# SCHNUCKS MARKET PLACE REPLAT OF LOT F1

A REPLAT OF LOT F1 OF THE REPLAT OF
LOT "F" OF SCHNUCKS MARKET PLACE MINOR SUBDIVISION
AS PER PLAT THEREOF RECORDED AS DOCUMENT NO. 20011200003208
IN PLAT BOOK Q, PAGE 116

RECEIVED FOR RECORD
DATE 11-11-02 9:56 A M
PLAT BOOK R-
PAGE 27
INSTR 2002R00043239
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

### BOUNDARY DESCRIPTION

All of Lot "F1" in the Replat of lot "F" of SCHNUCKS MARKET PLACE MINOR SUBDIVISION, as per plat thereof recorded in Plat Book "Q", page 116 in the office of the Recorder of Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:

Part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 6 South, Range 11 West of the Second Principal Meridian, Vanderburgh County, Indiana, described as follows:

Beginning at the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 27; thence North 86 degrees 39 minutes 52 seconds West 1112.28 feet to the southeast corner of Lot F2 in said Replat of Lot F; thence along the east line of said Lot F2 North 03 degrees 18 minutes 46 seconds East 304.51 feet to the northeast corner thereof; thence along the north line of said Lot F2 North 82 degrees 58 minutes 03 seconds West 184.82 feet to the northwest corner thereof; thence North 01 degree 36 minutes 24 seconds East 227.79 feet to a point on the south right-of-way line of the Lloyd Expressway (S.R. 62), thence along said south right-of-way line Easterly 35.82 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 79 degrees 21 minutes 26 seconds East and a length of 35.815 feet to the northwest corner of Lot C of said SCHNUCKS MARKET PLACE; thence along the west line of said Lot C South 01 degree 36 minutes 24 seconds West 201.55 feet to the southwest corner thereof; thence along the south line of said Lot C South 82 degrees 58 minutes 03 seconds East 164.64 feet to the southeast corner thereof; thence along the east line of said Lot C North 01 degree 18 minutes 25 seconds East 109.61 feet to the southwest corner of Lot D of said SCHNUCKS MARKET PLACE; thence along the south line of said Lot D and the south line of Lot E North 78 degrees 58 minutes 00 seconds East 439.60 feet to the southeast corner of Lot E; thence along the east line of said Lot E North 03 degrees 15 minutes 36 seconds East 67.78 feet; thence continuing along the east line of said Lot E North 11 degrees 01 minutes 59 seconds West 34.86 feet to a point in the south right-of-way line of the Lloyd Expressway (S.R. 62); thence along said south right-of-way line North 78 degrees 58 minutes 00 seconds East 96.60 feet to the northwest corner of Lot B1 of the Replat of Lot B of said SCHNUCKS MARKET PLACE, as per plat thereof recorded in Plat Book "P", page 13 in the office of said Recorder; thence along the west line of said Lot B1 South 03 degrees 15 minutes 36 seconds West 125.41 feet to the southwest corner thereof; thence along the south line of Lots B1 and B2 of said Replat of Lot B and the south line of Lot A of said SCHNUCKS MARKET PLACE South 86 degrees 44 minutes 25 seconds East 538.37 feet to the southeast corner of said Lot A, being also a point in the west right-of-way line of Rosenberger Avenue as described in a deed to the State of Indiana recorded in Deed Drawer 5, card 5222 in the office of said Recorder; thence along the west line of said parcel described in said deed to the State of Indiana South 14 degrees 02 minutes 08 seconds East 71.72 feet to the southwest corner thereof; thence along the south line of said parcel described in said deed to the State of Indiana North 88 degrees 27 minutes 06 seconds East 18.70 feet to a point in the east line of the Northeast quarter of the Northwest Quarter of said Section 27; thence along said east line South 01 degree 48 minutes 18 seconds West 493.47 feet to the point of beginning and containing 14.104 acres, more or less.

### GENERAL NOTES

1. Flood Plain Data: A small portion of Lot F1-B that lies within the existing detention basin also lies within Flood Hazard Zone A as said lot plots by scale on Flood Insurance Rate Map, Community Panel No. 180257-0003 B with and effective date of October 15, 1981.

2. Minimum First Flood Elevations: Flood Protection Grades and Minimum First Floor Elevations will be established by the Vanderburgh County Building Commissioner.

3. Utilities: Sanitary sewer, gas, electric and city water are available at this site and will be extended to all lots contained therein.

4. Access: Access to the lots will be by way of the Frontage Road through University Plaza, Rosenberger Avenue and the Lloyd Expressway (SR 62) and over the common driveways through Lots F1-A, F1-B and Outlot A.

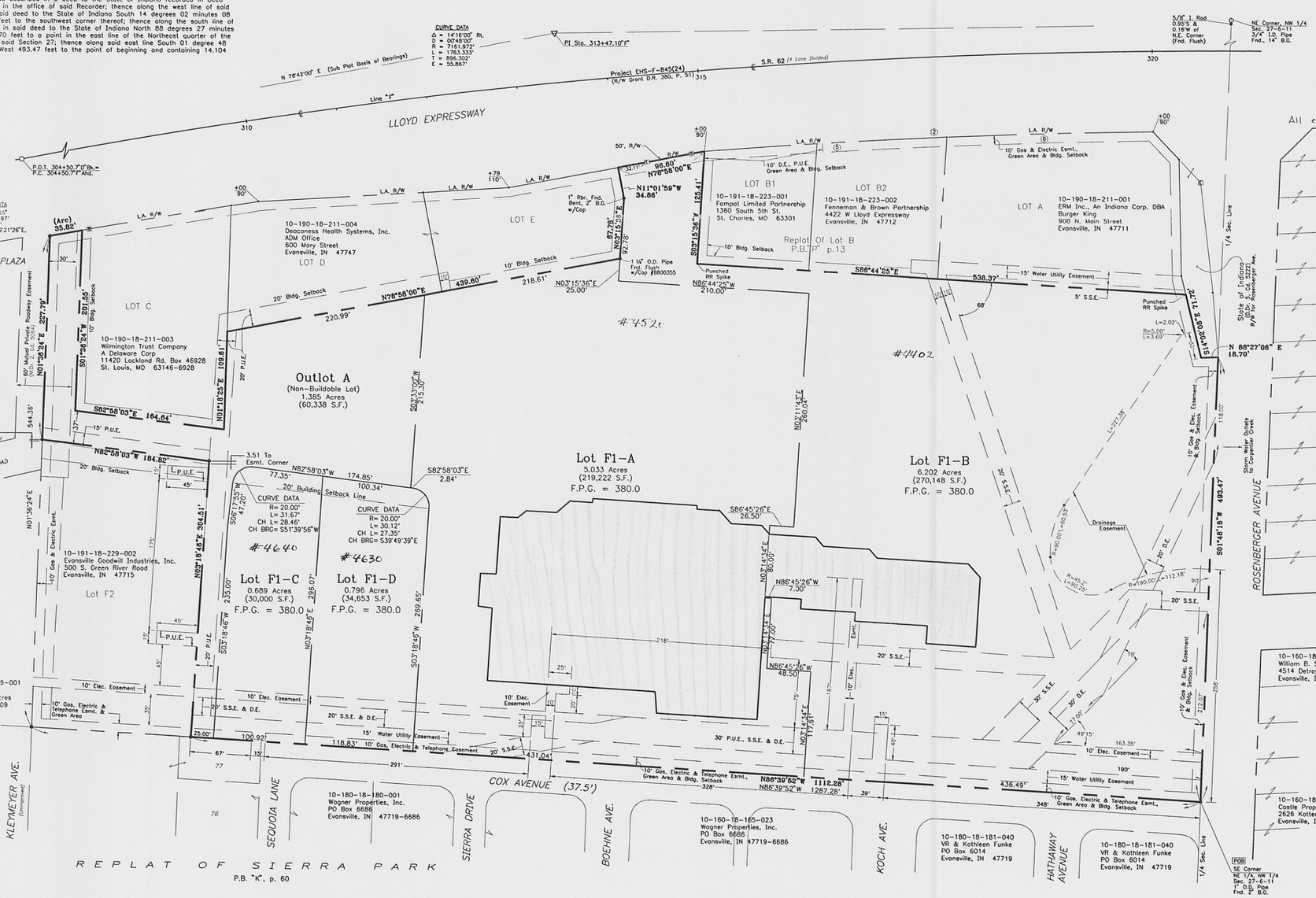
5. Erosion Control for Ditches: Slopes of 0% – 2% shall be mulched and seeded within 45 days of disturbance. Slopes of 2% – 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

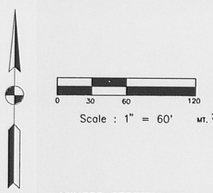
Temporary Erosion Plan: Indicates that slopes 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye red top or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

6. Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are 3/4" X 30" rebars w/cap stamped BLA FIRM 0030, unless noted otherwise.

Easements:
7. The easements shown were dedicated by virtue of the original Plat of Schnucks Market Place, Plat Book P, page 13 and Schnucks Market Place Minor Subdivision, Plat Book Q, page 116.

8. Outlot A is a non-buildable lot that will be maintained by the owner/developer.




LOCATION MAP
Not To Scale

NOV 11 2002
Auditor of Vanderburgh County
#7804

### OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as the SCHNUCKS MARKET PLACE Replat of Lot F1

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), indicate areas previously 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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&U.G.P.U.E." (Drainage & Underground Public Utility Easement) indicate areas previously dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portion of public utility facilities, including flush with surface level manholes and vaults that do no impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provide, 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E. (Sanitary Sewer Easement), indicate areas previously dedicated for the installation, maintenance, operation, enlargement, and repair of sanitary sewer structures, 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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

All easements were previously dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. Any utility exercising such right of ingress and egress shall take care to not disturb property and shall in a timely manner restore all improvements and landscaping to the condition prior to construction.

Wilmington Trust Company,
a Delaware corporation
As Trustee under Trust Agreement,
dated June 30, 1993.
Rodney Square North
Wilmington, DE 19890

Owner: _____
Print Name: David A. Vanneman Jr.
Title: Vice President

**Developer**
SM Properties, L.P.
c/o The DESCO Group, Inc.
8040 Forsyth Boulevard
Clayton, MO. 63105

### NOTARY CERTIFICATE

State of Delaware
County of New Castle
Before me, the undersigned, a Notary Public in and for the County and State, personally appeared David A. Vanneman, who acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, and Notary seal the 22 day of Oct 2002
Notary Resides in the county of New Castle in the state of Delaware
Notary Public Karen S. Hewson
(typed or printed name) KAREN S. HEWSON
NOTARY PUBLIC
My Commission Expires June 4, 2006

### APPROVAL OF MORTGAGEE

The undersigned, Mortgagee hereby joins in and approves this subdivision.
UMB BANK & TRUST, N.A.
as Corporate Trustee under that certain Trust Indenture dated as of June 30, 1993.

By: Laura Roberson
Print name: Laura Roberson
Title: Vice President

Daniel G. Dwyer
Daniel G. Dwyer, as Individual Trustee under that certain Trust Indenture dated as of June 30, 1993

### NOTARY CERTIFICATE

STATE OF Missouri
COUNTY OF St. Louis
Before me, the undersigned, a Notary Public in and for the County and State, personally appeared Laura Roberson who acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my hand and Notary seal the 24th day of October 2002
My Commission Expires: 5/27/06
Notary Resides in St. Louis County, Missouri
County, State
Notary Public James E. Adkins
(typed or printed name)
JAMES E. ADKINS
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 27, 2006

### NOTARY CERTIFICATE

STATE OF Missouri
COUNTY OF St. Louis
Before me, the undersigned, a Notary Public in and for the County and State, personally appeared Daniel G. Dwyer who acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed. Witness my hand and Notary seal the 24th day of October 2002
My Commission Expires: 5/27/06
Notary Resides in St. Louis County, Missouri
County, State
Notary Public James E. Adkins
(typed or printed name)
JAMES E. ADKINS
Notary Public - Notary Seal
STATE OF MISSOURI
ST. LOUIS COUNTY
MY COMMISSION EXP. MAY 27, 2006

### 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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Oct. 2, 2002.

President

Executive Director

PLAT RELEASE DATE: Nov. 11, 2002

R-27

### SURVEYOR'S CERTIFICATE

I, Matthew Wannemuehler, hereby certify to SM Properties, L.P., a Missouri limited partnership; UMB Bank & Trust, N.A., as corporate Trustee under that certain Trust Indenture dated as of June 30, 1993, and Wilmington Trust Company, as Trustee under Trust Agreement dated June 30, 1993 that I am a registered 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 shown exist at locations as noted."

Witness my hand and seal this 1st day of November, 2002.

Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054
Bernardin-Lochmueller & Associates, Inc.
6200 Vogel Road
Evansville, Indiana, 47715
Ph. (812) 479-6200

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

APC #14-5-2002

For easement Applying to this deed see
Deed Drawer ____ card ____
03-57810
Applying to Lot NE NW(27)(T6R11)
See Deed Drawer ____ card ____
2004R00035598

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