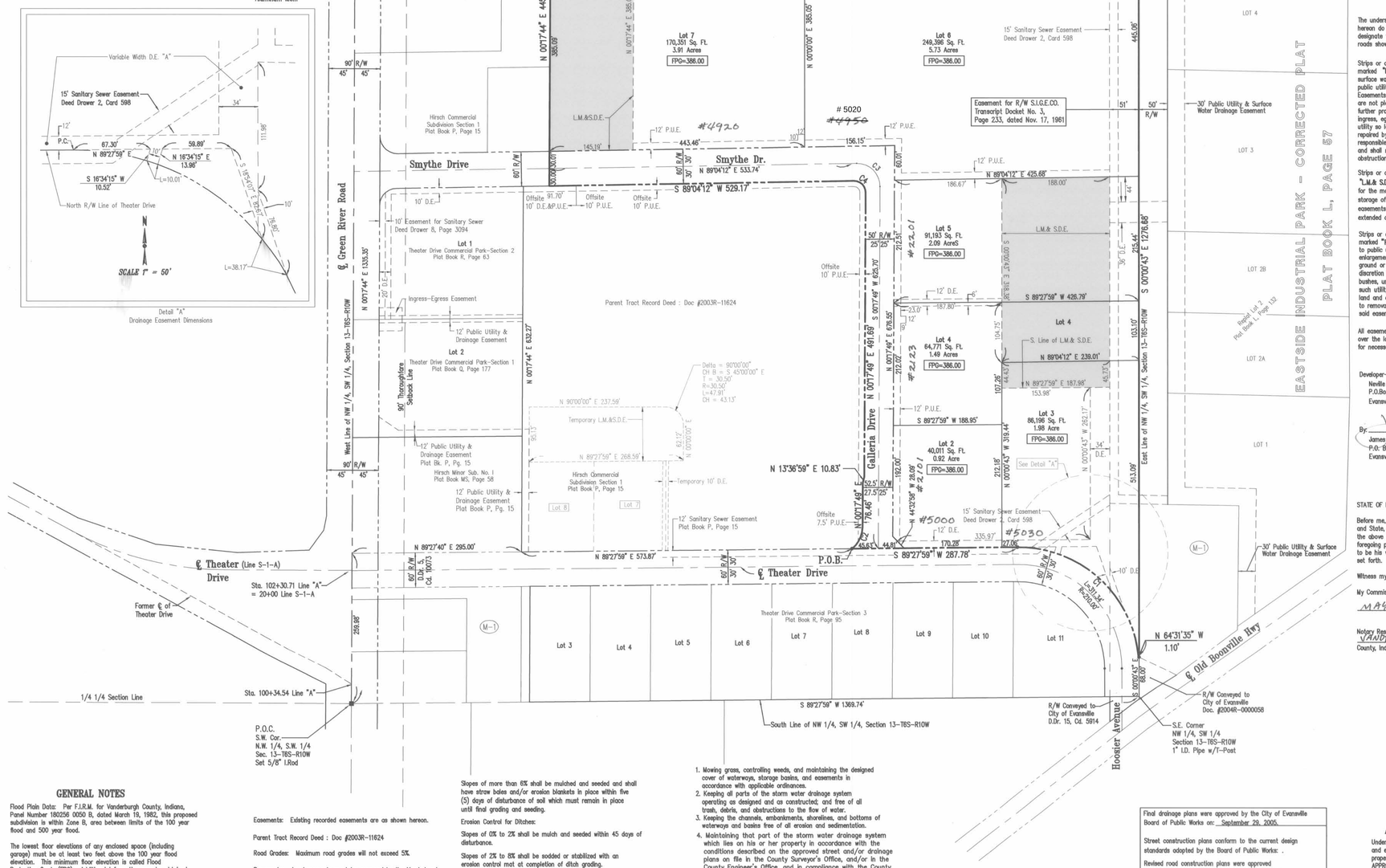
Galleria Shoppes
Section 1
Part of the NW 1/4, SW 1/4, Section 13-T6S-R10W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
05-03-06 (DATE)
BILL FLUTY AUDITOR
2803 (AUDITOR'S NUMBER)

