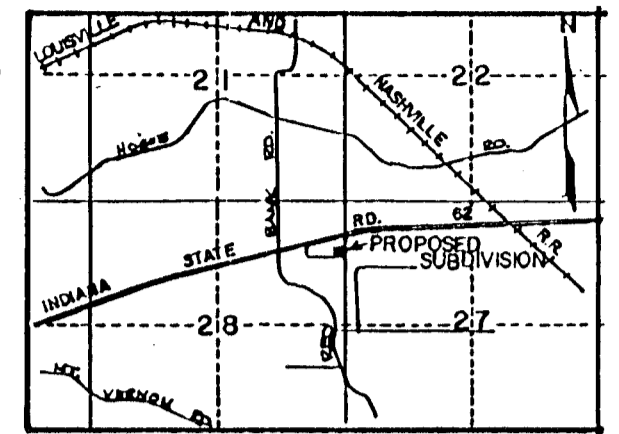


REPLAT OF LOT 6

UNIVERSITY PLAZA - MINOR SUBDIVISION

89-00200
 RECEIVED FOR RECORD
 at 8:33 A.M.
 JAN. 4, 1989
 Plat Book N
 Page 161
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY



LOCATION MAP
 SCALE: 1" = 4000'

GENERAL NOTES

EROSION CONTROL: ALL DISTURBED AREAS TO BE MULCH SEEDED WITHIN 45 DAYS OF COMPLETION OF CUT AND FILL GRADING.

ZONING: THE SUBJECT PROPERTY IS ZONED C-1. ADJACENT PROPERTY IS ZONED C-1 ON THE WEST, R-1 ON THE SOUTH, AND C-1 ON THE EAST.

SOILS: SOIL TYPES ARE (ALFORD) A₁, B₂, (ALFORD) A, C₃, (WELLSTON) W_{ED}₃.

FLOOD PLAIN DATA: NONE OF THE PROPOSED SUBDIVISION FALLS WITHIN THE 100 YEAR FLOOD ZONE. AREA IS IN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 3 OF 8, COMMUNITY PANEL #180257 0003 B, DATED OCTOBER 15, 1981.

UTILITIES: SANITARY SEWERS AND WATER ARE AVAILABLE FOR THE SITE.

ENTRANCE ROAD MAINTENANCE: THE ACCESS ROADWAY SHOWN WITHIN THE SUBDIVISION SHALL BE PRIVATELY MAINTAINED BY THE OWNERS OF THE LOTS WITHIN SAID SUBDIVISION PURSUANT TO A CERTAIN ROAD MAINTENANCE AGREEMENT AS RECORDED IN MISCELLANEOUS DRAWER 2, CARD 7228.

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JAN. 23, 1989.

President: *John H. Burns*
 Executive Director: *Robert Cunniff*
 PLAT RELEASE DATE: JAN. 3, 1989
 Executive Director: *Robert Cunniff*

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as Replat of Lot 6 University Plaza. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use.

Castle Development Group
 By: *Henry J. Bigge*, Owner Lot 6A
 By: *Larry R. Majors*, Gen. Ptr. Owner Lot 6B
 By: *Raymond P. Bigge*, Owner Lot 6A
 Newburgh, IN 47630
 Evansville, IN 47712

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 28th day of Dec., 1988.
 My Commission Expires: 1-21-89
 Notary Public: *Joan M. Morley*
 Notary Resides in: Vanderburgh County, Indiana
 (typed or printed name)



SCALE: 1" = 50'
 50 25 0 50 100 ft.

C-1 N-161

BOUNDARY DESCRIPTION

REPLAT OF LOT 6
 UNIVERSITY PLAZA

All of Lot 6 in University Plaza Subdivision, as per plat thereof recorded in Plat Book M, page 169 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the southeast corner of Lot 6, said point also being the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 11 West in Vanderburgh County, Indiana; thence, along the south line of said Lot 6, north 89 degrees 39 minutes 40 seconds west 425.61 feet to the southwest corner of Lot 6; thence, along the west line thereof, north 01 degrees 35 minutes 56 seconds east 174.97 feet to the south right-of-way line of a private frontage road, said point being on a curve left, concave to the north, having a central angle of 36 degrees 48 minutes 01 seconds and a radius of 65.00 feet from which the chord bears south 84 degrees 11 minutes 14 seconds east 41.04 feet; thence along the arc of said curve 41.75 feet to the point of tangency; thence continue along said south right-of-way line north 77 degrees 25 minutes 01 seconds east 397.57 feet to the northeast corner of Lot 6; thence along the east line thereof south 01 degrees 35 minutes 56 seconds west 283.43 feet to the point of beginning, containing 2.18 acres.

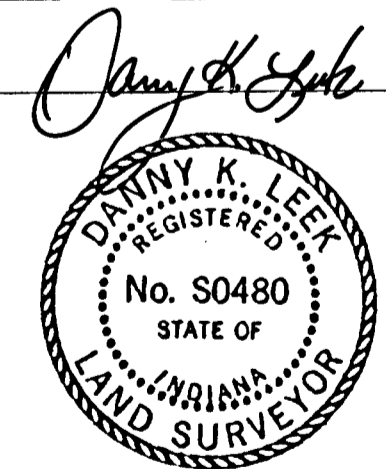
Subject to easements, rights-of-way, roadways, and building use restrictions of record.

A concrete retaining wall from Lot 6A encroaches onto Lot 6B 0.20 feet at point 17.3 feet south of the north end of the line between Lot 6A and Lot 6B and extends 187.2 feet south to a point 1.3 feet onto Lot 6A.

