

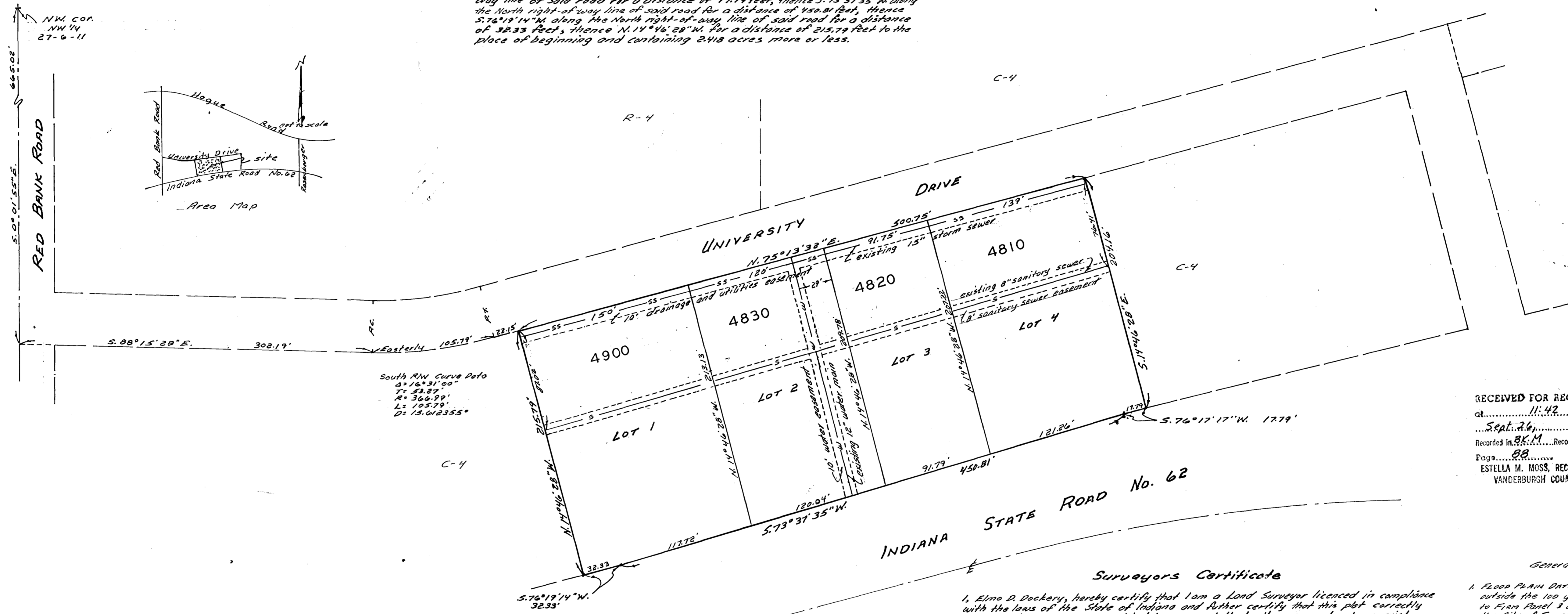
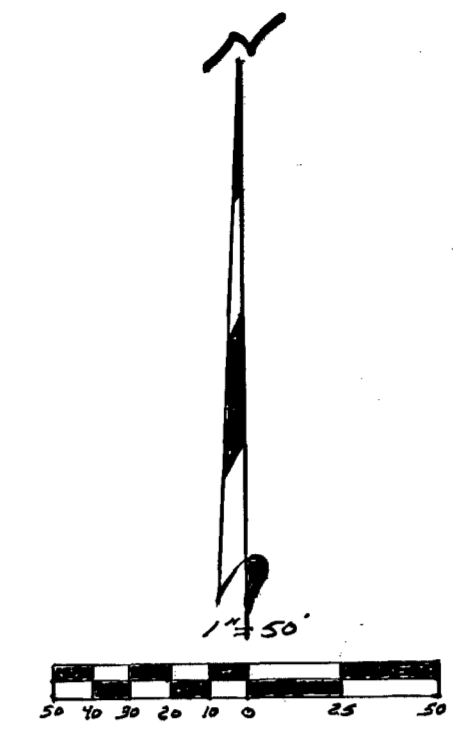
# UNIVERSITY SHOPPING CENTER SECTION A