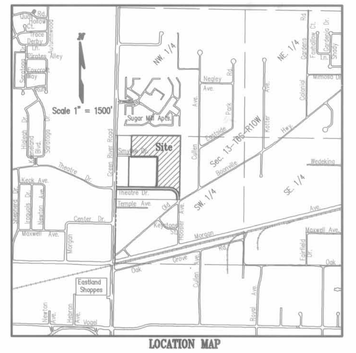
RECEIVED FOR RECORD
DATE 05-03-06 3:28 PM
PLAT BOOK S-
PAGE 6
INSTR# 2006R00016102
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



LEGEND

R – Radius
L – Length
D.E. – Drainage Easement
L.M. &S.D.E. – Lake maintenance and Storm Detention Easement
D. Dr. – Deed Drawer
Pg. – Page
Cd. – Card
Sq. FL. – Square feet
P.O.C. – Point of commencement
POB POINT OF BEGINNING
I.Rod IRON ROD

Section line
Center line
R/W Right-of-way line
Easement line



LOCATION MAP

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 **Galleria Shoppes Section 1**. 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 **"D.E."** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked **"L.M.& S.D.E."** (Lake Maintenance & Storm Detention Easement) are dedicated for the maintenance of the storm detention lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended across the Lake Maintenance and Storm Detention Easement.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

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.

Developer-Owner Lots 2-5 & 7 & Roads
Neville Investments L.P.
P.O.Box 5588
Evansville, IN 47715

By: James K. Neville, General Partner
James K. Neville — Title: General Partner
P.O. Box 5588
Evansville, IN 47715

Owner Lot 6
Clergy Communications Company
1419 W. Lloyd Expressway
Evansville, IN 47710

By: John Cinelli, as President
John Cinelli — Title: President
1419 W. Lloyd Expressway
Evansville, IN 47710

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), the above James K. Neville 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 2nd day of MAY, 2006

My Commission Expires: MAY 21, 2010

Notary Public GERALD M. WITHROW (typed or printed name)

Notary Resides in VANDERBURGH County, Indiana

NOTARY PUBLIC SEAL INDIANA

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), the above John Cinelli 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 1st day of May, 2006

My Commission Expires: August 16, 2009

Notary Public Donna Caudle-Zgoleman (typed or printed name)

Notary Resides in Warrick County, Indiana

NOTARY PUBLIC SEAL INDIANA

BOUNDARY DESCRIPTION

Part of the Northwest quarter of the Southwest quarter of Section 13, Township 6 South, Range 10 West in Knight Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 10 West, said point being South 00 degrees 17 minutes 44 seconds West 1335.35 feet from the Northwest coner of the Southwest quarter of said quarter section; thence along the west line thereof, North 00 degrees 17 minutes 44 seconds East 259.98 feet to a point on the north right-of-way line of Theater Drive granted to the City of Evansville, recorded in Deed Drawer 5, Card 10073 in the office of the Recorder of Vanderburgh County, Indiana, said point also being the southwest corner of Hirsch Minor Sub. No. 1, recorded in Plat Book MS page 58 in said office of the Recorder; thence along said north right-of-way, North 89 degrees 27 minutes 40 seconds East 295.00 feet to the southeast corner of said Hirsch Minor Sub. No. 1, said point also being the southwest corner of Lot 8 in said Hirsch Commercial Subdivision, Section 1, as per plat thereof, recorded in Plat Book P, Page 15 in said office of the Recorder; thence along the south line and the extended south line of said Lot 8, being along the north line of Theater Drive, North 89 degrees 27 minutes 59 seconds East 573.87 feet to the point of beginning, said point being the point of curveture of a curve to the left, concave to the Northwest, having a central angle of 51 degrees 30 minutes 38 seconds and a radius of 48.00 feet from which a chord bears North 26 degrees 03 minutes 08 seconds East 41.71 feet; thence along the arc of said curve 43.15 feet; thence North 00 degrees 17 minutes 49 seconds East 76.46 feet; thence North 13 degrees 36 minutes 59 seconds East 10.83 feet; thence North 00 degrees 17 minutes 49 seconds East 491.69 feet to the point of curveture of a curve to the left, concave to the Southwest, having a central angle of 91 degrees 13 minutes 37 seconds and a radius of 20.00 feet from which a chord bears North 45 degrees 19 minutes 00 seconds West 28.59 feet; thence along the arc of said curve 31.84 feet; thence South 89 degrees 04 minutes 12 seconds West 529.17 feet to the southeast corner of Smythe Drive, as dedicated in said Hirsch Commercial Subdivision Section 1; thence along the east line of Smythe Drive and Lot 1 of said Hirsch Commecial Subdivision Section 1, North 00 degrees 17 minutes 44 seconds East 445.10 feet to the northeast corner of said Lot 1 in Hirsch Commercial Subdivision Section 1, said point being on the north line of said quarter quarter section; thence along the north line thereof, North 89 degrees 04 minutes 12 seconds East 1022.91 feet to a 4" x 4" concrete marker marking the northeast corner of said quarter quarter section; thence along the east line of said quarter quarter section, South 00 degrees 03 minutes 43 seconds East 1276.68 feet to a corner of Theater Drive Commercial Park – Section 3, as per plat thereof recorded in Plat Book R,Page 95 in said office of the Recorder; thence along the boundary of said Theater Drive Commercial Park the remaining calls, North 64 degrees 31 minutes 35 seconds West 1.10 feet to the point of curveture of a curve to the left, concave to the southwest having a central angle of 84 degrees 58 minutes 45 seconds and a radius of 210.00 feet from which a chord bears North 48 degrees 03 minutes 39 seconds West 283.60 feet; thence along the arc of said curve 311.34 feet; thence South 89 degrees 27 minutes 59 seconds West 287.78 feet to the point of beginning containing 770,515 square feet (17.69 acres)

