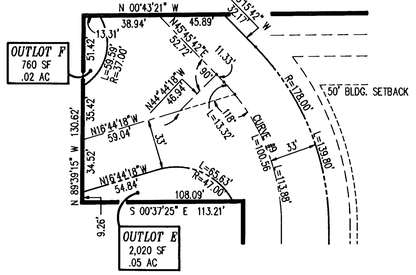
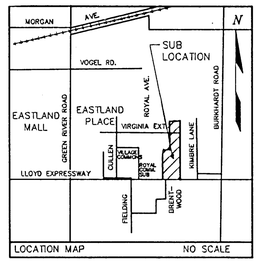
METRO CENTRE EAST
SECTION 1

SCALE: 1"=100

100 0 100 200



DETAIL OUTLOTS E & F
SCALE: 1"=50'



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 23 1991

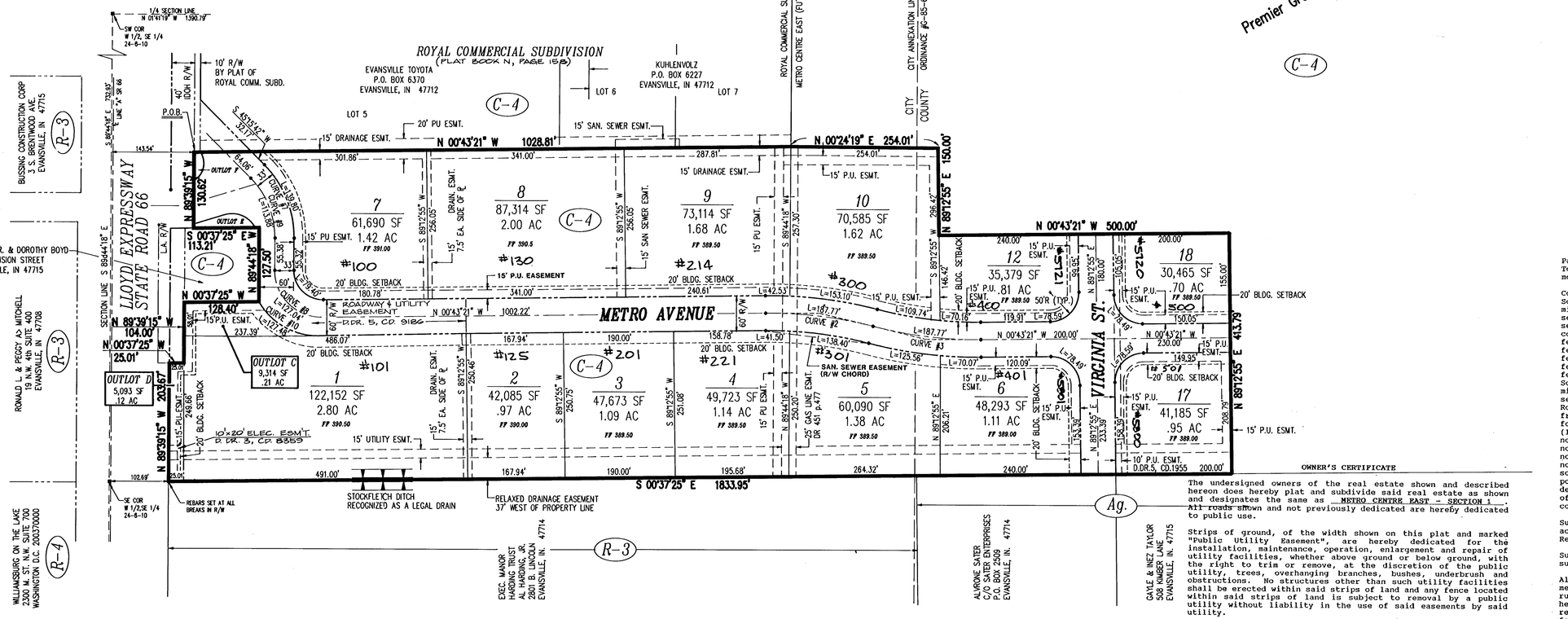
1042.4 Jon Humphrey
AUDITOR

CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
2	15-01-17	716.20'	187.77'	94.43'	187.23'	N 06°47'18" E
3	15-01-17	716.20'	187.77'	94.43'	187.23'	N 06°47'18" E
7	45-00-00	178.00'	139.80'	73.73'	136.24'	S 67°45'42" W
8	90-59-03	80.00'	127.04'	81.39'	114.10'	N 44°46'10" E
9	45-00-00	145.00'	113.88'	60.06'	110.98'	N 67°45'42" E
10	56-20-04	129.66'	127.48'	69.43'	122.41'	N 27°26'41" E

