

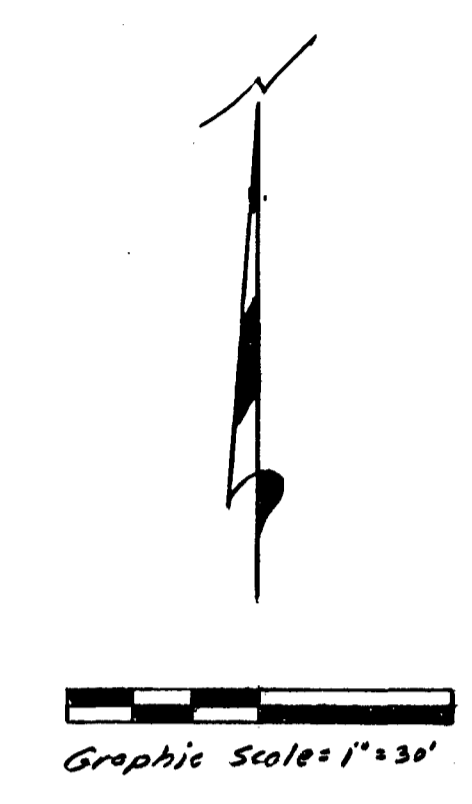
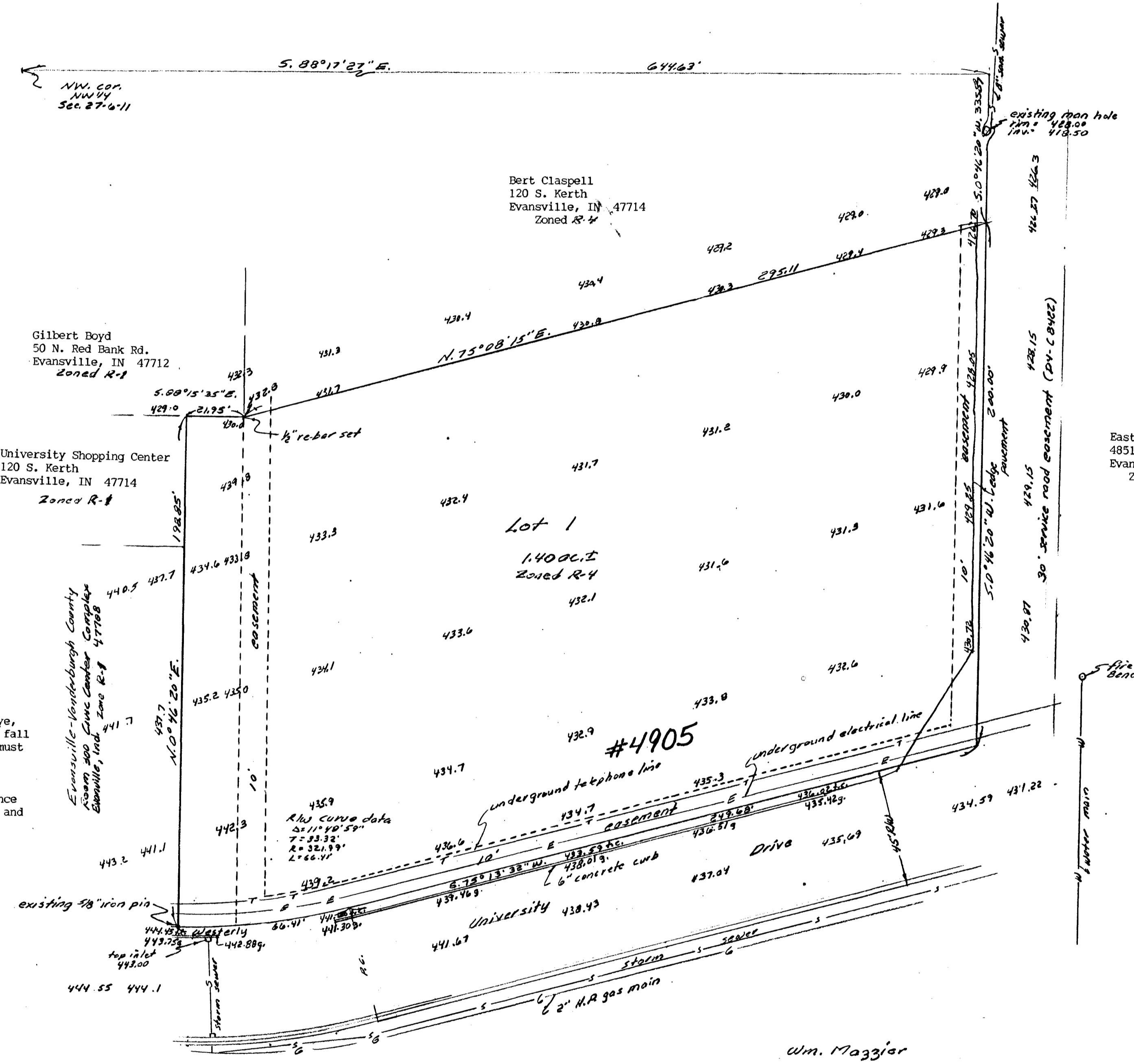
N-184

RECEIVED FOR RECORD  
at 11:36 A.M.  
JULY 21 1989  
Plat Book N  
Page 184  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER.  
JUL 21 1989  
Ann Thompson  
AUDITOR  
3837

