

# UNIVERSITY PLAZA

85-24138

(C-4)

**¢ CURVE DATA**  
 P.C. STA. 304+50.7  
 $\Delta = 14^{\circ}16'00''$   
 $D = 0^{\circ}48'(.8000^{\circ})$   
 $T = 896.30'$   
 $L = 1783.33'$   
 $R = 7161.97'$   
 $E = 55.87'$

**THOMAS R. MILLER & GILBERT C. SCHIFF**  
 2309 WASHINGTON AVE.  
 EVANSVILLE, IN. 47714

1" PIPE (FOUND) AT THE N.W. COR. OF THE N.W. ¼ SECTION 27-6-11

CONCRETE FILLED METAL BOX 35" WEST OF SECTION CORNER. DO NOT USE.

1" PIPE (FOUND)

PK. NAIL IN PWP #70-333

PK. NAIL IN 16" ELM

PK. NAIL IN PWP #78-270

**CORNER REFERENCE**  
 N.W. COR., NW ¼ SECTION 27-6-11

¼ LINE  
 112.33'

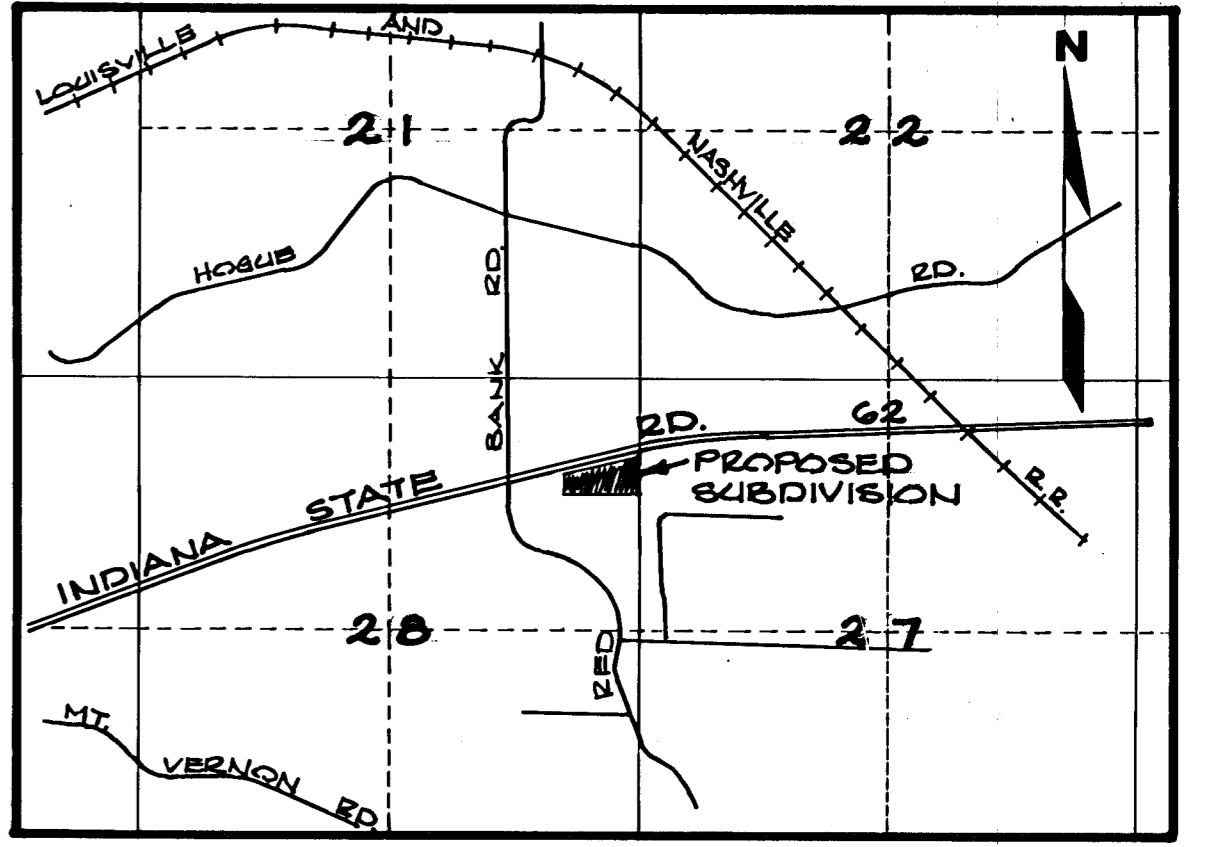
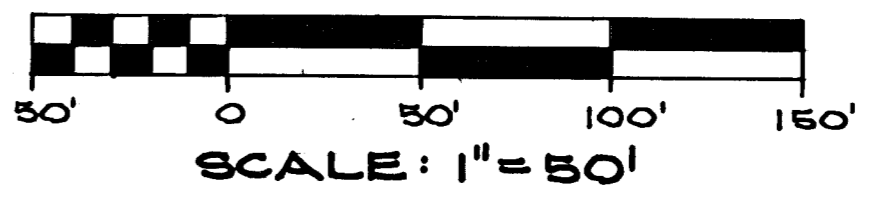
N. 01°42'00" E.  
 245.0'

