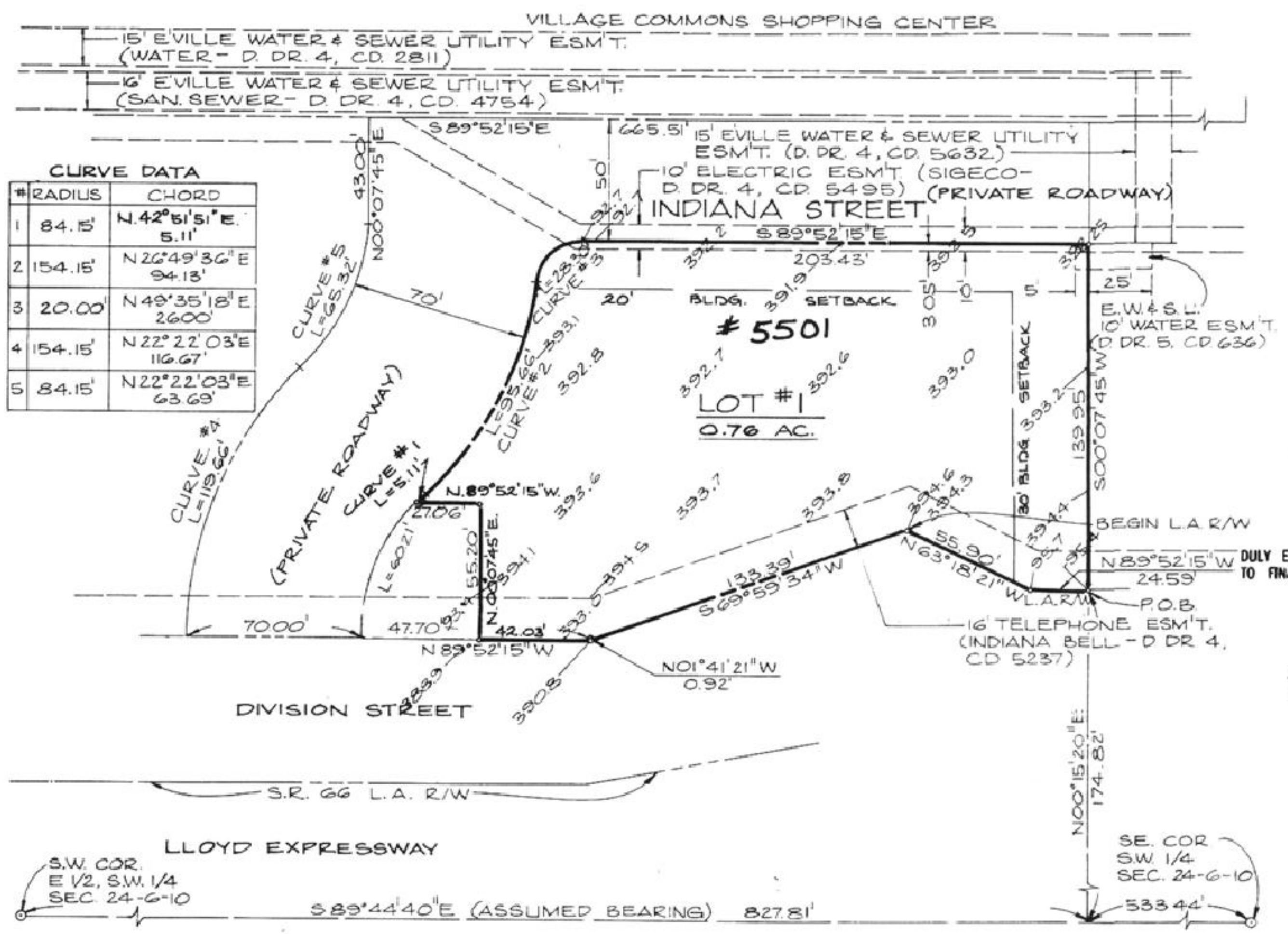
VILLAGE COMMONS-SECTION A MINOR SUBDIVISION

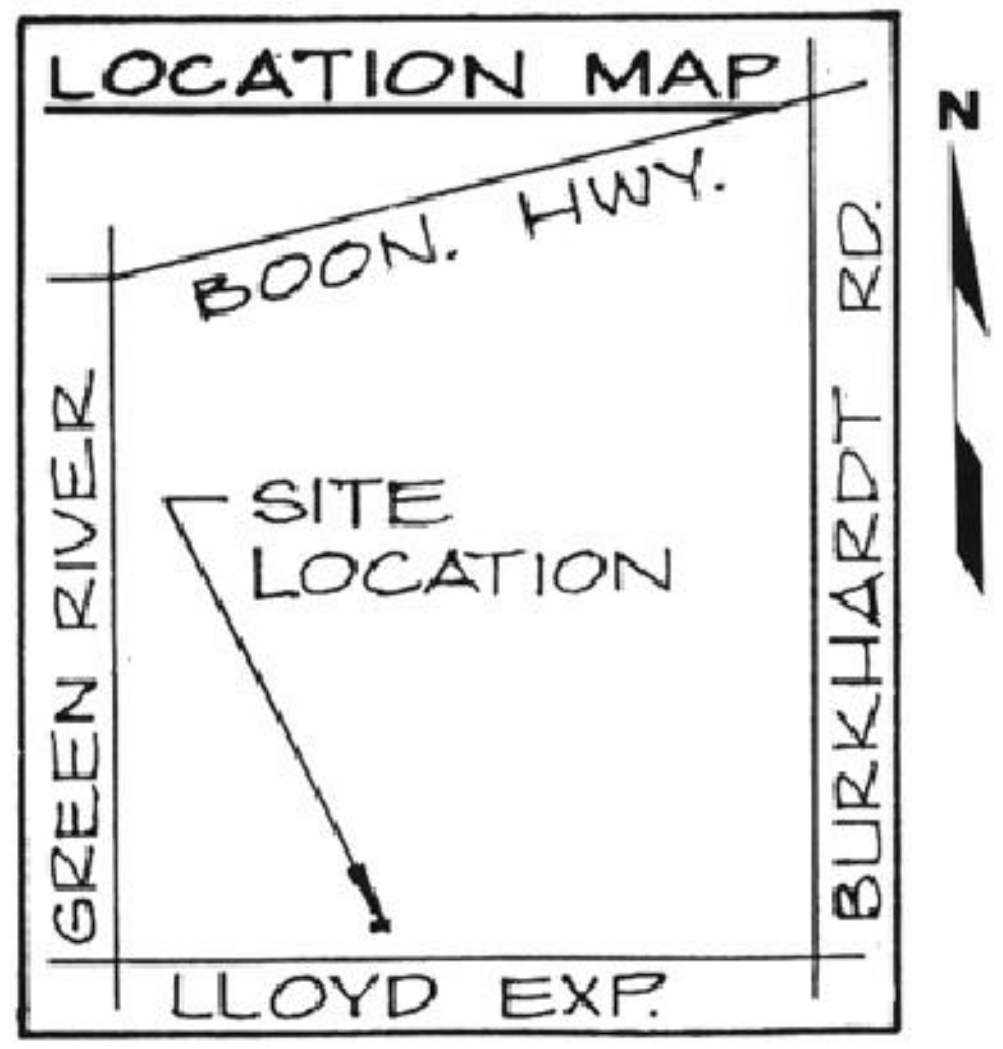
N-193

89-20743
RECEIVED FOR RECORD
at 1:29 P M.
Oct. 30 1989
Plat Book N
Page 193
BOB STEELE, RECORDER
VANDERBURGH COUNTY



CURVE DATA

#	RADIUS	CHORD
1	84.15'	N.42°51'51"E. 5.11'
2	154.15'	N26°49'36"E 94.13'
3	20.00'	N49°35'18"E 26.00'
4	154.15'	N22°22'03"E 116.67'
5	84.15'	N22°22'03"E 63.69'



