University Shopping Center
Section "H"
Minor Subdivision



SCALE 1" = 40'

40 0 40 80

Legend

P.O.B.	Point Of Beginning		Center Line
P.O.C.	Point Of Commencement		Easement Line
(C)	Calculated Dimension		Property Boundary Line
(R)	Record Dimension		Right-of-way Line
N	North	⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
S	South	▲	Mag Nail with Washer (Set)
E	East	⬟	Railroad Spike (Set)
W	West	⊗	Chiselled "X" (Set)
L.A.R/W	Limited Access Right-of-Way		

General Notes

Flood Plain Data: The within described tract of land does not lie within that Special Flood Hazard Zone A as said tract plots on Map Number 18163C0157D, Panel 157 of 275 of the Flood Insurance Rate Maps for Vanderburgh County and Incorporated Areas, dated March 17, 2011.

Temporary Erosion Control of Disturbed Areas: Slopes of 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Water and sanitary sewer is supplied by the Evansville Water and Sewer Utility. Sanitary sewer lines on site and were accepted on October 29, 2013. Gas, Electric, Cable TV, are existing on site.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

Reference Survey: Monumentation called for on the Unrecorded ALTA Survey completed by Morley and Associates, Inc, dated 2/19/1088 and last updated 10/17/2000 and used this survey.

Reference Deed: Instrument 2011R00017648, containing 22.58 Acres.

Natural Drainage Courses: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

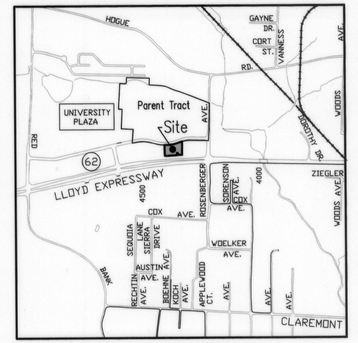
TBM #1 Elev. 426.92: Northeast headbolt on fir hydrant at the southeast corner of Lot 1 University Shopping Center, Section "B", recorded in Plat Book M, Page 127.

Parent Parcel: Any existing Signage is to be removed (University Shopping Center, Inc.)

Basis of Bearing: Monumentation called for on the unrecorded ALTA Survey completed by Morley and Associates, Inc. dated 2/19/1998 and updated 10/17/2000 and used this survey.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 25, 2013 (DATE)
JOE GRIES AUDITOR
7287 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11.25.13 3:43p
PLAT BOOK T
PAGE 106
INSTR# 2013R00031830
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

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

Commencing at a pipe found at the northeast corner of the Northwest Quarter of Section 27-6-11; thence south 00 degrees, 03 minutes, 03 seconds east (assumed bearing which coincides with University Shopping Center Sections A, B, C, E & F), along the east line of the Northwest Quarter of Section 27, 204.37 feet; thence south 88 degrees, 23 minutes, 23 seconds west along the extended south right-of-wayline of University Drive (a private road) 293.34 feet; thence 95.42 feet along a curve and said south right-of-way line, concave to the southeast having a radius of 275.00 feet and a chord of 94.94 feet bearing south 78 degrees, 26 minutes, 59 seconds west to the true point of beginning; thence south 02 degrees, 12 minutes, 11 seconds east 194.82 feet to the north, Limited Access right-of-way line of Indiana State Road No. 62, said point being on a curve to the left, concave to the south having a central angle of 1 degree, 42 minutes, 22 seconds and a radius of 7267.97 feet from which the chord bears south 84 degrees, 05 minutes, 09 seconds west, 216.41 feet; thence along said right-of-way along the arc of said curve 216.41 feet; thence continue along said right-of-way north 88 degrees, 39 minutes, 02 seconds west 38.87 feet to the east line of University Shopping Center Section "F" as per plat thereof recorded in Plat Book N, Page 188 in the office of the Recorder of Vanderburgh County Indiana; thence along the east line thereof, north 04 degrees, 19 minutes, 21 seconds west 150.57 feet to a point on the south line of said University Drive right-of-way, said point being on a curve to the left, concave to the north having a central angle of 20 degrees, 28 minutes, 41 seconds and a radius of 525.00 feet, from which the chord bears north 78 degrees, 44 minutes, 56 seconds east 186.64 feet; thence along said right-of-way along the arc of said curve 187.64 feet to the point of tangency; thence continue along said right-of-way north 68 degrees, 30 minutes, 36 seconds east 80.51 feet to the true point of beginning, containing 0.98 acres (42,592.49 sq. ft.).

Subject to a 15 foot wide public utility easement along the north side thereof.

Also the non-exclusive rights of ingress and egress along University Drive as defined in Reciprocal Easement Agreement recorded in Deed Drawer 4, Card 6614.

Owner's 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 ***University Shopping Center Section "H"***. University Drive is a private road maintained by University Shopping Center Inc.

Strips or areas of land, of the dimensions shown on this plat and marked **" PUE"** *(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 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 **" DE"** *(Drainage Easement)*, are hereby dedicated 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 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, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no 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 **"SSE"** (*Sanitary Sewer Easement*), are hereby granted and conveyed unto the City of Evansville Water and Sewer Utility Department a permanent Sanitary Sewer Utility Easement and right-of-way over the real estate for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond

All easements are 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.

Owner:
University Shopping Center Inc.
420 N.W. 5th Street, Suite 202
Evansville, In. 47708

By: _____
Thomas R. Miller, Jr.
President

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 Owners and Subdividers, who acknowledge 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 22ND day of November, 2013.

My Commission Expires:
5/20/2015
Janet M Meeks
Notary Public

Notary Resides in
Vanderburgh County, Indiana
Janet M. Meeks
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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, September 13, 2011.

_____
President

_____
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

_____
Executive Director

PLAT RELEASE DATE: Nov. 25, 2013

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Surveyor's Certificate

I, Danny K. Leek, 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, and that all monuments shown exist at locations.

Witness my hand and seal this 21st day of November, 2013.

_____
Prepared By: Danny K. Leek P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

T-106

APC #23-MS-2011

Cross Reference:
Trustee's Deed 2011R00017648

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: _____

Secondary Plat	
Designed By: D.K.L.	Job Number: 8260
Drawn By: J.E.V.	Date: 11/15/2013
Filename: 8260 Minor.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

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Henderson, Ky (270) 830-0300
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