conditions, restrictions
FOR AFFIDAVIT APPLYING TO THIS Plat
SEE MISC. DRAWER 6 CARD 2499
2000R000010598 DATE 4-18-00
ATTEST: BETTY J. HERMANN, RVC
BY Rebecca J. Mackanuk DRVC

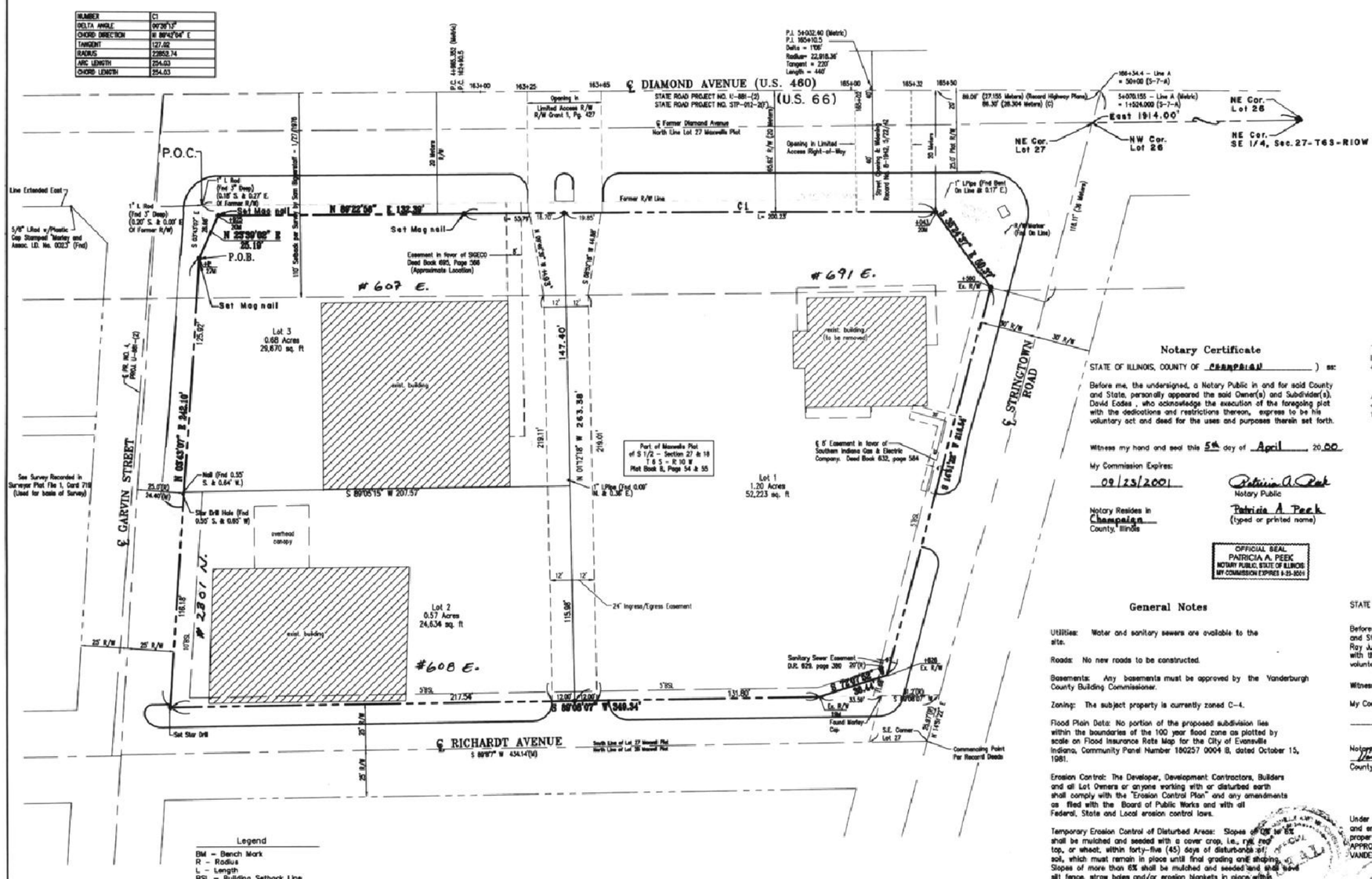
RECEIVED FOR RECORD
at 10:43 M.
April 18, 2000
Plat Book D
Page 73
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R000010598

DULY ENTERED FOR DUPLICATE SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 18 2000
Lynne M. Crouch
AUDITOR
2358