84-19270

### Legal Description

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

Beginning at a point on the South line of University Drive which is located by commencing at the Northwest corner of said quarter section and measuring thence S.0°13'35"E. along the West line of said quarter section for a distance of 805.00 feet, thence S.39°15'20"E. along the South line of said drive for a distance of 2019 feet to the Point of Curvature of a 15.612325° curve to the left, thence Easterly along the arc of said curve on the South line of said drive thru a central angle of 16°31'00" for a distance of 105.79 feet to the end of said curve, thence N.75°13'32"E. along the South line of said drive for a distance of 22.15 feet to the aforementioned place of beginning, thence from said place of beginning continue N.75°13'32"E. along the South line of said drive for a distance of 500.75 feet, thence S.19°46'28"E. for a distance of 2019 feet to the North right-of-way line of Indiana State Road No. 62, thence S.76°17'17"W. along the North right-of-way line of said road for a distance of 1779 feet, thence S.73°37'35"W. along the North right-of-way line of said road for a distance of 450.81 feet, thence S.76°19'14"W. along the North right-of-way line of said road for a distance of 32.33 feet, thence N.19°46'28"W. for a distance of 215.79 feet to the place of beginning and containing 2.918 acres more or less.



RECEIVED FOR RECORD  
 at 11:42 A.M.  
 Sept. 26, 1984  
 Recorded in 88-1-1-1-1  
 Page 88  
 ESTELLA M. MOSS, RECORDER  
 VANDERBURGH COUNTY

### Owners Certificate

We, the undersigned owners of the real estate shown hereon, do hereby plat the same and designate it as University Shopping Center, Section A. 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 of 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.

William J. Mozzier President  
Charles J. Mozzier Secretary  
William J. Mozzier Secretary

State of Indiana } ss.  
 County of Vanderburgh }  
 Before me, the undersigned Notary Public in and for said State and County, personally appeared the above signed owners and subdividers of the real estate described herein, who acknowledged the execution of this plat as their voluntary act and deed.  
 Witness my hand and seal this 21 day of September, 1984  
 Notary Public in and for the State of Indiana  
 Residing in Vanderburgh County, Indiana  
John S. Stager  
 JOHN S. STAGER  
 RESIDENCE: VANDERBURGH CO., INDIANA

### Surveyors Certificate

I, Elmo D. Dockery, hereby certify that I am a Licensed Surveyor in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me and that all monuments shown exist and that their location, type and material is as noted.  
 Date: Sept. 18, 1984  
 Elmo D. Dockery  
 Elmo D. Dockery L.S.  
 Ind. Reg. No. 9920

### A.R.C. Certificate

Under the authority provided by Chapter 171, 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 Planning Commission of Evansville and Vanderburgh County at a meeting held on Sept. 21, 1984.  
Barbara L. Curran  
 Executive Director

- General Notes
1. FLOOD PLAIN DATA: Property is located outside the 100 year flood zone according to Flood Panel 3 of a dated 1/1/81 for the City of Evansville, Indiana.
  2. EROSION CONTROL: All disturbed areas to be mulch seeded within 95 days of completion of cut and fill grading.
  3. SOILS: Soil type for area - (Alford) R1B2 (Walston) W023.
  4. EASEMENTS: All easements shown are for intended for utility use only.
  5. ZONING: Subject Property and adjacent properties are zoned as shown.

### Plot Release:

Date: Sept. 25, 1984

Barbara L. Curran  
 Executive Director

DULY ENTERED FOR TAXATION  
 SEP 26 1984 5724  
 Alice McRuden

M-88