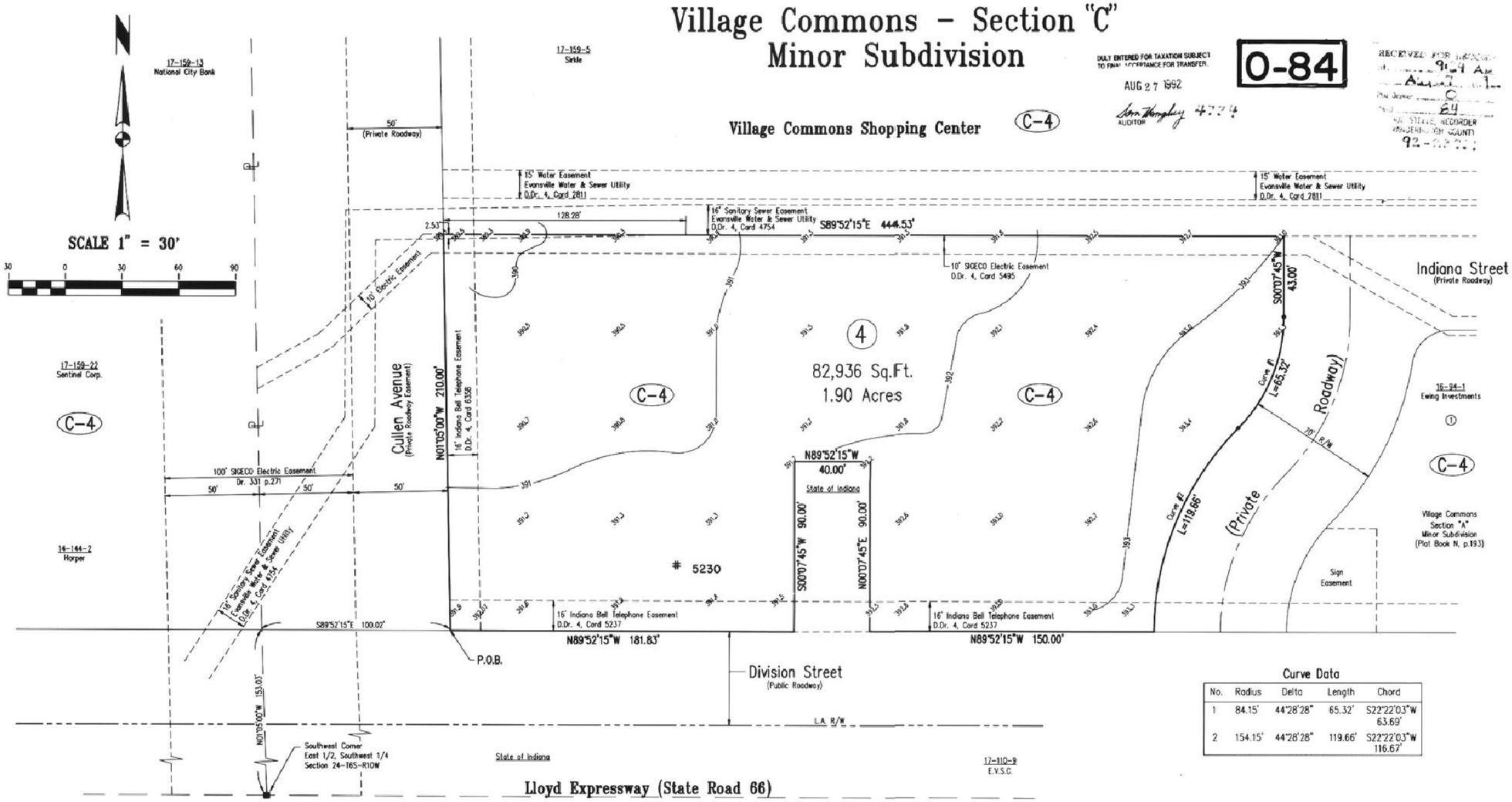
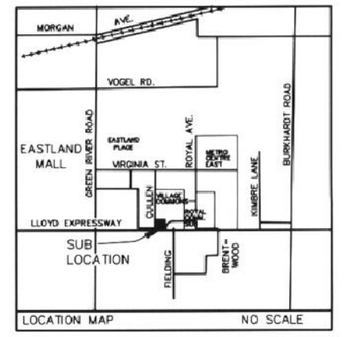
Village Commons – Section "C"
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 27 1992
Tom Dingley 4774
AUDITOR

0-84

RECEIVED FOR RECORD
at 9:41 A.M.
AUG 27 1992
RECORDER
VANDERBURGH COUNTY
92-





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 180256 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.