91-30904

RECEIVED FOR RECORD
at 2:12 P.M.
12-23 19 91
Plat Book O
Page 65
BOB STEELE, RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the West Half of the Southeast 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 the West Half of the Southeast Quarter of Section 24-6-10; thence south 89 degrees 44 minutes 18 seconds east along the south line of said half quarter section 732.93 feet; thence north 00 degrees 43 minutes 21 seconds west 143.54 feet to the point of beginning; thence continue north 00 degrees 43 minutes 21 seconds west 1028.81 feet; thence north 00 degrees 24 minutes 19 seconds east 254.01 feet; thence north 89 degrees 12 minutes 55 seconds east 150.00 feet; thence north 00 degrees 43 minutes 21 seconds west 500.00 feet; thence north 89 degrees 12 minutes 55 seconds east 413.79 feet to a point on the east line of the West Half of the Southeast Quarter of Section 24; thence south 00 degrees 37 minutes 25 seconds east along the east line of said half quarter section 1833.95 feet to a point on the north right-of-way State Road 66, north 00 degrees 37 minutes 25 seconds west 102.69 feet from the southeast corner of said half quarter section; thence for the next three calls along the State Road 66 right-of-way: (1) north 89 degrees 39 minutes 15 seconds west 1203.67 feet; (2) north 00 degrees 37 minutes 25 seconds west 25.01 feet; (3) north 89 degrees 39 minutes 15 seconds west 104.00 feet; thence north 00 degrees 37 minutes 25 seconds west 128.40 feet; thence north 89 degrees 44 minutes 18 seconds west 127.50 feet; thence south 00 degrees 37 minutes 25 seconds east 113.21 feet to a point on the north right-of-way of State Road 66; thence north 89 degrees 39 minutes 15 seconds west, along the north right-of-way of State Road 66, 130.62 feet to the point of beginning, containing 21.39 acres.

Subject to a gas line easement 25 feet in width running east/west across the subdivision as shown hereon and as recorded in Deed Record 451, page 577 and in Deed Record 451, page 477.

Subject to an electric line easement along the south side of the subdivision, as recorded in Deed Record 3, Card 8359.

Also subject to a 25 foot wide legal drainage setback easement as measured from the top of the bank of the Stockfleth Ditch which runs north/south along the east line of the subdivision as shown hereon. Said drainage setback easement having been formally relaxed from 75 feet to 37 feet west of the property line (or 25 feet from the top of bank), said 25 foot strip being subject to special drainage easement requirements as set forth by this plat.

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 December 20th 1988, , and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 18 day of Dec., 19 91.

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

James A. Farny, L.S.
Indiana Registration No. S0551

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 12-23, 19 91.

President Barbara L. Cunningham Executive Director

PLAT RELEASE DATE: 12-23-91 Barbara L. Cunningham Executive Director

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 METRO CENTRE EAST - SECTION 1. All roads shown and not previously dedicated are hereby dedicated to public use.

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.

PREMIER GROUP, LTD.

By: Jerry Memering
Jerry Memering, President
c/o Dan A. Stocks
711 Forest Park Drive
Newburgh, IN 47630

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 9th day of December 19 91.

My Commission Expires:
JAN. 13, 1995

Notary Resides in
WARRICK
County, Indiana

NOTARY PUBLIC SEAL Notary Public Valerie A. Noon (Typed or Printed name) INDIANA

SPECIAL DRAINAGE EASEMENT REQUIREMENT FOR STOCKFLETH DITCH

THERE SHALL BE NO STRUCTURES OR OTHER IMPROVEMENTS (INCLUDING PAVEMENT) CONSTRUCTED WITHIN THE RELAXED DRAINAGE EASEMENT.

