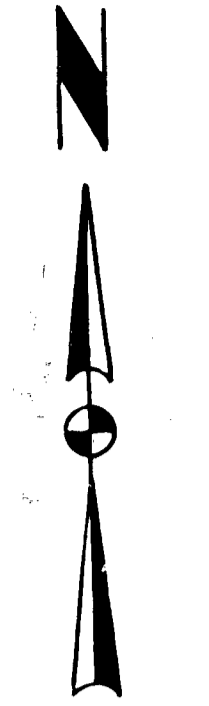


# UNIVERSITY SHOPPING CENTER

## SECTION "B" C.N.B. MINOR SUBDIVISION



50' 25' 0 50' 100'

**GRAPHIC SCALE: 1"=50'**

UNIVERSITY SHOPPING CENTER, INC.  
ZONED C-4

**BOUNDARY DESCRIPTION**

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

Commencing at a 1" diameter iron pipe found at the northwest corner of the Northwest Quarter of said Section, being the same point as shown in the Section Corner Reference Records in the office of the Vanderburgh County Surveyor; thence south 88 degrees 17 minutes 41 seconds east 641.09 feet to a 1/2 inch diameter iron rod (said rod being the same as that point in the deed from University Shopping Center, Inc. to Royal Super Foods West, Inc. dated April 19, 1983 and recorded in Drawer 1, Card 11923 in the office of the Recorder of Vanderburgh County as being south 88 degrees 17 minutes 27 seconds east 644.63 feet from a monument box incorrectly called the northwest corner of said quarter section); thence south 00 degrees 46 minutes 20 seconds west 98.50 feet; thence south 89 degrees 13 minutes 40 seconds east 459.00 feet to the point of beginning; thence continue south 89 degrees 13 minutes 40 seconds east 177.00 feet; thence south 00 degrees 46 minutes 20 seconds west 260.44 feet to the extended north line of an ingress and egress easement known as University Drive; thence south 75 degrees 13 minutes 32 seconds west 48.30 feet to the northeast corner of the easement for University Drive; thence continue south 75 degrees 13 minutes 32 seconds west along the north line of the easement for University Drive 135.42 feet to a point north 75 degrees 13 minutes 32 seconds east 203.19 feet and north 14 degrees 46 minutes 23 seconds west 45.00 feet from the northeast corner of Lot 4 of University Shopping Center Section "A" as recorded in Plat Book M, page 88 in the office of the Recorder of Vanderburgh County; thence north 00 degrees 46 minutes 20 seconds east 309.68 feet to the point of beginning, containing 1.16 acres.

The above described real estate is subject to a public utility easement twenty (20) feet in width off of the north and east sides and 10 feet off of the south side thereof.

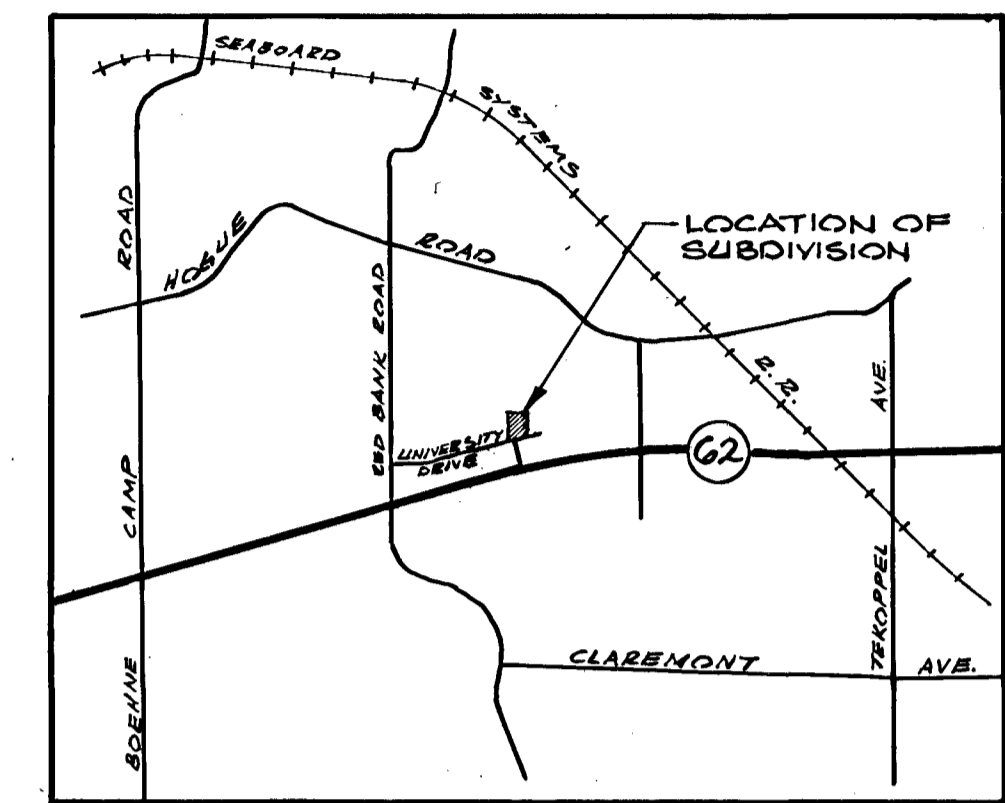
Also the right of ingress and egress to and from the following described University Drive:

Commencing at a point which lies south 00 degrees 01 minute 55 seconds east 620.0 feet from the previously described monument box; thence from said place of beginning south 88 degrees 15 minutes 28 seconds east 303.60 feet to the point of curvature of a 17.79427 degree curve to the left; thence northeasterly along the arc of said curve 92.82 feet to the end of said curve; thence north 75 degrees 13 minutes 32 seconds east 861.51 feet; thence south 13 degrees 43 minutes 59 seconds east 255.30 feet to a point on the north right-of-way of Indiana State Highway No. 62; thence south 76 degrees 17 minutes 17 seconds west along said right-of-way 50.0 feet; thence north 13 degrees 43 minutes 59 seconds west 209.37 feet; thence south 75 degrees 13 minutes 32 seconds west 810.69 feet to the point of curvature of a 15.61235 degree curve to the right; thence southwesterly along the arc of said curve 105.79 feet to the end of said curve; thence north 88 degrees 15 minutes 28 seconds west 302.20 feet; thence north 00 degrees 01 minute 55 seconds west 45.0 feet to the place of beginning.

Also a non-exclusive roadway and utility easement on the east side of the above described real estate, described as follows:

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

Commencing at the previously described monument box; thence south 88 degrees 17 minutes 27 seconds east 644.63 feet; thence south 00 degrees 46 minutes 20 seconds west 98.50 feet; thence south 89 degrees 13 minutes 40 seconds east 459.00 feet to the point of beginning of the herein described easement; thence north 00 degrees 46 minutes 20 seconds east 30.0 feet; thence south 89 degrees 13 minutes 40 seconds east 207.0 feet; thence south 00 degrees 46 minutes 20 seconds west 328.80 feet; thence south 75 degrees 13 minutes 32 seconds west 67.74 feet; thence north 13 degrees 43 minutes 59 seconds west 45.0 feet; thence north 75 degrees 13 minutes 32 seconds east 48.30 feet; thence north 00 degrees 46 minutes 20 seconds east 260.44 feet; thence north 89 degrees 13 minutes 40 seconds west 177.0 feet to the point of beginning.



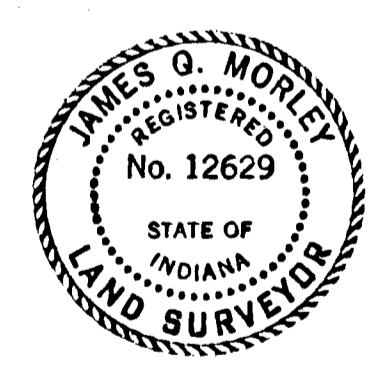
**LOCATION MAP**  
SCALE: 1"=2000'

RED BANK ROAD

**SURVEYOR'S CERTIFICATE**

I, James Q. Morley, 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 2/24/85, 1985, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 11<sup>th</sup> day of March, 1985.



*James Q. Morley*  
James Q. Morley  
Indiana Registration No. 12629

**ADJACENT PROPERTY OWNERS**

- Thomas R. Miller  
2509 Washington Avenue  
Evansville, IN 47715
- Royal Super Foods West  
1206 W. Florida Street  
Evansville, IN 47710
- Buehler-Ruckriegel  
2509 Washington Avenue  
Evansville, IN 47715
- Carol Raeber, et al  
P.O. Box 369  
Newburgh, IN 47630
- Evansville Federal Savings & Loan  
18 NW Fourth Street  
Evansville, IN

**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 MAY 16, 1985.

Plat Release Date MAY 16, 1985

*Barbara P. Cunningham* President  
*Barbara P. Cunningham* Director

**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 UNIVERSITY SHOPPING CENTER SECTION "B" C.N.B. MINOR SUBDIVISION. 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.

ROYAL SUPER FOODS WEST, INC.

By *Joseph P. Duggan*

**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 16 day of May, 1985.

My Commission Expires:  
January 27, 1986

*Nina Lee Thurman*  
Notary Public  
Nina Lee Thurman  
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.



**GENERAL NOTES**

- Flood Plain Data:** Property is located outside the 100 year flood zone according to Firm Panel 3 of 9 dated 10/15/81 for the City of Evansville, Indiana.
- Erosion Control:** All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.
- Soils:** Soil type for area (Alford) A<sub>1</sub>B<sub>2</sub> (Welston) W<sub>ed3</sub>.
- Easements:** All easements shown are for intended utility use only.
- Zoning:** Subject property and adjacent properties are zoned as shown.

DULY ENTERED FOR TAXATION  
MAY 18 1985 2274  
*Robin McRae*

RECEIVED FOR RECORD  
at 2:25 P.M.  
MAY 16 1985  
Plat Book M  
Page 127  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

85-08864

M-127