SURVEYOR'S CERTIFICATE

I, DANNY K. LEK, 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 12-28-1988, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 27th day of DECEMBER, 1988.



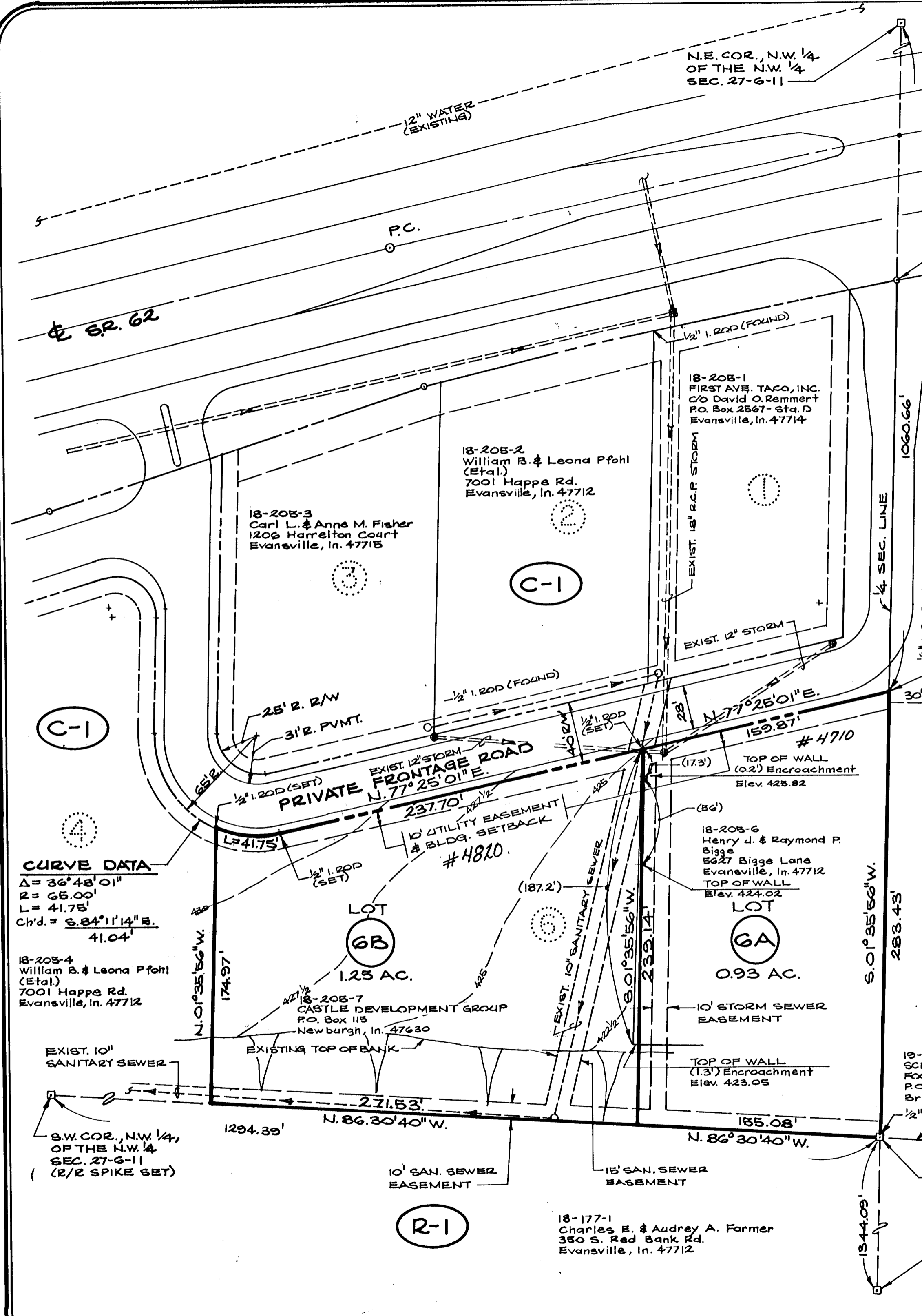
19-19-55
 SCHNUCKS
 FOOD & DRUGS, INC.
 P.O. Box 4400
 Bridgeton, Mo. 63044

S.E. COR., N.W. 1/4
 OF THE N.W. 1/4
 SEC. 27-6-11
 19-19-55
 Gary W. & Karen Ann Wagner
 R.R. 13 Box 288 Dewzer
 Evansville, In. 47712

IRON PIPE (FOUND)
 S.E. COR., S.W. 1/4,
 OF THE N.W. 1/4
 SEC. 27-6-11

JAN 0 1 1989

Ann Thompson
 AUDITOR



CURVE DATA
 Δ = 36° 48' 01"
 R = 65.00'
 L = 41.75'
 Ch'd. = 684° 11' 14" E.
 41.04'

18-205-4
 William B. & Leona Pfohl
 (Etal.)
 7001 Happe Rd.
 Evansville, In. 47712

LOT 6B
 1.25 AC.

18-205-6
 Henry J. & Raymond P.
 Bigge
 5627 Bigge Lane
 Evansville, In. 47712
 TOP OF WALL
 Elev. 424.02

LOT 6A
 0.93 AC.

TOP OF WALL
 (13') Encroachment
 Elev. 423.05

8.W. COR., N.W. 1/4,
 OF THE N.W. 1/4
 SEC. 27-6-11
 (R/R SPIKE SET)

R-1

18-177-1
 Charles E. & Audrey A. Farmer
 350 S. Red Bank Rd.
 Evansville, In. 47712