P-13

RECORDED AS PRESENTED
JULY 25 12:20 P 95
0044

AUDITOR 3845

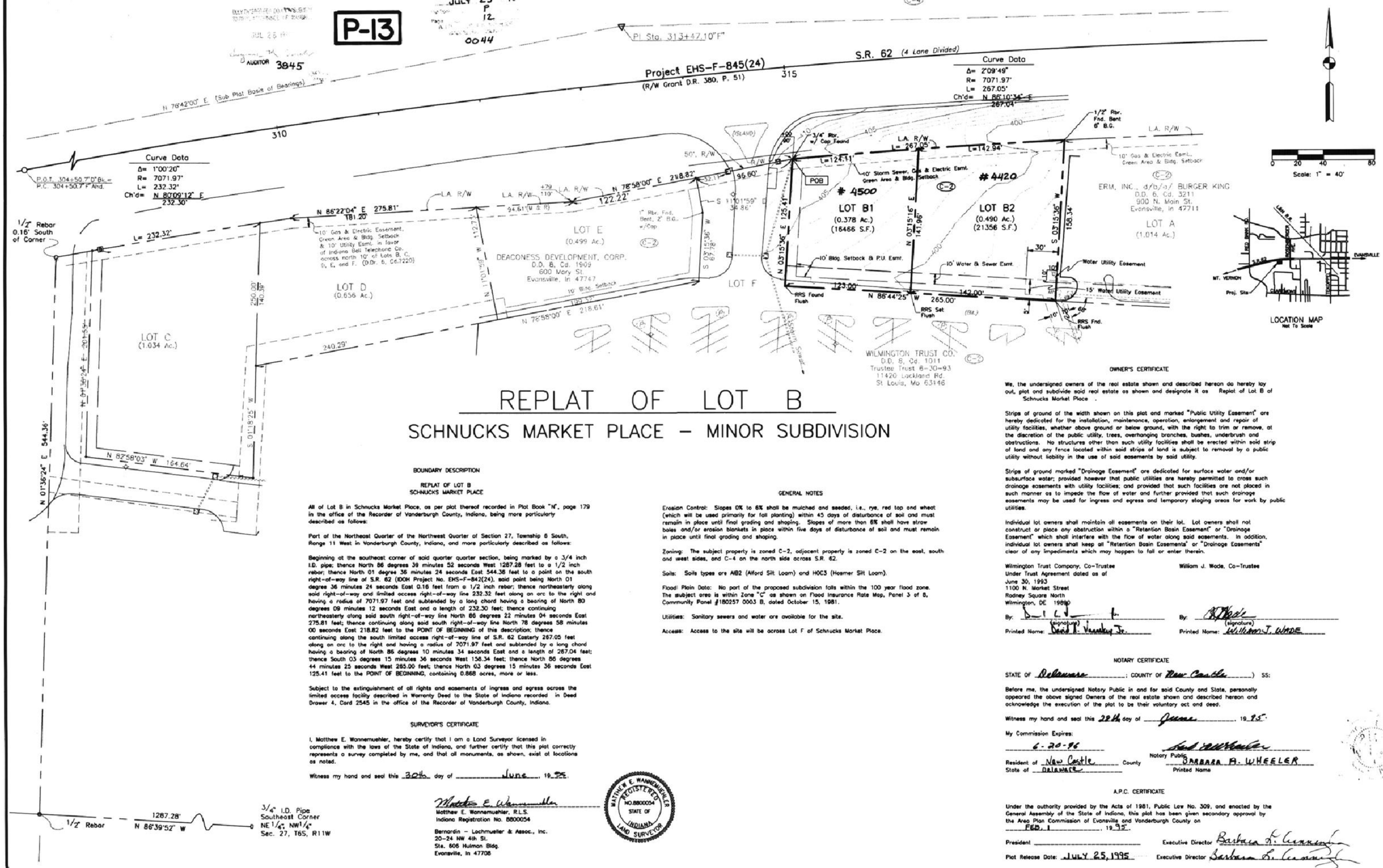
UNIVERSITY SHOPPING CENTER, INC.
120 S. Kerth Ave
Evansville, In 47714