Storm Water Detention: Development on Lot 4 will require storm water detention. The required volume of detention will be determined from the development site plan for the parcel and will be based on percentage of impervious area. The site plan and drainage calculations are subject to the review and approval of the City Engineer and Board of Public Works. A preliminary calculation based on 75% impervious area required 8500 cubic feet of detention storage.

BOUNDARY DESCRIPTION

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

Commencing at the southwest corner of said half quarter section; thence north 01 degrees 05 minutes 00 seconds west (assumed bearing) along the west line of said half quarter section a distance of 153.03 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; thence south 89 degrees 52 minutes 15 seconds east along said right-of-way line a distance of 100.02 feet to the point of beginning; thence north 01 degrees 05 minutes 00 seconds west, parallel with said west line, a distance of 210.00 feet; thence south 89 degrees 52 minutes 15 seconds east, parallel with said right-of-way line, a distance of 444.53 feet; thence south 00 degrees 07 minutes 45 seconds west a distance of 43.00 feet to the point of curvature of a curve concave to the west, having a radius of 84.15 feet and from which a chord bears south 22 degrees 22 minutes 03 seconds west a distance of 63.69 feet; thence south along said curve a distance of 65.32 feet to the point of curvature of a curve concave to the east having a radius of 154.15 feet and from which a chord bears south 22 degrees 22 minutes 03 seconds west a distance of 116.67 feet; thence south along said curve a distance of 119.66 feet to a point on said right-of-way line; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 150.00 feet; thence north 00 degrees 07 minutes 45 seconds east along said right-of-way line a distance of 90.00 feet; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 40.00 feet; thence south 00 degrees 07 minutes 45 seconds west along said right-of-way line a distance of 90.00 feet; thence north 89 degrees 52 minutes 15 seconds west along said right-of-way line a distance of 181.83 feet to the point of beginning, containing 1.90 acres.

Subject to part of a 16 foot wide sewer easement in favor of the Civil City of Evansville, Indiana, Water and Sewer Utility, as described in Deed Drawer 4, Card 4754 in the office of the Recorder of Vanderburgh County, Indiana. Said part being triangular in shape, located at the northwest corner of the above described real estate, and with dimensions from said corner of 2.53 feet along the west line and 128.28 feet along the north line.

Also subject to a 16 foot wide utility easement along the eastern 181.83 feet of the 206.83 foot course and the 150.00 foot course 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 a 10 foot wide electric distribution line easement along the north side of the above described real estate in favor of Southern Indiana Gas & Electric Company as described in Deed Drawer 4, Card 5495 in the office of the Recorder of Vanderburgh County, Indiana.

Also subject to a 16 foot wide utility easement, the west line of said 16 foot easement lies 25 feet east of the west line of the above described real estate, in favor of Indiana Bell Telephone Company, Inc. as described in Deed Drawer 4, Card 6358 in the office of the Recorder of Vanderburgh County, Indiana.

Curve Data

No.	Radius	Delta	Length	Chord
1	84.15'	44°28'28"	65.32'	S22°22'03"W 63.69'
2	154.15'	44°28'28"	119.66'	S22°22'03"W 116.67'

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 April 27, 1992 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 24th day of August, 1992

James Q. Morley, L.S.
Indiana Registration No. 12629

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

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 C MINOR SUBDIVISION. The private roadways shown along the west and east sides of Lot 4 is hereby dedicated for rights of ingress/egress to said lot 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: David C. Eades
David C. Eades General Partner
in Regency Associates
P.O. Box 5189
Evansville, IN 47716

NOTARY CERTIFICATE

STATE OF ~~Indiana~~ Illinois, COUNTY OF ~~Vanderburgh~~ Champaign) 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 25th day of August, 1992

My Commission Expires:
4-6-93

Notary Resides in
Champaign
County, ~~Indiana~~ Illinois

Notary Public
Mary L. Krauchi
(typed or printed name)

OFFICIAL SEAL
MARY L. KRAUCHI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-6-93

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 27, 1992.

President

Executive Director

PLAT RELEASE DATE: AUG 27 1992

Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY SEAL

8/20/92

Proj. #92-2384-48

For easement Applying to Lot ~~4~~ E½ SW¼ 24-6-10
See Deed Drawer 7 card 4994

For easement Applying to Lot
See Deed Drawer 7 card 6407