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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
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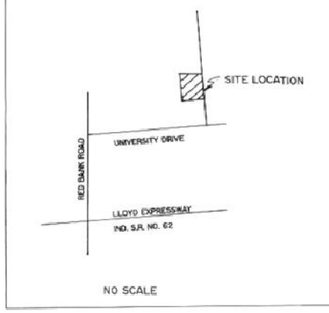

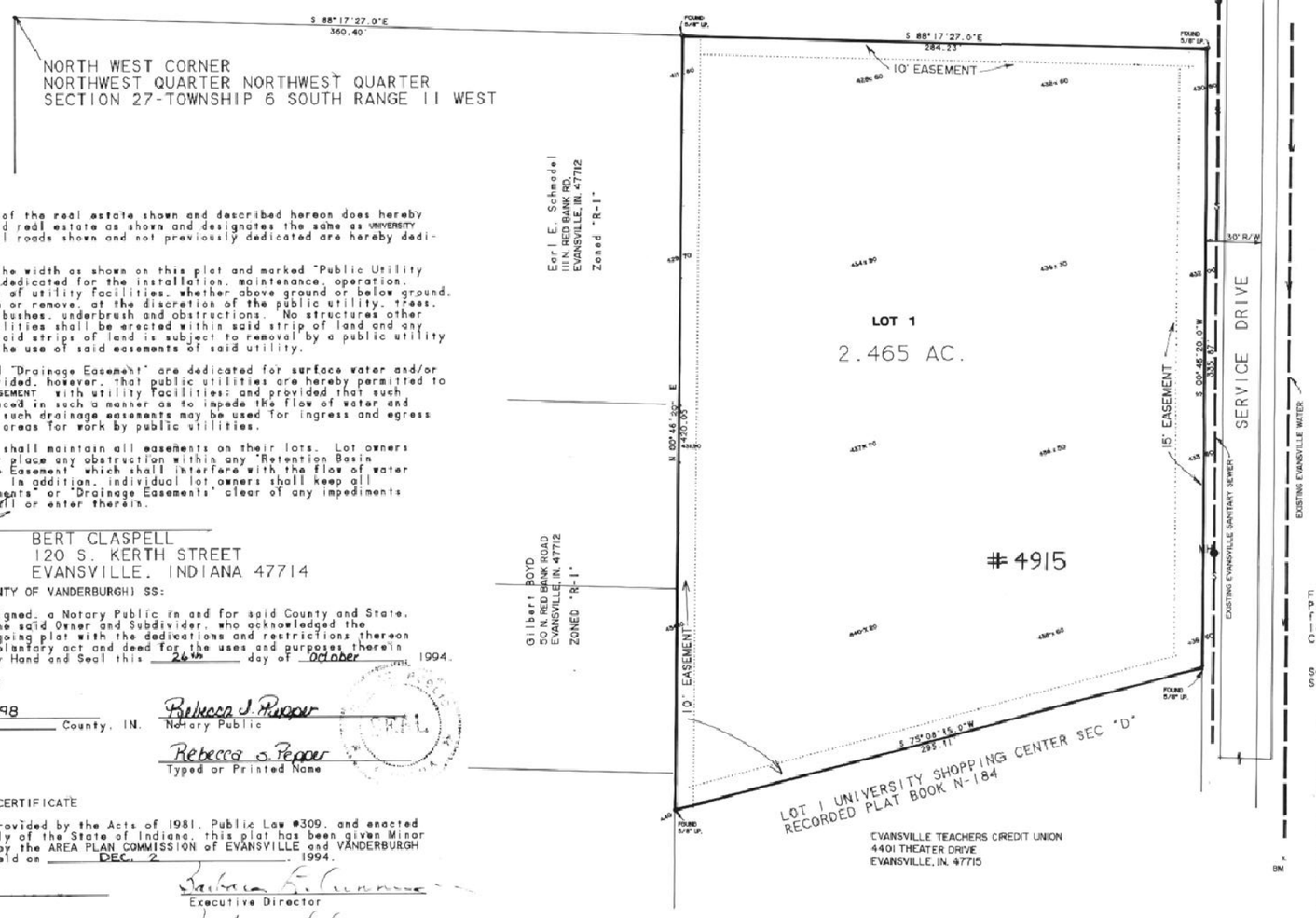

OWNERS CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as UNIVERSITY SHOPPING CENTER SEC. "G". All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width as shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strip of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements of said utility.

