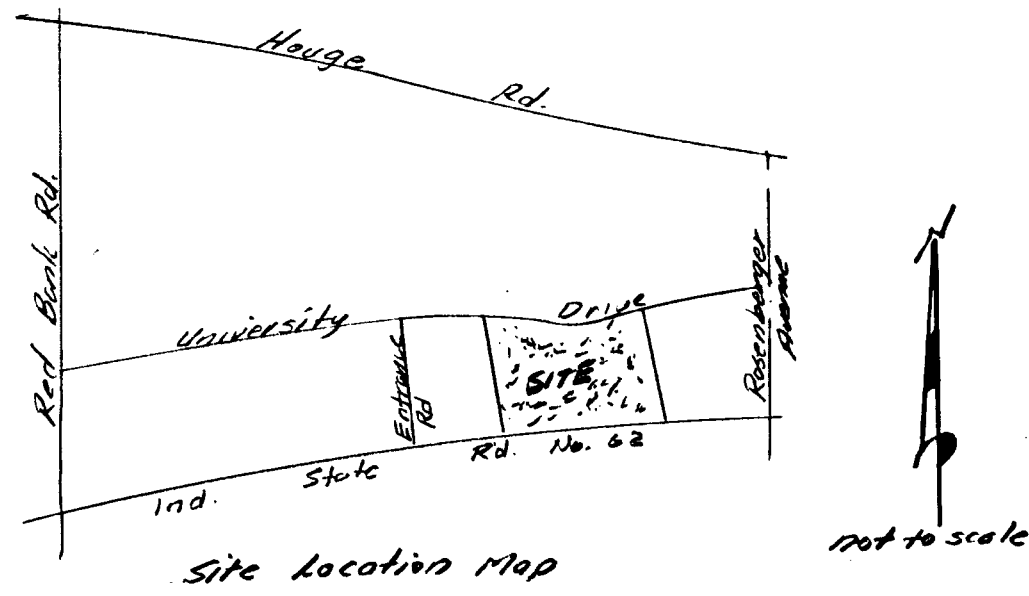


UNIVERSITY SHOPPING CENTER

Section "F"

N-188

89-17886
 RECEIVED FOR RECORD
 at 12:39 P.M.
 Sept. 21 1989
 Plat Book N
 Page 188
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY



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 on the North right-of-way of Indiana State Road No. 62 which lies 447.69 feet South and 632.69 feet West of the Northeast corner of said quarter section, thence from said place of beginning North 88 degrees, 39 minutes and 02 seconds West along the North right-of-way of said State Road No. 62 for a distance of 270.00 feet, thence South 74 degrees, 58 minutes and 18 seconds West along the North right-of-way of said State Road No. 62 for a distance of 208.38 feet, thence North 13 degrees, 43 minutes and 59 seconds West for a distance of 209.80 feet to a point in the South right-of-way of University Drive, thence North 75 degrees, 13 minutes and 32 seconds East along the South right-of-way of said Drive for a distance of 39.01 feet, thence South zero degrees, 46 minutes and 20 seconds West along the South right-of-way of said Drive for a distance of 3.05 feet, thence North 75 degrees, 35 minutes and 02 seconds East along the South right-of-way of said Drive for a distance of 58.14 feet to the point of curvature of a curve to the right having a radius of 475.00 feet and a central angle of 31 degrees, zero minutes and zero seconds, thence Northeasterly along the arc of said curve and the South right-of-way of said Drive for a distance of 257.00 feet to the end of said curve, thence South 73 degrees, 24 minutes and 58 seconds East along the South right-of-way of said Drive for a distance of 2.81 feet to the point of curvature of a curve to the left having a radius of 525.00 feet and a central angle of 17 degrees, 35 minutes and 46 seconds, thence Easterly along the arc of said curve and the South right-of-way of said Drive for a distance of 161.23 feet to the end of said curve, thence South 4 degrees, 19 minutes and 21 seconds East for a distance of 150.57 feet to the place of beginning and containing 2.053 acres more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 21 1989

Ann Humphrey
 AUDITOR
 5068

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) A₁B₂ (Welston) WeD₃.

Easements: All easements shown are for intended utility use only.

Zoning: Subject property and adjacent properties are zoned as shown.

