final grading and shaping.

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.

Public Utility and Drainage Easements:

- 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 1 foot of the top of bank of the drainage swales.
- Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

Road Grades: Maximum road grades will not exceed 10%.

Access to Site: Access to the proposed subdivision is available by means of State right-of-way acquired for the Lloyd Expressway project for the construction of Local Service Road #6, as recorded in Deed Drawer 2, Card 8452 and Deed Drawer 3, Card 4154.

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as ROYAL COMMERCIAL SUBDIVISION. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

EVANSVILLE TOYOTA, INC.

By: _____

Rex C. Volz/ Vice President
Owner of Lots 1,2,3,4,5; Pt. Lot 6; & Outlot A
P.O. Box 6370
Evansville, IN 47712

Anna Rose Sirkle
Anna Rose Sirkle, Owner of Pt. of Lot 6; Lot 7; & Outlot B
5750 Division Street
Evansville, IN 47715

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(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 7TH day of December, 1988.

My Commission Expires:
January 27, 1989

Notary Resides in
Vanderburgh
County, Indiana

Notary Public

EUGENE STUARD
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Nov. 2, 1988.

President

Executive Director

PLAT RELEASE DATE: DEC. 12, 1988

Executive Director

CITY

DRAINAGE PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

10-20-88
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE BOARD OF PUBLIC WORKS ON:

10-20-88
DATE

SPECIAL DRAINAGE REQUIREMENTS:

ALL DEVELOPERS OF LOTS WITHIN THIS SUBDIVISION MUST DETAIN STORM WATER TO LIMIT THE RUNOFF COEFFICIENT TO 0.2 (RATIONAL FORMULA). COMPLETED SITE PLANS WITH RUNOFF CALCULATIONS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

BOUNDARY DESCRIPTION

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

Beginning at a point on the north right-of-way line of S.R. 66 (as recorded in Deed Drawer 2, Card 3003 in the office of the Recorder of Vanderburgh County, Indiana) north 01 degrees 41 minutes 20 seconds west along the east line of the Southwest Quarter of said section 104.66 feet from the southeast corner of the Southwest Quarter of Section 24; thence north 89 degrees 39 minutes 15 seconds west along said right-of-way 151.27 feet; thence north 00 degrees 48 minutes 37 seconds west 719.09 feet; thence south 89 degrees 39 minutes 15 seconds east 320.00 feet; thence north 00 degrees 48 minutes 37 seconds west 348.92 feet to a point also being the centerline of an existing gas line easement (as recorded in Deed Record 465, pages 549 and 550); thence south 89 degrees 44 minutes 18 seconds east along the centerline of said gas line easement 567.61 feet; thence south 00 degrees 43 minutes 21 seconds east 1068.82 feet to a point on the north right-of-way of S.R. 66; thence north 89 degrees 39 minutes 15 seconds west 734.72 feet to the point of beginning, containing 19.18 acres.

Subject to 12.5 feet of a 25 foot gas line easement running along the north line as stated in the above description.

SURVEYOR'S CERTIFICATE

I, James A. Farny, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on September 26, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 22 day of Sept, 1988

James A. Farny, L.S.
Indiana Registration No. 80551

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR