

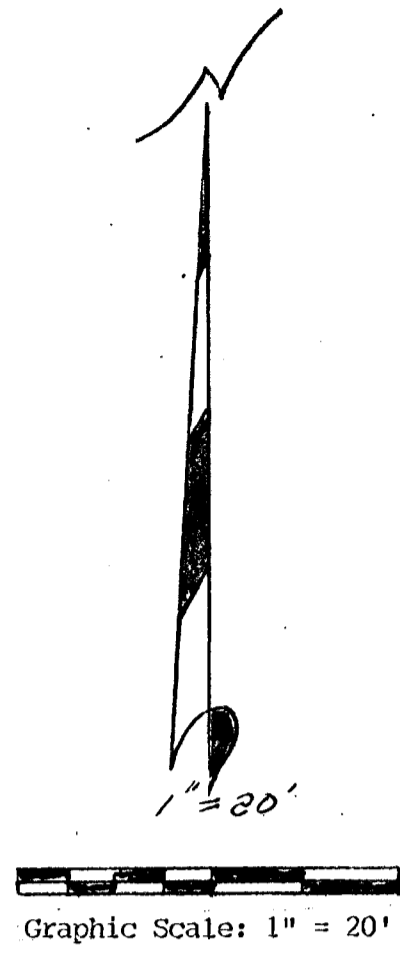
University Shopping Center Section "C" C.N.B. Minor Subdivision

87-10551

Legal Description

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

Beginning at a point which is located by commencing at the Northwest corner of said quarter section thence South zero degrees, 01 minute and 55 seconds East along the West line of said quarter section for a distance of 620.00 feet, thence South 88 degrees, 15 minutes and 28 seconds East along the North right-of-way of University Drive for a distance of 303.60 feet to the point of curvature of a curve to the left having a radius 321.99 feet, thence Northeast along the arc of said curve and the North right-of-way of said drive and thru a central angle of 16 degrees and 31 minutes for a distance of 92.82 feet to the end of said curve, thence North 75 degrees, 13 minutes and 32 seconds East along the North right-of-way of said drive for a distance of 956.52 feet to the aforementioned place of beginning, thence from said place of beginning North zero degrees, 46 minutes and 20 seconds East for a distance of 191.70 feet, thence South 89 degrees, 13 minutes and 40 seconds East for a distance of 150.00 feet, thence South zero degrees, 46 minutes and 20 seconds West for a distance of 196.71 feet to the South right-of-way of said drive, thence South 75 degrees, 13 minutes and 32 seconds West along the South right-of-way of said drive for a distance of 39.00 feet, thence North 13 degrees, 43 minutes and 59 seconds West for a distance of 45.01 feet to the North right-of-way of said drive, thence South 75 degrees, 13 minutes and 32 seconds West along the North right-of-way of said drive for a distance of 104.99 feet to the place of beginning.



