SCHNUCKS MARKET PLACE

RECEIVED FOR RECORD
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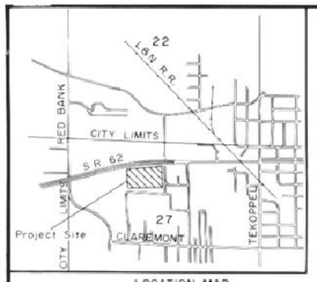
179
RECORDER'S OFFICE
VANDERBURGH COUNTY, INDIANA

89-12550



LOCATION MAP
Vanderburgh Co.
S-27, T-6-S, R-11-W
Scale 1" = 2000'

0 30 60 120
Scale: 1" = 60'

LINE F (CURVE DATA)
Δ = 14° 16' 00" Rt.
D = 00° 48' 00"
R = 7161.972'
L = 1783.333'
T = 896.302'
E = 55.867'

P.I. Sta. 313 + 47.10 "F"

NOTE: Tangent orientation off I.D.O.H. monument at Sta's 278+74.5 and P.C. 304+50.7. Stationing based on P.C. Sta. 304+50.7.

N 76° 42' 00" E (Basis of Bearings)

Line "F"

P.O.T. 304+50.7' "D" Bk. = P.C. 304+50.7' "F" Ahd.

½" Rebar 0.16' South of Corner

5/8" I Rod S. 0.95' & W. 0.16' of N.E. Cor. (Fnd.-Flush)

N.E. Cor. N.W. 1/4 Sec. 27-6-11 3/4" I.D. Pipe (Fnd.-14" Dwn.)

2" I.D. Iron Pipe w/ 72" Rebar inset filled w/ Concr.
P.K.N. in Prop. "N/A" S. Side 38" up N 76°-15' E
P.K.N. in Prop. "29" S. Side 39" up S. 84°-00' W
¾" I.D. Iron Pipe 14" Dwn. Fr. 72"Rbr.
N.E. Cor. Storm Conc. Inlet

Unrecorded Warranty Deed (Aug. 29, 1988)

S.R. 62

Project EHS-F-845(24)

10' Gas & Electric Easement, Green Area & Bldg. Setback

L.A. R/W

S 43° 25' 58" E 41.93' R/W (Vol. 380 Pg. 51)

LOT A (1.014 Ac.) 4400

LOT B (0.868 Ac.) 4500

10' Storm Sewer, Gas & Electric Easement, Green Area & Bldg. Setback

10' Bldg. Setback

15' Water Utility Easement

20' Bldg. Setback

5' Storm Sewer Easement

S 14° 02' 08" E 20.77'

N 86° 44' 25" W

N 88° 27' 06" E 18.70

LOT C (0.847 Ac.) 4650

LOT D (0.656 Ac.) 4600

LOT E (0.499 Ac.) 4550

LOT F (15.384 Ac.) 4520

L=50', R/W (Vol. 380, Pg 51)

30' Roadway Easement (D.Dr. 2, Cd. 5064)

10' Bldg. Setback

N 82° 56' 03" W 164.64'

15' Public Utility Easement

20' Public Utility Easement

10' Gas & Electric Easement

5' Green Area

REPLAT OF LOT 6 UNIVERSITY PLAZA MINOR SUBDIVISION

UNIVERSITY PLAZA

N 01° 36' 24" E 544.36'

N 86° 22' 04" E 275.81'

S 78° 58' 00" W 240.29'

N 78° 58' 00" E 122.22'

S 11° 01' 59" E 34.86'

S 03° 15' 36" W 158.34'

N 03° 15' 36" E 125.41'

S 01° 32' 52" E 130.29'

S 06° 41' 27" E 123.50'

S 50° 01' 43" E 71.84'

Line "S"-15'-0"

S 01° 48' 18" W 493.47'
N 01° 48' 18" E 1327.25'

Rosenberger Avenue

INDUSTRIAL ADDITION

Blk. 24

Blk. 93

EVANSVILLE

1/4 SECTION LINE

Cox Avenue

Drainage Easement

Limit of 100 year Flood

90' R

20' Storm Sewer Easement

5' Green Area

20' San. Sewer Esmt.

10' Gas & Elec. Easement & Bldg. Setback

20' Sanitary Sewer Easement

30' Sanitary Sewer Easement

30' Storm Sewer Easement

10' Elec. Esmt.

10' Elec. Easement

30' Electric, Sanitary & Storm Sewer Easement

20' Sanitary & Storm Sewer Easement

15' Water Utility Easement

10' Gas, Electric & Telephone Easement & Green Area

10' Gas, Electric & Telephone Easement, Green Area & Bldg. Setback

½" Rebar (Fnd - 4" Dwn.)

N 86° 39' 52" W 328' 1,287.28'

GARY W. & KAREN ANN WAGNER

Cox Avenue

S I E R R A P A R K

EVANSVILLE INDUSTRIAL ADDITION

SIERRA PARK NO. 2

Sequoia Lane

Sierra Drive

Boehne Avenue

Koch Avenue

Hathaway Avenue

Kleymeyer Avenue

EVANSVILLE INDUSTRIAL ADDITION - Blk. 90

Blk. 92

S.E. Cor. N.E. 1/4, N.W. 1/4 Sec. 27-6-11 3/4" I.D. Pipe, Bent (Fnd.)