Legal Description  
A Subdivision of part of the Northwest Quarter of Section 27, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point which is located by commencing at the Northwest corner of said quarter section thence South 88 degrees, 17 minutes and 27 seconds East along the North line of said quarter section for a distance of 644.63 feet, thence South zero degrees 46 minutes and 20 seconds West for a distance of 335.87 feet to the afore mentioned place of beginning, thence from said place of beginning South zero degrees, 46 minutes and 20 seconds West for a distance of 200.00 feet to the North right-of-way of University Drive, thence South 75 degrees, 13 minutes and 32 seconds West along the North right-of-way of said drive for a distance of 249.68 feet to the point of curvature of a curve to the right having a radius of 321.99 feet and a central angle of 11 degrees, 48 minutes and 59 seconds, thence Westerly along the arc of said curve and the North right-of-way of said drive for a distance of 66.41 feet to the end of said curve, thence North zero degrees, 46 minutes, and 20 seconds West for a distance of 198.85 feet, thence South 88 degrees, 15 minutes and 35 seconds East for a distance of 21.95 feet, thence North 75 degrees, 08 minutes and 15 seconds East for a distance of 295.11 feet to the place of beginning and containing 1.400 acres more or less.



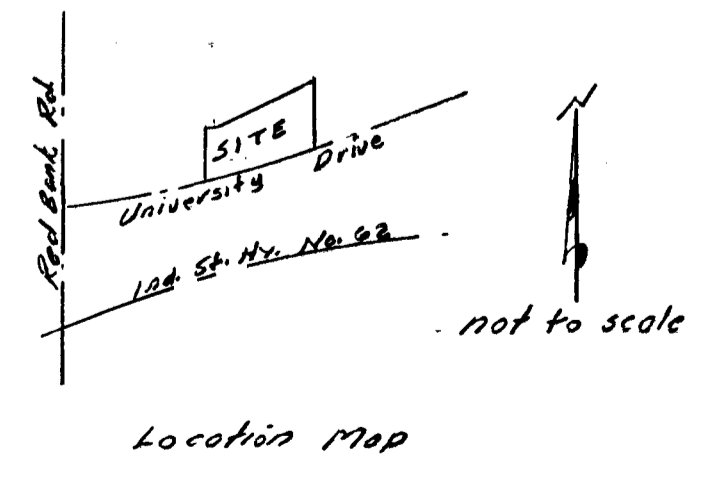
**GENERAL NOTES**  
Flood Plain Data: Property is located outside the 100 year flood zone according to Firm Panel 180256-0100B 3/19/82 for the City of Evansville, Indiana.  
Soils: Soil type for area (Alford) A<sub>1</sub>B<sub>2</sub>(Welston) WeD<sub>3</sub>.  
Easements: All easements shown are for intended utility use only.  
Zoning: Subject property and adjacent properties are zoned as shown.  
Elevation: As shown on plat.  
Bench Marks: Southwest head bolt of Fire Hydrant near South East property corner; Elev. = 434.45, based on USGS Datum

**TEMPORARY EROSION CONTROL:**  
SLOPES of 0%-6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.  
SLOPES OF MORE THAN 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

This is a class A survey with a theoretical uncertainty of 0.10 feet more or less.  
**Utilities:**  
1) Gas and Electric by S.E.G.E.C. 20 NW 4th St Evansville, Ind 47714 Ph. 424-6411  
2) Water and Sewer by Evansville Water and Sewer Department Civic Center Complex Evansville, Ind. Water Ph. 426-5711 and 426-0723 Sewer Ph. 426-5657  
3) Telephone by Indiana Bell Ph. 536-3200

Fred G. Miller  
2300 Bayard  
Evansville, Ind.  
47714  
Zoned C-4

Wm. Maggior  
5025 New Harmony  
Evansville, Indiana  
47712  
Zoned C-4



**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JULY 11, 1989  
 [Signature] President  
 [Signature] Director  
 Plat Release Date JULY 11, 1989

**OWNER'S CERTIFICATE**

We, the undersigned owners of the real estate shown hereon, do hereby plat the same and designate it as University Shopping Center, Section C. All streets within this plat are hereby dedicated to the public. Building lines are established as shown on this plat and between these lines and the street right-of-way there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked as Utility Easements are reserved for the installation, maintenance, and repair of water, gas, sewer, telephone, and electric poles, lines and wires or any other types of utilities and subject at all times to the proper authorities and to the easements hereon reserved. No structures shall be erected or maintained on said strips of land and owners shall take title subject to the rights of the public utilities in these strips of land.

[Signature] Bert Claspell  
Bert Claspell  
120 S. Kerth  
Evansville, Ind  
47714

**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 (s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and seal this 30th day of June, 19 89.

My Commission Expires: 12-29-89  
 [Signature] M. Irene Mastison  
Notary Public  
 [Signature] M. Irene Mastison  
(Typed or printed name)  
 Notary resides in Vanderburgh County, Indiana.

**SURVEYOR'S CERTIFICATE**

I, Elmo D. Dockery, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on May 27, 1989, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 27th day of May, 1989.  
 [Signature] Elmo D. Dockery  
Elmo D. Dockery IS  
Indiana Registration No. 9920