Town Center South

Replat of part of Lot 27 in Maxwells Plat

NUMBER	C1
DELTA ANGLE	04°26'13"
CHORD DIRECTION	N 88°42'04" E
TANGENT	127.62
RADIUS	22852.74
ARC LENGTH	254.03
CHORD LENGTH	254.03



Notary Certificate

STATE OF ILLINOIS, COUNTY OF 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), David Eades , who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 5th day of April 2000

My Commission Expires:
09/25/2001

Patricia A Peek
Notary Public

Notary Resides in Champaign County, Illinois

Patricia A Peek
(typed or printed name)

OFFICIAL SEAL
PATRICIA A. PEEK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-25-2001

General Notes

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

Roads: No new roads to be constructed.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned C-4.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for the City of Evansville Indiana, Community Panel Number 180257 0004 B, dated October 15, 1981.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 12% to 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 seeding. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, 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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Evansville Benchmark 582
A 1" Brass Knob set in the east end of the first step at 2414 Stringtown Road; N.W. Corner @ Diamond Ave.
Elevation= 381.329

No drainage plans were required.

The protective covenants prepared for Town Center South are recorded in

Misc. Dr. 6 , Card 2499

in the office of the Recorder of Vanderburgh County, Indiana

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **"Town Center South"**

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owners:

By: David Eades
Eades Properties, A Limited Partnership
David Eades, General Partner
1701 Broadmoor Dr. Suite 200
~~Champaign, IL 61821~~
Champaign

By: Ray Justice
Citizens National Bank
Ray Justice, Vice President
P.O.Box 719
Evansville, IN. 47705

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), Ray Justice , who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 7th day of April 2000

My Commission Expires:
8-17-01

Margie Ann Tilliard
Notary Public

Notary Resides in Vanderburgh County, Indiana

MARGIE ANN TILLIARD
(typed or printed name)

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, February 2, 2000.

Mark Foster
President

Blaine Olivier
Attest Executive Director (ASSISTANT)

Secondary Plat complies with the Ordinance and is released for Recording.

Blaine Olivier
Executive Director (ASSISTANT)

PLAT RELEASE DATE: April 18, 2000



LOCATION MAP

Boundary Description

Part of Lot Twenty-seven (27) in Maxwell's Plat of the South Half of Section Seventeen (17), and the Southeast Quarter of the Southeast Quarter of Section Eighteen (18), Township Six (6) South, Range Ten (10) West, Pigeon Township, in the City of Evansville, Vanderburgh County, as per plat thereof, recorded in Plat Book B, pages 54 and 55 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the intersection of the South right-of-way line of U. S. 66 and the Easterly right-of-way line of Garvin Street; thence along said easterly right-of-way line of Garvin Street South 03 degrees 43 minutes 07 seconds West 28.86 feet to the point of beginning; thence along the right-of-way of Garvin Street North 23 degrees 39 minutes 02 seconds East 25.19 feet to a point on the south right-of-way line of U. S. 66; thence along said south right-of-way line North 89 degrees 22 minutes 58 seconds East 132.39 feet to the point of curvature of a curve to the right, concave to the south, having a central angle of 00 degrees 38 minutes 13 seconds and a radius of 22,852.74 feet from which a chord bears North 89 degrees 42 minutes 04 seconds East 254.03 feet; thence along the arc of said curve 254.03 feet; thence South 35 degrees 26 minutes 37 seconds East 50.37 feet to a point on the westerly right-of-way of Stringtown Road; thence along said westerly right-of-way line South 14 degrees 51 minutes 22 seconds West 218.54 feet; thence South 72 degrees 07 minutes 52 seconds West 38.44 feet to a point on the north right-of-way line of Richardt Avenue; thence along said north right-of-way line South 89 degrees 08 minutes 07 seconds West 348.34 feet to a point on the easterly right-of-way line of Garvin Street; thence along said easterly line North 03 degrees 43 minutes 07 seconds East 242.10 feet to the point of beginning containing 2.45 acres (106,527 square feet).

Subject to a sanitary sewer easement as recorded in Deed Record 629, Page 380.

Subject to an easement in favor of S.I.G.E. Co. as recorded in Deed Book 632, Page 584.

Subject to an easement in favor of S.I.G.E. Co. as recorded in Deed Book 695, Page 566.

Subject to all other easements and rights-of-ways of record.

Surveyor's Certificate

I, Danny K. Leek, do 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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 4th day of APRIL 2000

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

Q-73

446Oplat.dwg BAS 4/5/00

APC # 6-5-2000