

# UNIVERSITY SHOPPING CENTER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 23 1989

Don Murphy  
AUDITOR  
4582

existing iron pin  
No. 100  
11/11  
Sec. 27-6-11

89-16211

RECEIVED FOR RECORD

at 2:35 P.M.  
AUG 20 1989

Plat Book N

Page 186

BOB STEELE, RECORDER  
VANDERBURGH COUNTY

## Legal Description

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 Northeast corner of said quarter section thence South zero degrees, 03 minutes and 03 seconds East for a distance of 204.37 feet, thence South 88 degrees, 23 minutes and 23 seconds West for a distance of 55.93 feet to the aforementioned place of beginning, thence from said place of beginning South zero degrees, 59 minutes and 01 seconds East along the right-of-way of Indiana State Road No. 62 as recorded in Deed Record 380, Page 51 in the Office of the Recorder for a distance of 85.00 feet, thence South 16 degrees, 55 minutes and 03 seconds West along the right-of-way of said road for a distance of 120.79 feet to a point on a non tangent curve having a radius of 7251.97 feet and a central angle of 2 degrees, 17 minutes and 24 seconds, thence Southwesterly along the arc of said curve and the right-of-way of said road for a distance of 289.86 feet to the end of said curve, thence North 2 degrees, 12 minutes and 11 seconds West for a distance of 194.82 feet to a point on a non tangent curve having a radius of 275.00 feet and a central angle of 19 degrees 52 minutes and 49 seconds, said point also being on the South right-of-way of University Drive, thence Northeastly along the arc of said curve and the South right-of-way of said drive for a distance of 95.42 feet to the end of said curve, thence North 88 degrees, 23 minutes and 23 seconds East along the South right-of-way of said drive for a distance of 237.41 feet to the place of beginning and containing 1.48 acres more or less.

## Section E

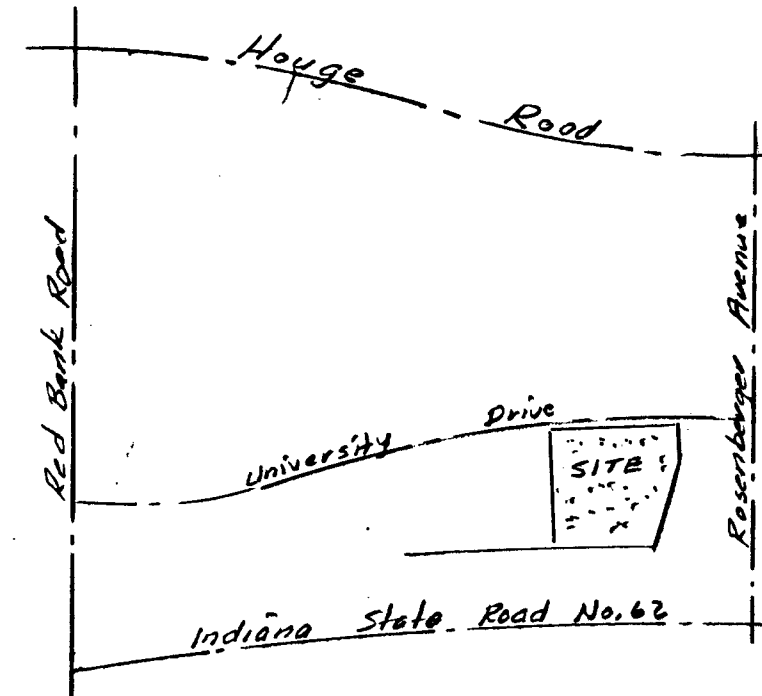
University Shopping Center  
120 S. Kerth  
Evansville, Indiana 47714  
Zoned C-4

# N-186



Graphic Scale 1"=20'

University Shopping Center  
120 S. Kerth  
Evansville, Indiana 47714  
Zoned C-4



Site Location Map

University Shopping Center  
120 S. Kerth  
Evansville, Indiana 47714

### GENERAL NOTES

**Flood Plain Data:** Property is located outside the 100 year flood zone according to Firm Panel 180256-0100B 3/19/82 for the City of Evansville, Indiana.

**Soils:** Soil type for area (Alford) A<sub>1</sub>B<sub>2</sub>(Welston) WeD<sub>3</sub>.

**Easements:** All easements shown are for intended utility use only.

**Zoning:** Subject property and adjacent properties are zoned as shown.

**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.

Utilities are available to this lot:

1. Water by City of Evansville
2. Gas by SIB Gas Co.
3. Telephone by Indiana Bell
4. Electric by S.I.C.B. Co.
5. Sewer by City of Evansville

### 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 utilities in these strips of land.

Walter K. Wilson, PRES.  
President of University Shopping Center

Schnucks  
P.O. Box 4400  
Bridgeton, MO 63044-0400

Zoned C-2

### NOTARY CERTIFICATE

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF VANDERBURGH )

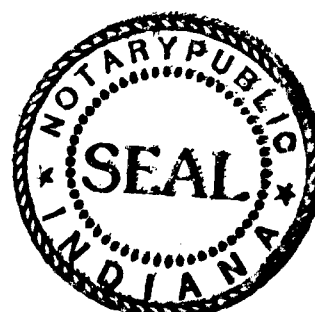
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner (s) and Subdivider (s) who acknowledge (s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of August, 1989.

My Commission Expires: September 23, 1992 Beverly M. Behme

Notary Public  
**Beverly M. BEHME**  
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.



Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on AUG 23, 1989

Joseph H. Brown, Jr.  
President

Plat Release Date 8-28-89  
Bertina L. Cunningham  
Director

Zoned R-1



### 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 August 3, 1989, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 4th day of August, 1989

**Elmo Douglas Dockery**  
Elmo D. Dockery L.S.  
Ind. Reg. No. 9920