THE RELAXED DRAINAGE EASEMENT SHOWN HEREON 37 FEET IN WIDTH, AS DIMENSIONED FROM THE PROPERTY LINE, DOES LEAVE 25 FEET OF WORKING ROOM FROM THE TOP OF BANK. 12-26-89 : DB

WATER DETENTION/REQUIREMENTS

THE OWNER(S) OF EACH INDIVIDUAL LOT SHALL BE RESPONSIBLE TO DETAIN WATER ON THEIR SITE TO LIMIT THE DISCHARGE TO A RUNOFF COEFFICIENT OF 0.20 (RATIONAL METHOD) AND PRESENT THE HYDRAULIC CALCULATIONS SHOWING THE REQUIRED DETENTION TO THE VANDERBURGH COUNTY BUILDING COMMISSIONER AT THE TIME A BUILDING PERMIT IS REQUESTED.

REFER TO THE STORM DRAINAGE PLAN (AS RECORDED IN MISC. RECORDS) FOR THE CORRECT DESIGN CRITERIA TO BE USED IN SIZING THE INDIVIDUAL STORM DETENTION BASINS.

LIGHTING & SIGNAGE RESTRICTIONS

LIGHTING RESTRICTIONS: EXTERIOR LIGHT FOR LOTS 1, 7, OUTLOTS C, D, E,& F, AND THE SOUTH 60 FEET OF LOT 8 SHALL BE DESIGNED SUCH THAT THE LIGHT LEVEL CAUSED BY THE EXTERIOR LIGHTING FIXTURES DOES NOT PRODUCE EXCESSIVE GLARE OUTSIDE OF THE SUBDIVISION LIMITS. ALL LIGHTING FIXTURES SHALL BE SHIELDED SUCH THAT NO DIRECT LIGHT WILL BE VISIBLE OUTSIDE OF THE SUBDIVISION LIMITS. LIGHTING FIXTURES SHALL BE MOUNTED ON MAXIMUM 12 FOOT HIGH POLES ON LOTS 1, 7, OUTLOTS C, D, E, & F. LIGHTING FIXTURES SHALL BE MOUNTED ON MAXIMUM 20 FOOT HIGH POLES ON THE SOUTH 60 FEET OF LOT 8.

SIGNAGE RESTRICTIONS: SIGNAGE ON LOTS 1, 7, OUTLOTS C, D, E, & F AND THE SOUTH 60 FOOT OF LOT 8 SHALL BE LIMITED TO 25 FEET ABOVE GRADE.

GENERAL NOTES

ZONING: THE SUBJECT PROPERTY IS ZONED C-4; ABUTTING PROPERTY IS ZONED AS NOTED HEREON.

UTILITIES: WATER AND SANITARY SEWER SERVICES WILL BE EXTENDED TO THE SITE.

FLOOD PLAIN DATA: PER F.I.R.M., VANDERBURGH COUNTY, INDIANA (UNINCORPORATED AREAS) PANEL NO. 180256 0050 B DATED MARCH 19, 1982, NO PORTION OF THE PROPOSED SUBDIVISION IS WITHIN THE DESIGNATED 100 YEAR FLOOD ZONE.

MINIMUM FIRST FLOOR ELEVATIONS: HAVE BEEN ESTABLISHED BY THE VANDERBURGH COUNTY COMMISSIONER AS SHOWN HEREON.

BASEMENTS: ANY BASEMENTS MUST BE APPROVED 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 SEEDING.
- SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 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 WITH 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 BACK 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 EASEMENT.

ROAD GRADES: MAXIMUM ROAD GRADES WILL NOT EXCEED 3.0%

DOUBLE FRONTAGE LOTS: ALL DOUBLE FRONTAGE LOTS MUST ACCESS TO INTERIOR ROADS.

RIGHT-OF-WAY RADII: ALL RADII AT INTERSECTIONS SHALL BE 50 FEET.

0-65

12-5-91 91-1715-4