Utilities are available to these lots:

1. Water by City of Evansville
2. Gas by S.I.G.&E. Co.
3. Telephone by Indiana Bell
4. Electric by S.I.G.&E. Co.
5. Sanitary Sewer by City of Evansville

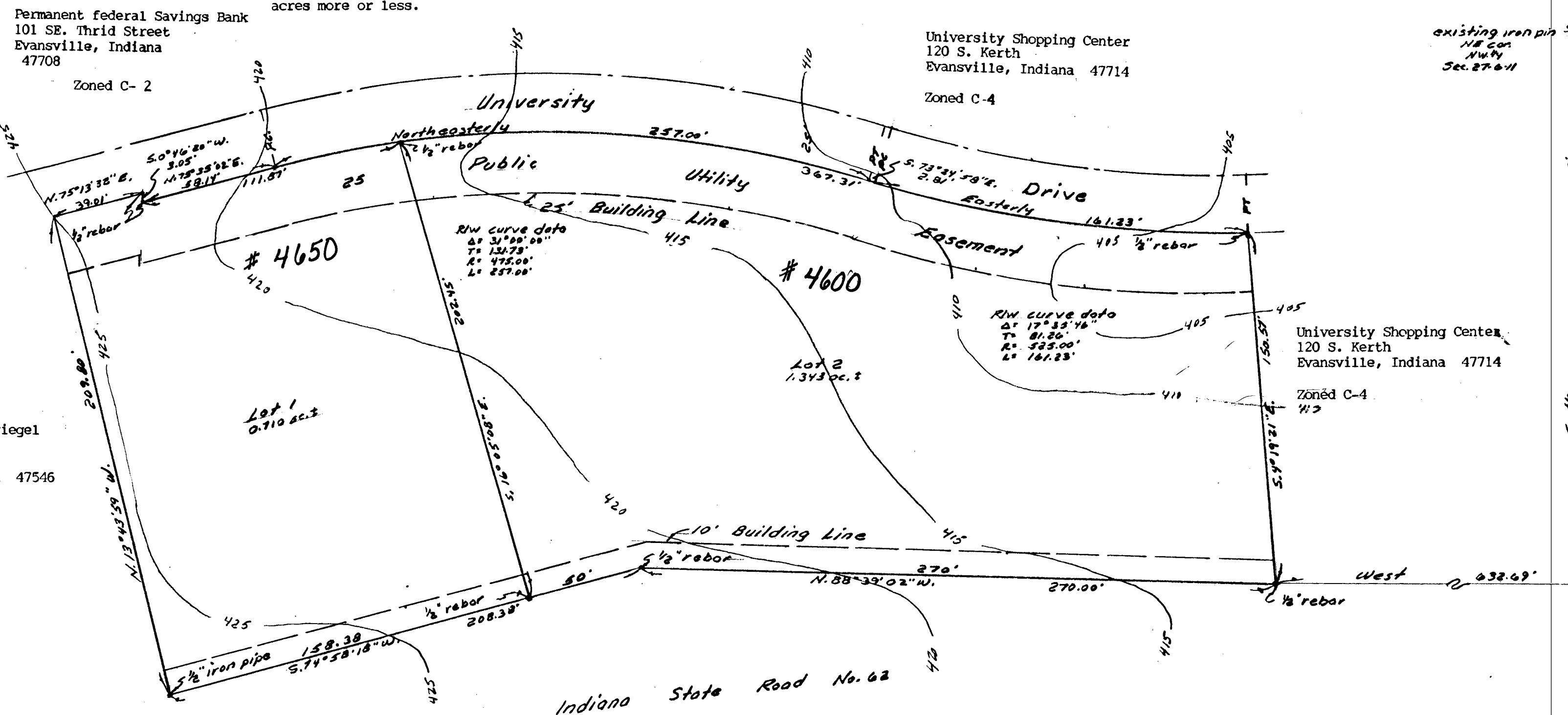
Contours: Based on USGS datum.

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.



existing iron pin
 1/2" dia
 1/4" dia
 Sec. 27-6-11

Graphic Scale 1"=40'

Buehler & Ruckriegel
 R.R. # 2
 Box 168-A
 Jasper, Indiana 47546
 Zoned C-2

Schnucks
 P.O. Box 4400
 Bridgeton, MO 63044-0400
 Zoned C-2

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 SEPT. 21, 1989.

Richard H. Bana, Jr.
 President
 Plat Release Date 9-21-89

Barbara L. Cunningham
 Director
Barbara L. Cunningham
 Director

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.

Walter R. Wilson
 Walter R. Wilson
 President of University Shopping Center

NOTARY CERTIFICATE

STATE OF INDIANA)
 COUNTY OF VANDERBURGH)

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.

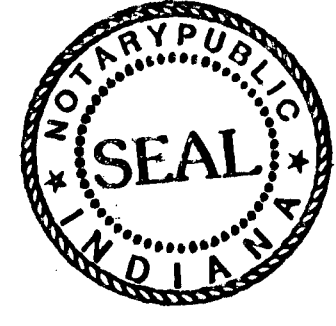
Witness my hand and seal this 21st day of September, 1989.

My Commission Expires:

9-23-92

Beverly M. Behne
 Notary Public
BEVERLY M. BEHNE
 (Type 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 August 24th, 1989, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 21st day of August, 1989

Elmo D. Dockery
 Elmo D. Dockery L.S.
 Ind. Reg. No. 9920