# METRO CENTRE EAST
## SECTION 7

RECEIVED FOR RECORD
DATE 1-24-02 8:45 A M
PLAT BOOK Q-
PAGE 182
INSTR # 2002R00003489
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2002

AUDITOR

#603

For easement Applying to this deed see Deed Drawer 15 card 16

## General Notes

Zoning: The subject property is zoned C–4; abutting property is zoned C–4.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 C, dated August 5, 1991, Vanderburgh County, Indiana, no portion of this subdivision lies within the designated 100 year flood zone.

Bench Mark data:
BM#1 – PK Nail at intersection of Royal Ave. & Virginia Street Elev. = 387.68

BM#2 – Top bolt on fire hydrant at NW. corner of Royal Ave. and Virginia St. Elev. = 390.37

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 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.

Erosion Control for Ditches:

Slopes of 0% to 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

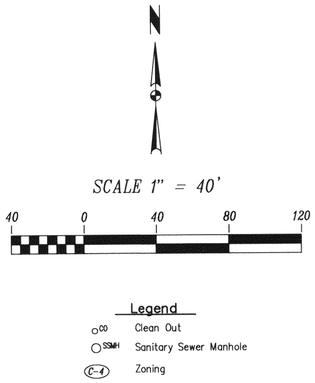
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Minimum First Floor Elevation(F.P.G.): Has been established by the Vanderburgh County Building Commissioner as shown hereon.

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

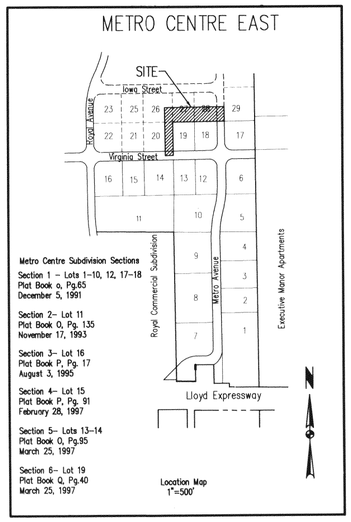
Water Detention Requirements
The owner(s) of each individual lot shall design and construct a storm water detention system on their site to limit the discharge to a runoff coefficient of 0.20 (rational method) and present the hydraulic calculations and construction details of the required detention to the Vanderburgh County Surveyor and the Vanderburgh County Building Commissioner at the time a building permit is requested.

**Owners of lots are responsible to maintain and repair all drainage facilities outside of the right–of–way of streets.**










## Boundary Description

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

Commencing at the Southwest corner of the West Half of the Southeast Quarter of Section 24; thence along the west line thereof North 01 degree 41 minutes 20 seconds West 1883.13 feet; thence North 88 degrees 12 minutes 55 seconds East 686.21 feet to a point in the centerline of Virginia Street, said point also being the true point of beginning; thence North 00 degrees 43 minutes 21 seconds West a distance of 345.00 feet; thence parallel with said Virginia Street, North 89 degrees 12 minutes 55 seconds East a distance of 435.00 feet to the point of intersection with the northerly extended east right–of–way line of Metro Avenue; thence along said extended line South 00 degrees 43 minutes 21 seconds East a distance of 115.00 feet to the easterly extended north line of lot 18 in Metro Centre East Section 1 as per plat thereof recorded in Plat Book O, Page 65 in the office of the Recorder of Vanderburgh County, Indiana; also being the north line of lot 19 in Metro Centre East, Section 6 as recorded in Plat Book Q, page 40 in the office of said Recorder; thence along said extended line, and north line of said lots 19 & 18, South 89 degrees 12 minutes 55 seconds West a distance of 355.00 feet to the northwest corner of said lot 19; thence along the west line thereof, South 00 degrees 43 minutes 21 seconds East a distance of 230.00 feet to the centerline of Virginia Street; thence along the centerline thereof, South 89 degrees 12 minutes 55 seconds West a distance of 80.00 feet to the true point of beginning, containing 1.57 acres.

Subject to the 50.00 foot right–of–way for Metro Avenue off the entire east side thereof.

Subject to the 30.00 foot right–of–way for Virginia Street of the entire south side thereof.

Subject to a 10.00 foot easement for sanitary sewer in favor of the City of Evansville Water and Sewer Utility as per document recorded in Deed Drawer 5, card 1955.

Subject to easements, rights–of–way, building and use restrictions of record.

## 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 Metro Centre Section 7. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked P.U.E. (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 areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or public utility without liability in the use of said easements.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from the easements for access to facilities for installation, maintenance, operation, enlargement, repair or reconstruction. The party exercising such rights of ingress and egress will use all diligence to not disturb property and will be responsible for any direct damages it causes outside the easements.

By: Warren W. Spurling
Warren W. Spurling
3201 N.Green River Road
Evansville, IN 47715

## 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 17th day of December, 2001.

My Commission Expires:
4-11-07
Sharon J. Burks-Maier
Sharon J. Burks-Maier

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

COUNTY

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on:

DECEMBER 28, 1989

Virginia Street, Metro Avenue, and Royal Avenue are constructed and accepted by the Vanderburgh County Commissioners.

## 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 January 3, 19 90.

President

Executive Director

PLAT RELEASE DATE: Jan. 23, 2002

Executive Director

Q-182

## 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 on 12/14/01, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 14th day of December, 2001

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

APC# 20-5-89

5229–4 Sec7–plt.dwg J.E.V. 12/13/2001