

UNIVERSITY SHOPPING CENTER - EAST

Legal Description

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

Beginning at the Northwest corner of said quarter section thence South 89 degrees, 02 minutes, and 35 seconds East along the North line of said quarter section for a distance of 859.40 feet, thence South zero degrees, zero minutes and 01 second East and parallel with the West line of said quarter section for a distance of 357.18 feet to a point on the north right-of-way of Indiana State Road No. 62, thence north 89 degrees, 34 minutes and 30 seconds West along the North right-of-way of said road for a distance of 748.97 feet, thence North 41 degrees, 59 minutes and 23 seconds West along the North right-of-way of said road for a distance of 99.73 feet, thence North 8 degrees, 14 minutes and 48 seconds West along the North right-of-way of said road for a distance of 175.70 feet, thence North 10 degrees, 25 minutes and 34 seconds West along the North right-of-way of said road for a distance of 101.68 feet to a point on the West line of said quarter section, thence North zero degrees, zero minutes and 01 second West along the West line of said quarter section for a distance of 17.97 feet to the place of beginning.

0-7

90-04522
RECEIVED FOR RECORD
at 1:08 P.M.
MAR 8 1990
Plat Book 0
Page 7
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 08 1990

Don Humphrey
AUDITOR
1292

L. Kramer
4200 Houge Rd.
Evansville, Ind. 47712
Zoned A

C. Jenkins
4124 Houge Rd.
Evansville, Ind. 47712
Zoned A

GENERAL NOTES

Soils: Soil type for area (A1B2) 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.

Minimum Floor elevation=383.00

Bench Mark=Top of right-of-way marker at the Northwest corner of Indiana State Road No. 62 and Rosenberger Avenue. Elev.=396.79

NOTE: Before construction applicant must apply for "letter of map revision involving fill" from FEMA and provide certification of fill compaction to FEMA.

Schnucks
Rt. Box 4400
Bridgeton, Mo.
63044
Zoned C-2

F. Sproul
4420 Houge Rd.
Evansville, Ind. 47712
Zoned R-1

C. Buzzingham
10 S. 4th St.
Evansville, Ind. 47714
Zoned R-1

T. Ward
69 S. Bassie
Evansville, Ind. 47712
Zoned R-1

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 - EAST**. 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
President of University Shopping Center
120 South Kerth Ave
Evansville, IN 47714-1094

NOTARY CERTIFICATE

STATE OF INDIANA)
)SS:
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 22th day of March, 1990

My Commission Expires:

Sept 23, 1992
SEAL
Notary Public in Vanderburgh County, Indiana.

Beverly M. Behme
Notary Public
BEVERLY M. BEHME
(typed or printed name)

Area Plan Commission

Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville and the County of Vanderburgh, this plat has been given Final approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on MARCH 7, 1990.

Richard H. Bann, Jr.
President

Barbara P. Cunningham
Executive Director

Plat Release:
MARCH 8, 1990
Date

Barbara P. Cunningham
Executive Director

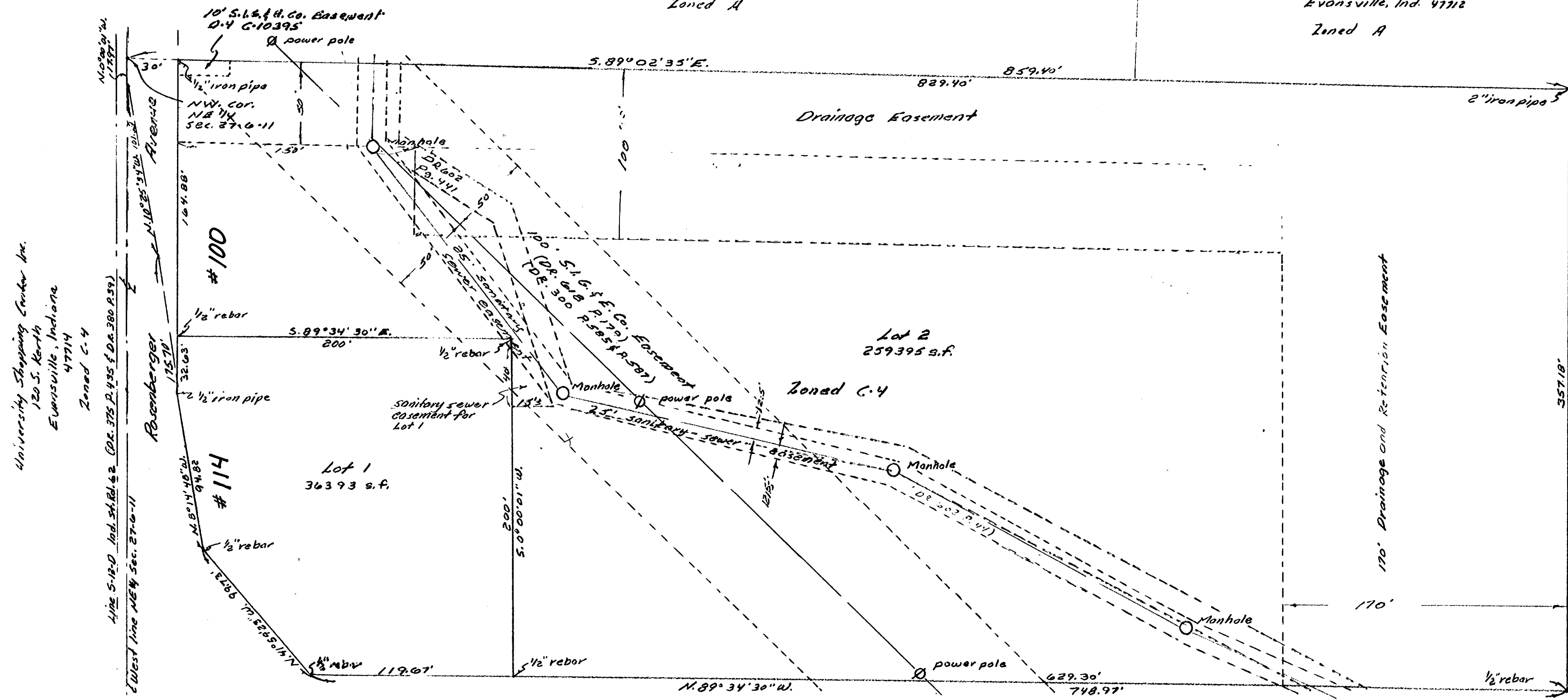


Surveyor's Certificate

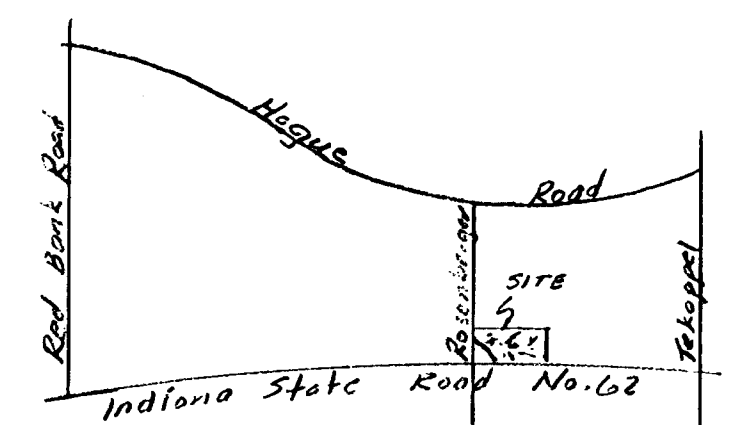
I, Elmo D. Dockery, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on October 21, 1989, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 22 day of October, 1989

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



Graphic Scale = 1" = 50'



not to scale

Location Map