Village Commons – Section "B"
Minor Subdivision

RECEIVED FOR RECORD
at 3:20 P.M.
AUG 2 1991
Plat Book O
Page 48
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-17781

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 2 1991 6094
Tom Humphrey
AUDITOR

0-48

17-158-13
National City Bank

17-158-5
Sirkle

30 0 30 60 90

Village Commons Shopping Center

C4

15' E'ville Water & Sewer Utility D.Dr. 4, Card 5632

Indiana Street (Private Roadway)

50' R/W

S89°52'15"E 375.00'

10' SIGECO Electric Easement D.Dr.4, Card 5495

150.00'

225.00'

3.05'

5' 25'

10' Water Easement D.Dr.5, Card 836

20' Building Setback

10'x40' SIGECO EASEMENT D.DR. 9, CO. 1849

'5511

'5521

16-94-1
Ewing Investments

Village Commons Section "A" Minor Subdivision Plat Book N, p.193

17-158-22
Sentinel Corp.

N00°07'45"E 139.95'

S00°07'45"W 139.95'

2
20,992 Sq.Ft.
0.48 Acres

3
37,126 Sq.Ft.
0.85 Acres

SIGECO Gas Easement D.Dr.4, Card 9743

13'

20' P.U. Easement (by Plat)

15-141-1
Kuhlenschmidt

Royal Commercial Subdivision Plat Book N, p.158

S00°48'37"E 210.80'

16' Telephone Easement D.Dr.4 Card 5237

N89°52'15"W 10.68'

N89°39'15"W 65.37'

P.O.B.

N89°52'15"W 160.68'

L.A. R/W

14-144-2
Harper

N64°38'14"W 165.53'

Indiana Bell D.Dr.4, Card 9744

20' P.U. Easement (by Plat)

N89°39'15"W 158.27'

N89°39'15"W 2.67'

N00°07'45"E 174.83'

N00°48'37"W 104.66'

State of Indiana

SW Corner E 1/2, SW 1/4 Sec. 24-6-10

S89°44'40"E 828.20'

Lloyd Expressway (S.R. 66)

S 89°44'40"E 533.05'

SE Corner SW 1/4 Sec. 24-6-10

17-110-9
E.V.S.C.

3 15-141-3 Evansville Motel Assoc., Inc.

20' P.U. Easement

LOCATION MAP — NO SCALE

MORGAN AVE. · VOGEL RD. · EASTLAND MALL · GREEN RIVER ROAD · EASTLAND PLAZE · VIRGINIA ST. · ROYAL AVE. · DALLEN · LLOYD EXPRESSWAY · SUB LOCATION · FIELDING · BRENTWOOD · KNABBE LANE · BURKHARDT ROAD

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 828.20 feet to a point, said point being north 89 degrees 44 minutes 40 seconds west a distance of 533.05 feet from the southeast corner of said half quarter section; thence north 00 degrees 07 minutes 45 seconds east a distance of 174.83 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 southeast corner of Village Commons-Section A Minor Subdivision, as per plat thereof recorded in Plat Book N, page 193 in said Recorder's office, said point being the true point of beginning; thence north 00 degrees 07 minutes 45 seconds east along the east line of said subdivision a distance of 139.95 feet to the south right-of-way line of Indiana Street; thence south 89 degrees 52 minutes 15 seconds east along said south right-of-way line a distance of 375.00 feet to a point on the west line of Royal Commercial Subdivision, as per plat thereof recorded in Plat Book N, page 158 in said Recorder's office; thence south 00 degrees 48 minutes 37 seconds east along said west line a distance of 210.80 feet to a point on the north right-of-way line of S.R. 66; thence north 89 degrees 39 minutes 15 seconds west along said right-of-way line a distance of 2.67 feet; thence north 64 degrees 38 minutes 14 seconds west along said right-of-way line a distance of 165.53 feet; thence north 89 degrees 39 minutes 15 seconds west along said right-of-way line a distance of 65.37 feet; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 160.68 feet to the true point of beginning, containing 1.33 acres

Subject to a 16 foot utility easement along the south line of the above described real estate in favor of Indiana Bell Telephone Company, Inc., as described in Deed Drawer 4, Card 5237 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to 3.05 feet of a 10 foot electric distribution line easement along the north line of the above described real estate in favor of Southern Indiana Gas & Electric Company, as described in Deed Drawer 4, Card 5495 in said Recorder's office.

Also subject to a 10 foot gas pipeline easement in favor of Southern Indiana Gas & Electric Company across the eastern portion of the above described real estate, as recorded in Deed Drawer 4, Card 9743 in said Recorder's office. The east line of said 10 foot easement lies 13 feet west of and parallel with the east line of the above described real estate.

Also subject to a 16 foot underground telephone facility easement in favor of Indiana Bell Telephone Company, Inc. across the southeastern corner of the above described real estate, as recorded in Deed Drawer 4, Card 9744 in said Recorder's office.

Also subject to a 10 foot water easement off of the north line of the above described real estate, being 25 feet in length as measured from the west line thereof, in favor of the Civil City of Evansville, Indiana, Water and Sewer Utility, as described in Deed Drawer 5, Card 636 in said Recorder's office.

Also subject to a 40 foot electric easement off of the west line of the above described real estate, being 10 feet in width as measured from the west line thereof in favor of Southern Indiana Gas & Electric Company, as described in Deed Drawer 5, Card 4849 in said Recorder's office.

I, James Q. Morley, 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 June 2, 1991 and that locations and materials are accurately shown.

Witness my hand and seal this 29th day of July, 1991.

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629
June 19, 1991

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

GENERAL NOTES

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

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana, Community Panel Number 180254 0050 B, Dated March 19, 1982, no portion of the site is within the designated 100 year flood zone.

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

Temporary Erosion Control: (during construction)

- Slopes of 0%-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.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as VILLAGE COMMONS – SECTION B MINOR SUBDIVISION. The private roadway shown along the north side of Lots 2 and 3 is hereby dedicated for rights of ingress/egress to said lots and dedicated for public utility services. The undersigned Owner reserves the right to grant ingress/egress to other lands and further reserves the right to dedicate said private roadway to the public.

Strips of ground, of the width shown on this plat and marked "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 strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

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

By: _____
James R. McKinney, General Partner
in Regency Associates
P.O. Box 5188
Evansville, IN 47716

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 29th day of July, 1991.

My Commission Expires:
February 28, 1995

Notary Resides in Vanderburgh County, Indiana

Carol A. Layman
Notary Public
Carol A. Layman
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

SE Corner SW 1/4 Sec. 24-6-10

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 August 2, 1991.

Alfred H. Evans, Jr. — President
Barbara L. Cummins — Executive Director

PLAT RELEASE DATE: 8/2/91

Barbara L. Cummins — Executive Director

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

91-1767-4
July 29, 1991

2nd amendment restrictions see misc. dr 4 cd 1515 Instr. 93-25327 Date 9/17/93
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
Patti Gullatte DRVC

2nd amendment restrictions see misc. dr 4 cd 2875 Instr. 94-09603 Date 4/6/93
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
Patti Gullatte DRVC

Restrictions see misc. dr. 3 cd 2555
89-23758 Date 12-13-89
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Gullatte DRVC

Restrictions see misc. dr. 3 cd 2556
Instr 89-23759 Date 12-15-89
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Gullatte DRVC

Declar. restrictions see misc. dr. 4 cd 1514
Instr 93-25326 Date 9-17-93
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY
Patti Gullatte DRVC

Amend. restrictions see misc. dr. 3 cd 7781
Instr 92-07426 Date 3-17-92
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Gullatte DRVC