¼ LINE  
 1357.33'

S. 85°55'23" E  
 1292.50'

SECTION LINE 2

N.W. ¼ NW ¼ NE. ¼ NW ¼



**LOCATION MAP**  
 SCALE: 1" = 2000'

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of the Northwest Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 11 West; thence north 86 degrees 30 minutes 40 seconds west along the south line of said quarter quarter section a distance of 761.20 feet; thence north 01 degrees 42 minutes 00 seconds east a distance of 289.02 feet to a point on the south right-of-way line of State Road 62; thence north 73 degrees 19 minutes 11 seconds east along said right-of-way line a distance of 235.96 feet; thence continue along said right-of-way north 72 degrees 08 minutes 20 seconds east a distance of 251.5 feet; thence north-easterly along a 90 degree 48 minutes 37 second degree curve to the right a distance of 307.81 feet said curve having a chord of 307.79 feet bearing south 77 degrees 06 minutes 18 seconds east to a point on the east line of said quarter quarter section; thence south 01 degrees 35 minutes 56 seconds east a distance of 544.56 feet to the place of beginning and containing 7.43 acres, more or less.

Subject to existing highways, easements and rights-of-way affecting said real estate.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on August 27, 1985, 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 August, 1985.



*James Q. Morley*  
 James Q. Morley, L.S.  
 Indiana Registration No. 12629

OWNERS' 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 UNIVERSITY PLAZA. The frontage road shown is hereby dedicated to the public for use as access and utilities.

<i>Harold W. Nix</i> Harold W. Nix	<i>Hughes Simmons</i> Hughes Simmons
<i>Carolyn L. Nix</i> Carolyn L. Nix	<i>William B. Pfohl</i> William B. Pfohl
<i>William W. Simmons, Jr.</i> William W. Simmons, Jr.	<i>Leona M. Pfohl</i> Leona M. Pfohl
<i>Virginia Simmons</i> Virginia Simmons	FIRST AVENUE TACO, INC. BY <i>David O. Rommett</i> Owner of Lot 1

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledged 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 Notary Seal this 6th day of December, 1985.

My Commission Expires: 2-10-89

Notary Resides in Vanderburgh County, Indiana

*Terry A. Campbell*  
 Terry A. Campbell, Notary Public



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 NOVEMBER 6, 1985.

President *Burlan Cunningham* Plats Release Date DECEMBER 11, 1985  
 Director *Burlan Cunningham* Director

## GENERAL NOTES

- EROSION CONTROL:** All disturbed areas to be seeded within 45 days of completion of cut and fill grading. Straw bale dams required on each lot.
- ZONING:** The subject property is zoned C-2 & C-4. Adjacent property is zoned C-1 on the West, C-1 on the South, C-2 on the East & C-4 to the North.
- SOILS:** Soil types are: (Alford) A, B<sub>2</sub>, (Alford) A, C<sub>3</sub>, (Wellston) W<sub>2</sub> D<sub>3</sub>
- FLOOD PLAIN DATA:** None of the proposed subdivision falls within the 100 yr. flood zone. Areas in zone C as shown on the National Flood Insurance Program's rate map panel 3 of 8, Dated Feb. 26, 1980.
- ROAD GRADES:** Maximum road grades not to exceed 10%.
- SANITARY SEWERS:** Sanitary sewers are available for the proposed site.
- WATER:** Potable water supply is available for the proposed 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 executed on the day of \_\_\_\_\_, 1985, recorded in Miscellaneous Record \_\_\_\_\_, page \_\_\_\_\_, only until said responsibility for maintenance is assumed by the city of Evansville.
- JAMES H. ATKINS**  
 200 WESTERN HILLS DR.  
 MT. VERNON, IN. 47620

DRAINAGE PLAN APPROVED BY CITY ENGINEER ON 11-4-85

**CHARLES E. FARMER**  
 350 S. RED BANK RD.  
 EVANSVILLE, IN. 47712

JULY ENTERED FOR TAXATION  
 DEC 11 1985 6947  
*Reed McBride*

M-169

IRON PIPE (FOUND) AT THE S.W. COR. S.W. ¼ OF THE N.W. ¼ SEC. 27-6-11

RECEIVED FOR RECORD  
 at 11:55 A.M.  
DECEMBER 11, 1985  
 Plat Book M  
 Page 169  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY

1294.39' TO A RAILROAD SPIKE SET AT THE S.W. COR., N.W. ¼, N.W. ¼ OF SEC. 27-6-11

**LAURENCE E. CROUCH (JR.)**  
 338 S. RED BANK RD.  
 EVANSVILLE, IN. 47712

**RICHARD B. RAE**  
 222 S. RED BANK RD.  
 EVANSVILLE, IN. 47712

**CRAIG FENNEMAN**  
 365 E. THOMPSON RD.

**RED BANK COMMERCIAL SUBDIVISION**

(C-1)

(R-1)

(C-2)

S. 87°05'57" E.  
 1296.42'

IRON ROD SET IN CONC. (FOUND) AT THE S.E. COR. OF THE N.W. ¼ SEC. 27-6-11