Subject to the following:

A 15' Sanitary Sewer Easement as recorded in Deed Drawer 2, Card 598, in said office of the Recorder. Indiana.

A 51 foot easement for right-of-way in favor of SIGECO lying along the entire east side of the subject property as per document recorded in Transcript Docket No, 3, Page 233 and dated November 17, 1981.

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

Also the following tracts of land to be used as a temporary offsite easements. Said easements will expire when the subdivision in which they are located in, is recorded or other easements are granted to replace them.

A 7.5 foot and a 10' tract of land lying west of and adjacent to the west line of Galleria Drive.

A 10' tract of land lying south of and adjacent to the south line of Smythe Drive.

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, 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

Witness my hand and seal this 1st day of May, 2006

Bret Alan Sermersheim, P.L.S., Indiana Registration No. LS20200009
Morley and Associates, Inc., 4800 Rosebud Lane, Newburgh, IN 47630

S-6

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, this proposed subdivision is within Zone B, area between limits of the 100 year flood and 500 year flood.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around building. All first floor grades shall conform to local and state enforced building codes. The Building Commissioner has established a minimum first floor elevation of 386.00.

Utilities: Sanitary sewers are available on site. Public waterlines have been extended to the site.

Temporary Easements: Temporary Easements cover installed infrastructure. They expire when the section of subdivision that they are located in is recorded and the proper easements are granted in the newly recorded section.

Easements: Existing recorded easements are as shown hereon.

Parent Tract Record Deed : Doc #2003R-11624

Road Grades: Maximum road grades will not exceed 5%.

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

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

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 mulch and seeded within 45 days of disturbance.

Slopes of 2% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.

Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

The owners and contractors of or on each lot shall be responsible for compliance with all Federal, State and Local erosion control laws and ordinances. Anyone working with or on disturbed earth shall comply with the "Erosion Control Plan" and any amendments on filed with the Board of Public Works and the Vanderburgh County Soil and Water Conservation District.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or in the County Engineer's Office, and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property
6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. I.D. # 0023."

Final drainage plans were approved by the City of Evansville Board of Public Works on: September 29, 2005.

Street construction plans conform to the current design standards adopted by the Board of Public Works: .

Revised road construction plans were approved by the Board of Public Works: September 29,2005.

CURVE TABLE

Number	C1	C2	C3	C4
Delta Angle	84°56'45"	51°30'38"	91°13'37"	91°13'37"
Radius	210.00	48.00	40.00	20.00
Arc Length	311.34	43.15	63.69	31.84
Tangent	192.25	23.16	40.87	20.43
Chord Length	283.60	41.71	57.17	28.59
Chord Bearing	N 48°03'39" W	N 26°03'08" E	S 45°19'00" E	N 45°19'00" W

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 January 12, 2006.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: May 3, 2006

CITY OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL AREA PLAN COMMISSION

Secondary Plat

Designed By:	Job Number:
B.A.S.	4154-4G
Drawn By:	Date:
J.E.W.	May 1, 2006
Filename:	
Galleria Secondary.dwg	

Morley and Associates Inc.
Engineering Surveying Architecture Construction Management
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Henderson, Ky (270) 830-0300 Jasper, In (812) 634-9990
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APC # 17-S-2005