Strip of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water: provided, however, that public utilities are hereby permitted to cross such drainage EASEMENT with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Individual lot owners shall maintain all easements on their lots. Lot owners shall not construct or place any obstruction within any "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

Bert Claspell
Owner

BERT CLASPELL
120 S. KERTH STREET
EVANSVILLE, INDIANA 47714

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 and Subdivider, who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon express to be their voluntary act and deed for the uses and purposes therein set forth. Witness my Hand and Seal this 26th day of October 1994.

My Commission Expires:

July 27, 1998

I reside in Warrick County, IN.

Rebecca J. Pepper
Notary Public

Rebecca J. Pepper
Typed or Printed Name

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given Minor Subdivision Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on DEC. 2, 1994.

President

Executive Director

Plat Release Date: DEC. 2, 1994

Executive Director

I, Elmo D. Dockery, do hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on 10/17/94 and that all monuments shown exist at the locations as noted.

WITNESS my hand and seal this 20th day of Oct., 1994.

Elmo D Dockery
Elmo D. Dockery, L.S.
Indiana Register #9920

ELMO DOUGLAS DOCKERY REGISTERED 9920 STATE OF INDIANA LAND SURVEYOR

Restrictions see Misc Rec 4 Pg 319
#90-R-3889 3-15-90
Attest: BETTY J. FEHRMANN RECORDER
VANDERBURGH COUNTY
Eileen A Hartnett, DPUC

UTILITIES

GAS & ELECTRIC BY S.I.G.& E. CO.
20 NW FOURTH STREET
EVANSVILLE, INDIANA 47741
PH 424-6411

WATER AND SANITARY SEWER BY
CITY OF EVANSVILLE, INDIANA
EVANSVILLE UTILITY WORKS
CIVIC CENTER 7TH STREET EVANSVILLE, IND
WATER PH 426-5771
SEWER PH 426-5657

TELEPHONE BY AMERITECH
PH 556-3200

GENERAL NOTES

Flood Plain Data
Property is located outside 100 year flood zone according to firm panel 180-256-0100R 3\19\82 for the City of Evansville, Indiana

SOILS
Soil type for the area (Alford) AlB2 (Wellston) WeD3

ELEVATIONS
Shown on plat

BENCH MARK
South west fead bolt off fire hyd.
ELEV. 434.45 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 5 days of disturbance of soil and must remain in place until final grading and shaping.

UNIVERSITY SHOPPING CENTER SEC. "G"

A MINOR SUBDIVISION

THIS IS A CLASS A SURVEY WITH A THEORETICAL UNCERTAINTY OF 0.10 FEET MORE OR LESS.

LOT IS ZONED "C-4"

BOUNDARY DESCRIPTION

Part of the Northwest Quarter 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 quarter section: thence South 88 degrees 17 minutes 27 seconds East along the North line of said quarter quarter section for 360.40 feet to the aforementioned point of beginning: thence from said place of beginning continue South 88 degrees 17 minutes 27 seconds East along the North line of said quarter quarter section for 284.23 feet: thence South 00 degrees 46 minutes 20 seconds West for 335.87 feet: thence South 75 degrees 08 minutes 15 seconds West for 295.11 feet: thence North 00 degrees 46 minutes 20 seconds East for 420.05 feet to the place of beginning and containing 2.4659 acres more or less.

EASEMENTS OF RECORD IN VANDERBURGH CO. RECORDERS OFFICE:

DATE	PLACE FILED
5-11-78	VOL 664 PAGE 22
6-22-89	D 5 CARD 43 & 44
2-12-90	D 5 CARD 4413
3-2-93	D 1 CARD 11119
11-10-94	D 9 CARD 1204

SURVEYORS REPORT:
ALL THE ABOVE RECORDED EASEMENTS LIE WITHIN THE EASEMENTS SHOWN ON THIS PLAT.

Elmo D Dockery