½" Star Drill
¾" I.D. Iron Pipe Bent To True N.E.
N.W. Corner Curb Inlet Casting
N.E. Corner Curb Inlet Casting

GENERAL NOTES

1.) All reference distances are horizontal.
2.) The noted area shown below lies within the 100 Yr. flood plain (378 ft. N.G.V.D.) as taken from Flood Insurance Rate Map Panel No. 180257-0003B as supplied by the Vanderburgh County Building Commission.
3.) Erosion Control:
   a. Slopes of 0% to 6% shall be mulched & seeded within 45 days of disturbance of soil and must remain in-place until final grading & shaping.
   b. 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 & shaping.
4.) All subdivision boundary corners and lot corners have been marked by a 3/4" rebar with plastic caps unless otherwise stated on the plat.
5.) Access to Lots A through E shall be across Lot F.

CURVE TABLE				
No.	Δ	R	L	Long Chord
①	01°52'56"	7071.97'	232.32'	N80°09'12"E, 232.30'
②	04°09'00"	7071.97'	493.72'	N87°05'39"E, 493.62'
③	01°20'38"	7071.97'	165.89'	N80°10'27"E, 165.88'
④	00°14'53"	7071.97'	30.61'	N80°58'13"E, 30.61'
⑤	02°09'49"	7071.97'	267.05'	N86°10'34"E, 267.04'
⑥	01°50'11"	7071.97'	226.65'	N88°10'34"E, 226.65'

LEGEND
- = Indicates location of set ¾" rebar
B = Begin Limited Access R/W
E = End Limited Access R/W

N-179

DRAINAGE PLANS HAVE BEEN APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:
March 1, 1989
DATE

ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:
August 24, 1988
DATE

SEWER PLANS HAVE BEEN APPROVED BY THE CITY OF EVANSVILLE, BOARD OF PUBLIC WORKS ON:
April 18, 1989
DATE

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 6 1989
Jon Murphy
AUDITOR
3556

LEGAL DESCRIPTION

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

Beginning at the southeast corner of said quarter-quarter section, being marked by a 3/4" I.D. pipe; thence North 86°39'52" West 1287.28' to a 1/2" rebar; thence North 01°36'24" East 544.36' to a point on the south right-of-way line of S.R. 62, (IDOH Project No. EHS-F-842(24), said point being North 01°36'24" East 0.16' from a 1/2" rebar; thence northeasterly along said right-of-way and limited access right-of-way line 232.32' along an arc to the right and having a radius of 7071.97' and subtended by a long chord having a bearing of North 80°09'12" East and a length of 232.30'; thence continuing northeasterly and southeasterly along said south line the following four courses: North 86°22'04" East 275.81'; thence North 78°58'00" East 218.82' thence northeasterly 493.72' along an arc to the right and having a radius of 7071.97' and subtended by a long chord having a bearing of North 87°05'39" East and a length of 493.62'; thence South 43°25'58" East 41.93' to the northernmost corner of the land described in an unrecorded Warranty Deed to the State of Indiana dated August 29, 1988; thence along the west and south lines of said land the following three courses: South 01°32'52" East 130.29'; thence South 14°02'08" East 92.49'; thence North 88°27'06" East 18.70' to the east line of the northeast quarter of the northwest quarter of said Section 27; thence South 01°48'18" West 493.47' along said east quarter-quarter line to the point of beginning, containing in all 19.268 acres, more or less.

Subject to the following:

A sanitary sewer easement - Deed Record 611, Page 307.

A mutual private roadway easement - Deed Drawer 2, Card 5064.

The extinguishment of all rights and easements of ingress and egress across the limited access facility described in Warranty Deed to the State of Indiana recorded in Deed Drawer 4, Card 2545.

All other easements and rights-of-ways of record.

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on March 17, 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 May, 1989.

Matthew E. Wannemuehler
Matthew E. Wannemuehler
Indiana Registration No. 8800054
Bernardin, Lochmueller & Associates, Inc.
Suite 606, Hulman Building
Evansville, Indiana 47708

DEDICATION

OWNER'S CERTIFICATE

We, the undersigned owner of the real estate shown and described hereon, do hereby layoff, plat and subdivide said real estate in accordance with the hereon plat. This subdivision shall be known and designated as SCHNUCKS MARKET PLACE a subdivision of Perry Township, Vanderburgh County, Indiana.

Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No structures shall be erected or placed within these easements and no trees or shrubs shall be permitted that would interfere with the installation and maintenance of utilities or which may interfere with the flow of storm water.

The easements area of each lot shall be maintained by the owner of said lot, except those improvements for which a public utility or public authority is responsible.

The right to enforce these provisions by injection together with the right to cause removal by due process of law is hereby granted to the proper officials of Vanderburgh County and to the owners of these lots.

Witness hand and seal this 28 day of April, 1989

Andrew Heinske V.P. Schnucks Food & Drug Inc.

Schnucks Food & Drugs, Inc., a Missouri Corporation
P.O. Box 4400
Bridgeton, MO 63044-0400

NOTARY CERTIFICATE

STATE OF MISSOURI, COUNTY OF City of St. Louis) 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 21st day of April, 1989

My Commission Expires:
March 4, 1993

David A. Fontana
Notary Public

Notary Resides in City of St. Louis County, Missouri

DAVID A. FONTANA
(Typed or Printed Name)

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON MARCH 1, 1989.

PRESIDENT Teresa Jeffers

EXECUTIVE DIRECTOR Sandra S. Swendsen

PLAT RELEASE JULY 5, 1989

EXECUTIVE DIRECTOR

Restrictions see misc dr 4 cd 1410
Instr. 93-23698 Date 9/2/93
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Patti Hullatte DRVC

For easement Applying to Lot A
See Deed Drawer 6 card 4681

For easement Applying to Lot A
See Deed Drawer 6 card 4912

For easement Applying to Lot B, C, D, E, & F
See Deed Drawer 6 card 4912

For easement Applying to Lot E
See Deed Drawer 8 card 2035

For easement Applying to Lot F + Lts B, C, D & F
See Deed Drawer 14 card 641