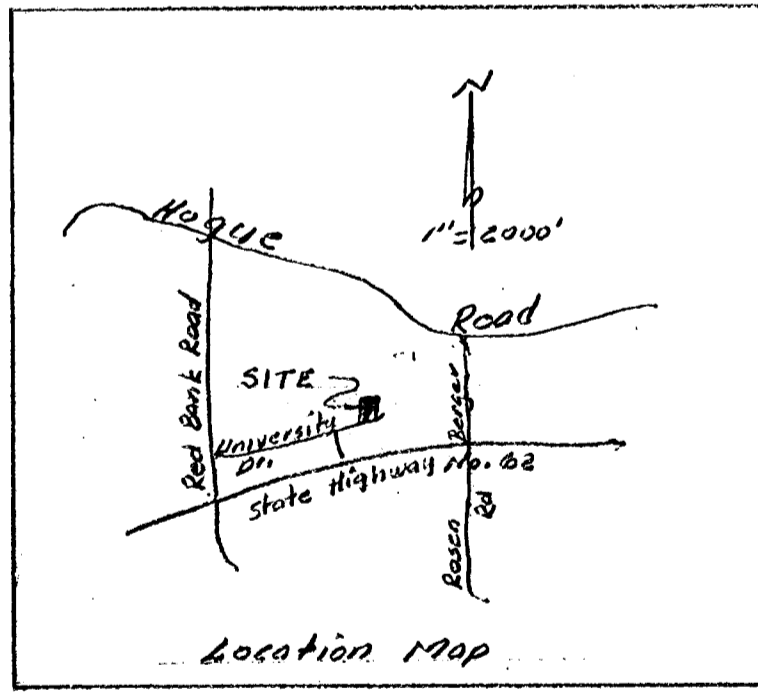
ADJACENT PROPERTY OWNERS

Thomas R Miller
2509 Washington Avenue
Evansville, IN 47715

Duehler-Ruckriegel
2509 Washington Avenue
Evansville, IN 47715

GENERAL NOTES

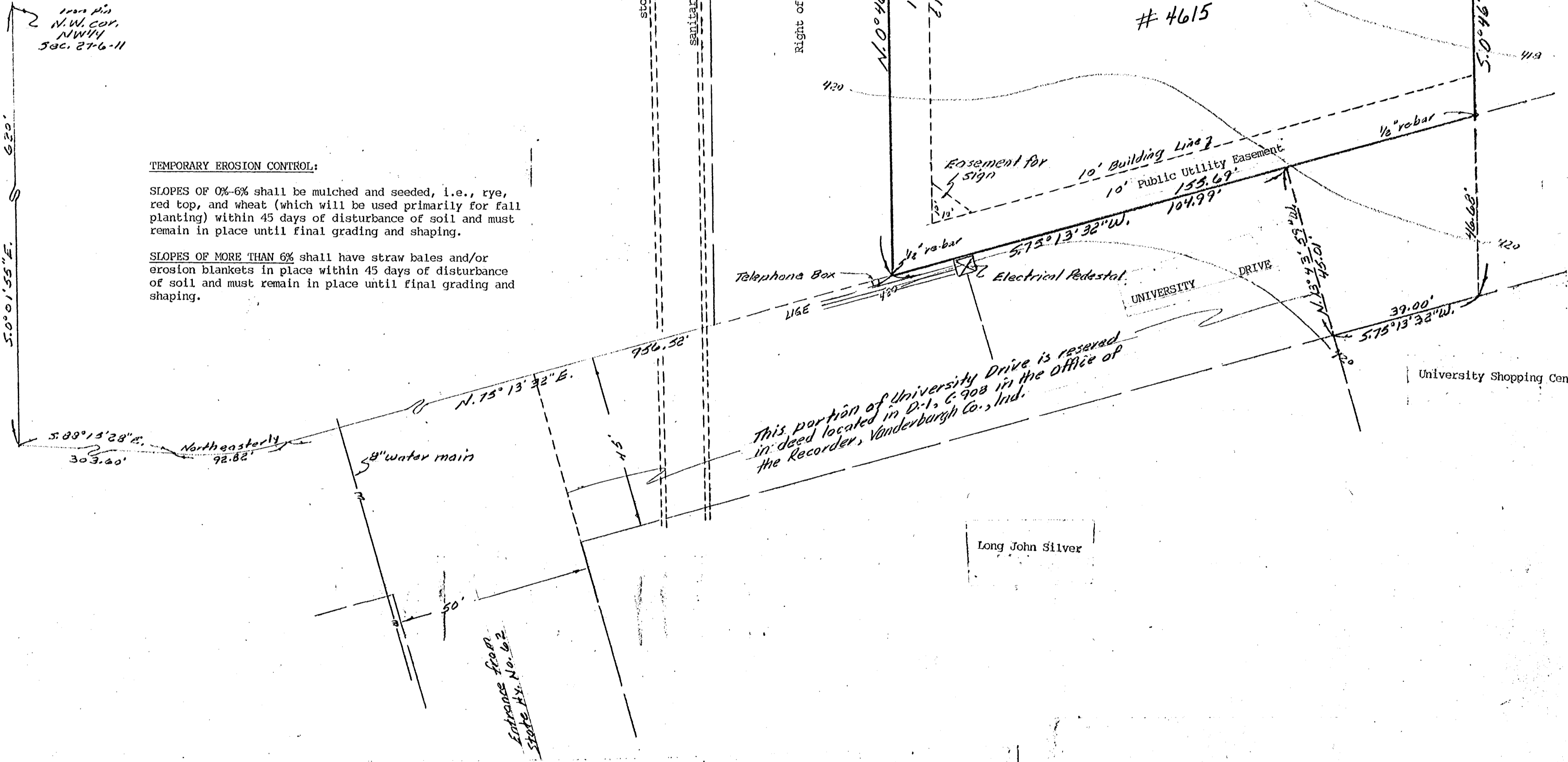
- Flood Plain Data:** Property is located outside the 100 year flood zone according to Firm Panel 3 of 8 dated 10/15/81 for the City of Evansville, Indiana.
- Erosion Control:** All disturbed areas to be mulch seeded within 45 days of completion of cut and fill grading.
- Soils:** Soil type for area (Alford) A₁B₂ (Walston) W_{ed}3.
- Easements:** All easements shown are for intended utility use only.
- Zoning:** Subject property and adjacent properties are zoned as shown.
- Elevations:** Contours shown are based on field survey.
- Bench Mark:** South side of rim of sanitary manhole shown on plat. Elev. = 413.26 (based on State Highway 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.



LOT 1
Area Gross: 27,627.3 s.f.
R/W area: 1,979.8 s.f.
Net area: 25,647.5 s.f.

4615

This portion of University Drive is reserved in deed located in D-1, C 908 in the Office of the Recorder, Vanderburgh Co., Ind.

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, Section C. 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 utility in these strips of land.

University Shopping Center, Inc.
William H. Miller (Sec)

RECEIVED FOR RECORD
at 8:48 A.M.
APRIL 24 1987
Plat Book N
Page 82
BOB SIEBLE, RECORDER
VANDERBURGH COUNTY, INDIANA

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 14th day of April, 1987.
My Commission Expires: 4-15-89
Notary Public
Notary resides in Vanderburgh County, Indiana.

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 APRIL 24, 1987.
President: Robert H. Dana, Jr.
Director: Barbara P. Cunningham, Barbara L. Cunningham

N-82

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 March 7, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.
Witness my hand and seal this 7th day of March, 1987.
Elmo D. Dockery, LS
Indiana Registration No. 9920

DULY ENTERED FOR TAXATION
APR 24 1987 3310
AUDITOR