SCALE: 1"=2000'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 30 1989

Sam Humphrey
AUDITOR
5853

OWNER'S CERTIFICATE

I, Paul R. Kinney, Senior General Partner of Regency Village Commons, Ltd., the undersigned owner of the real estate shown and described hereon, do hereby layoff, plat and subdivide said real estate as shown and designate it as VILLAGE COMMONS - SECTION A MINOR SUBDIVISION. The private roadway shown along the north and west sides of Lot 1 is reserved for the rights of ingress/egress and utility services. The Owner reserves the right to dedicate the roadway to public use.

REGENCY VILLAGE COMMONS, LTD.
An Indiana Limited Partnership,
By: REGENCY ASSOCIATES, its
General Partner

By: Paul R. Kinney
Paul R. Kinney, Senior General
Partner in Regency Associates
P.O. Box 5189
Evansville, IN 47716

BOUNDARY DESCRIPTION

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:

Commencing at the southwest corner of said half quarter section; thence south 89 degrees 44 minutes 40 seconds east (assumed bearing) along the south line of said half quarter section a distance of 827.81 feet to a point, said point being north 89 degrees 44 minutes 40 seconds west a distance of 533.44 feet from the southeast corner of said half quarter section; thence north 00 degrees 15 minutes 20 seconds east a distance of 174.82 feet to a point on the north right-of-way line of State Road 66 as per instrument recorded in Deed Drawer 2, Card 6340 in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 24.59 feet; thence north 63 degrees 18 minutes 21 seconds west along said right-of-way line a distance of 55.90 feet; thence south 69 degrees 59 minutes 34 seconds west along said right-of-way line a distance of 133.39 feet; thence north 01 degrees 41 minutes 21 seconds west along said right-of-way line a distance of 0.92 feet; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 42.03 feet; thence north 00 degrees 07 minutes 45 seconds east a distance of 55.20 feet; thence north 89 degrees 52 minutes 15 seconds west a distance of 27.06 feet to a point on a curve concave to the east having a radius of 84.15 feet and from which a chord bears north 42 degrees 51 minutes 51 seconds east a distance of 5.11 feet; thence north along said curve a distance of 5.11 feet to the point of curvature of a curve concave to the west having a radius of 154.15 feet and from which a chord bears north 26 degrees 49 minutes 36 seconds east a distance of 94.13 feet; thence north along said curve a distance of 95.66 feet to the point of curvature of a curve concave to the southeast having a radius of 20.00 feet and from which a chord bears north 49 degrees 35 minutes 18 seconds east a distance of 26.00 feet; thence northeast along said curve a distance of 28.30 feet; thence south 89 degrees 52 minutes 15 seconds east, parallel with the south right-of-way line, a distance of 203.43 feet; thence south 00 degrees 07 minutes 45 seconds west a distance of 139.95 feet to the true point of beginning, containing 0.76 acres.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, none of the site is within the designated 100 year flood zone.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and all abutting property north of the Lloyd Expressway is currently zoned C-4. The Evaqnsville-Vanderburgh School Corporation property south of the Lloyd Expressway is currently zoned R-1.

Temporary Erosion Control:

•Slopes of 0%-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 blankents in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

SURVEYOR'S CERTIFICATE

I, JAMES Q. MORLEY, 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 JUNE 28, 1989, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 26th day of October, 1989.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
JAMES Q. MORLEY L.S.
IND. REG. NO. 12629

SEAL

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 27th day of October, 1989.

My Commission Expires:

February 28, 1991

Carol A. Laymon
Notary Public

Notary Resides in

CAROL A. LAYMON
(typed or printed name)

VANDERBURGH
County, Indiana

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 Oct. 30, 1989.

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: Oct. 30, 1989

Barbara L. Cunningham
Executive Director

10-13-89 89-1877-4