SELECT BEEF I, INC.
4919 Ft. Campbell Blvd.
Hopkinsville, Ky 42240

Mc DONALDS
115 S. Rosenberger Ave.
Evansville, In 47712

REPLAT OF LOT B

SCHNUCKS MARKET PLACE – MINOR SUBDIVISION



BOUNDARY DESCRIPTION

REPLAT OF LOT B
SCHNUCKS MARKET PLACE

All of Lot B in Schnucks Market Place, as per plat thereof recorded in Plat Book "N", page 179 in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows:

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 inch I.D. pipe; thence North 86 degrees 39 minutes 52 seconds West 1287.28 feet to a 1/2 inch rebar; thence North 01 degree 36 minutes 24 seconds East 544.36 feet 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 degree 36 minutes 24 seconds East 0.16 feet from a 1/2 inch rebar; thence northeasterly along said right-of-way and limited access right-of-way line 232.32 feet along an arc to the right and having a radius of 7071.97 feet and subtended by a long chord having a bearing of North 80 degrees 09 minutes 12 seconds East and a length of 232.30 feet; thence continuing northeasterly along said south right-of-way line North 86 degrees 22 minutes 04 seconds East 275.81 feet; thence continuing along said south right-of-way line North 78 degrees 58 minutes 00 seconds East 218.82 feet to the POINT OF BEGINNING of this description; thence continuing along the south limited access right-of-way line of S.R. 62 Easterly 267.05 feet along an arc to the right and having a radius of 7071.97 feet and subtended by a long chord having a bearing of North 86 degrees 10 minutes 34 seconds East and a length of 267.04 feet; thence South 03 degrees 15 minutes 36 seconds West 158.34 feet; thence North 86 degrees 44 minutes 25 seconds West 265.00 feet; thence North 03 degrees 15 minutes 36 seconds East 125.41 feet to the POINT OF BEGINNING, containing 0.868 acres, more or less.

Subject to 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 in the office of the Recorder of Vanderburgh County, Indiana.

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, 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, and that all monuments, as shown, exist at locations as noted.

Witness my hand and seal this 30th day of June, 1995.

Matthew E. Wannemuehler
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

Bernardin – Lochmueller & Assoc., Inc.
20-24 NW 4th St.
Ste. 606 Hulman Bldg.
Evansville, In 47708

MATTHEW E. WANNEMUEHLER REGISTERED NO. 8800054 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

Erosion Control: Slopes 0% to 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 five days of disturbance of soil and must remain in place until final grading and shaping.

Zoning: The subject property is zoned C-2, adjacent property is zoned C-2 on the east, south and west sides, and C-4 on the north side across S.R. 62.

Soils: Soils types are AlB2 (Alford Silt Loam) and HOC3 (Hosmer Silt Loam).

Flood Plain Data: No part of the proposed subdivision falls within the 100 year flood zone. The subject area is within Zone "C" as shown on Flood Insurance Rate Map, Panel 3 of 8, Community Panel #180257 0003 B, dated October 15, 1981.

Utilities: Sanitary sewers and water are available for the site.

Access: Access to the site will be across Lot F of Schnucks Market Place.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby lay out, plat and subdivide said real estate as shown and designate it as Replat of Lot B of Schnucks Market Place .

Strips of ground of the width 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 by said utility.

Strips 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 easements with utility facilities; and provided that such facilities are not placed in such 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 lot. Lot owners shall not construct or place any obstruction within a "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.

Wilmington Trust Company, Co-Trustee
Under Trust Agreement dated as of
June 30, 1993
1100 N. Market Street
Radney Square North
Wilmington, DE 19890

By: _____ (signature)
Printed Name: David T. Vermeiren Jr.

William J. Wade, Co-Trustee

By: _____ (signature)
Printed Name: William J. WADE

NOTARY CERTIFICATE

STATE OF Delaware ; COUNTY OF New Castle) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the above signed Owners of the real estate shown and described hereon and acknowledge the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 28th day of June, 19 95.

My Commission Expires:
6-20-96

Notary Public _____
Barbara A. Wheeler
Printed Name

Resident of New Castle County
State of Delaware

A.P.C. 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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on FEB. 1, 19 95.

President _____ Executive Director Barbara A. Cunningham

Plat Release Date: JULY 25, 1995 Executive Director Barbara A. Cunningham

Construction, operation, Restriction Easement Agreement. See Misc Dr 4 Cd 7409, Instr # 95-28832
Date 12-13-95
Attest: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY By Rebecca J. Kachanuck, DRVC

G:\PROJECTS\SURVEY\94-186\REPLATB 06/22/95 16:47