METRO CENTRE EAST
SECTION 10 Minor Subdivision

General Notes

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0050B 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.

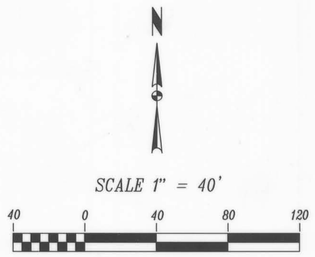
Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 390 MSL. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's Office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information. Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

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.

Reference Deeds
Deed Drawer 14, Crd 1678
Deed Drawer 12, Card 4877
Deed Drawer 12, Card 4770



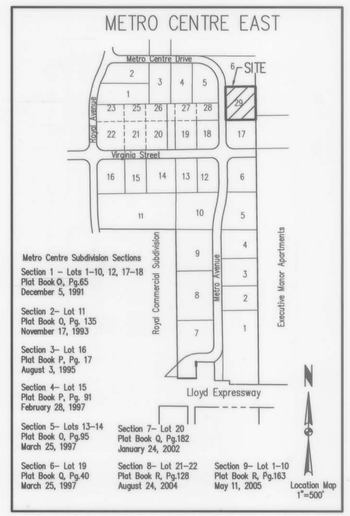
Legend

———	Boundary Line
———	Right–of–Way Line
– – –	Easement Line
– – –	Center Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
N	North
S	South
E	East
W	West
T	Township
R	Range
D.D.	Deed Drawer
⊕	Bench Mark
M.S.L.	Mean Sea Level
℄	Center Line
R/W	Right–of–Way

P.O.C.
NE. Corner, W. 1/2, SE. 1/4, Section 24–T6S–R10W
5/8" Rebar w/cap, stamped Morley & Assoc. I.D. No. 0023(Sht)
N.E. Corner Metro East Section 9

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct. 5, 2006 (DATE)
BILL FLUTY AUDITOR
#6818 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE Oct. 5, 2006 11:42 A M
PLAT BOOK S-
PAGE 27
INSTR# 2006 R 000 34200
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



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 Metro Centre East Section 10 Minor Subdivision. 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.

Strips or areas of land, of the dimensions shown on this plat and marked Sanitary Sewer 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.

The Sanitary Sewer Easement shown as recorded in Deed Drawer 12, Card 6325 is rededicated in the correct location per this plat.

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.

By: Karen J. Mortensen
Karen J. Mortensen, Trustee
Karen J. Mortensen Family Trust
2626 Kotter Avenue
Evansville, In. 47715
(1/2 Int.)

By: Patrick Blankenberger
Blankenberger Brother's Inc.
11700 Water Tank Road
Cynthiana, IN. 47612
(1/2 Int.)

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 20th day of September, 2006

My Commission Expires: Feb. 06, 2007

Becky L. Gish
Becky L. Gish

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

COUNTY

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

Required prior to issuance of building permit

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 July 11, 2006. (AT SUB REVIEW.)

President Bradley E. Mills Executive Director

EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is Released for Recording

Executive Director Bradley E. Mills

Plat Release Date: Oct. 5, 2006

Boundary Description
(KNIGHT TWP.)

Part of the West Half of the Southeast Quarter of Section 24, Township 6 South, Range 10 West, more particularly described as follows:

Commencing at the Northeast corner of said Half Quarter Section; thence South 00 Degrees 37 Minutes 25 Seconds East (assumed bearing) along the East line of said Half Quarter Section a distance of Four Hundred Eighty–one and Thirty–five Hundredths (481.35) feet to the point of beginning; thence continuing South 00 Degrees 37 Minutes 25 Seconds East along said East line a distance of Two Hundred Twenty–five (225.00) feet to a point at the Northeast corner of Lot Seventeen (17) 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; thence South 89 Degrees 12 Minutes 55 seconds West a distance of Two Hundred Eight and Seventy–nine Hundredths (208.79) feet thence North 00 Degrees 43 Minutes 21 Seconds West a distance of Two Hundred Twenty–five (225.00) feet; thence North 89 Degrees 12 Minutes 55 Seconds East a distance of Two Hundred Nine and Seventeen Hundredths (209.17) feet to the point of beginning, containing 1.08 acres, more or less.

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 June 9, 2006, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 20th day of SEPTEMBER, 2006.

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

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

S-27

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: Danny K. Leek

Secondary Plat
APC: 14-MS-2006

Designed By: D.K.L.	Job Number: 6753
Drawn By: J.E.V.	Date: 6/8/2006
Filename: Sec10-plt.dwg	

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