

BURKHARDT-LYNCH BUSINESS PARK Section I Secondary Plat

CURVE DATA TABLE

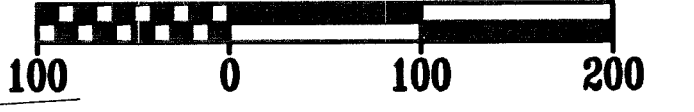
NUMBER	Delta Angle	Chord Direction	Tangent	Radius	Arc Length	Chord Length
C-1	87°48'51"	N 45°13'24" E	81.82	85.00	130.27	117.89

RADIAL LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 74°10'48" W	50.00'
L2	N 01°18'58" E	50.00'
L3	N 01°18'58" E	50.00'
L4	N 07°59'09" W	50.00'
L5	N 89°07'49" E	50.00'
L6	N 01°18'58" E	50.00'
L7	N 89°07'49" E	50.00'
L8	N 45°02'22" E	50.00'
L9	N 27°00'55" W	50.00'



SCALE 1" = 100'



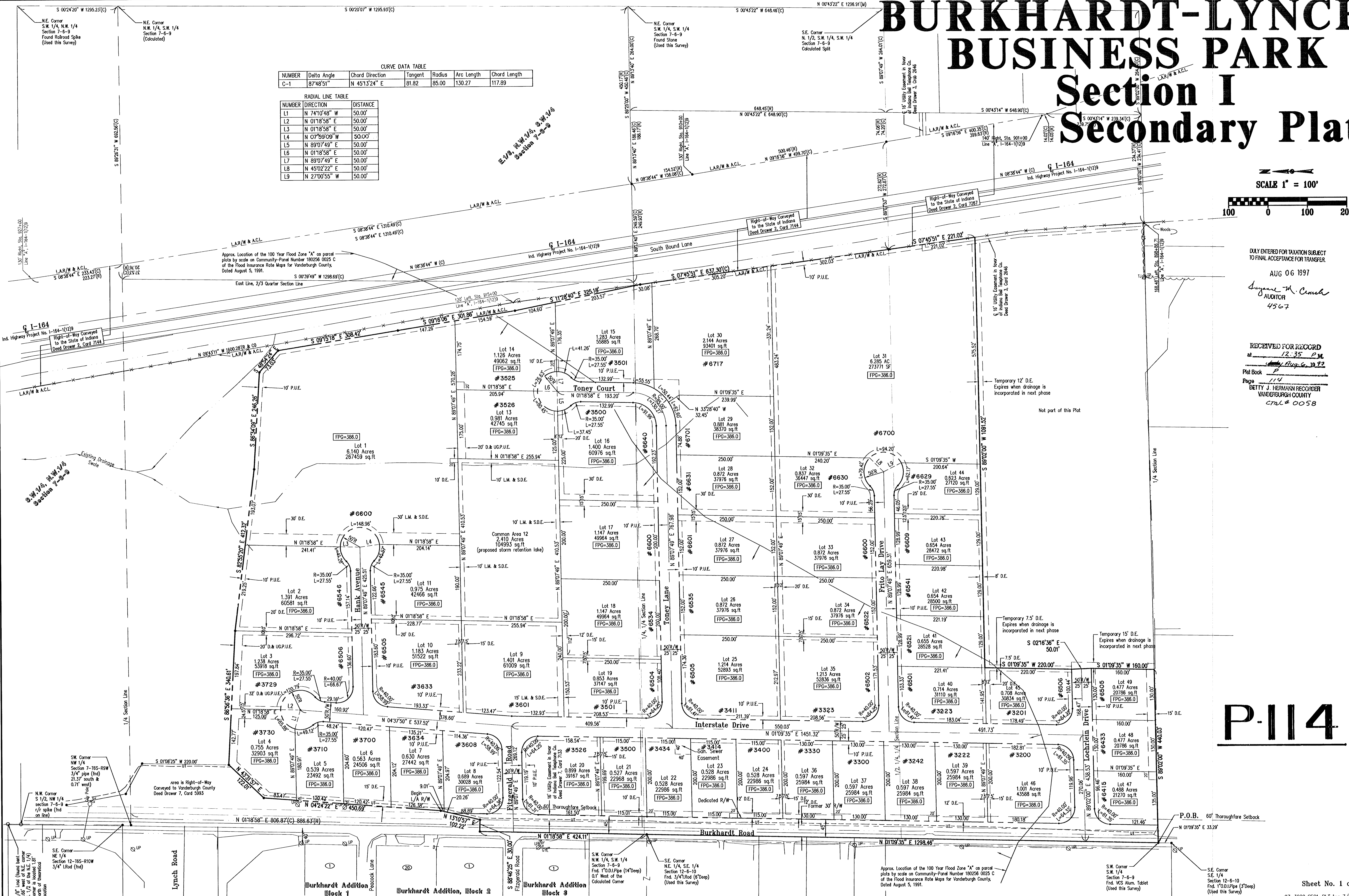
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 06 1997

Suzanne M. Crouch
AUDITOR
4567

RECEIVED FOR RECORD
at 12:35 P.M.
August 19 97

Plat Book
Page
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
cml # 0058



P-114

BURKHARDT-LYNCH BUSINESS PARK

General Notes

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will not exceed 5.0%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Access: Driveways shall access interior streets only, there shall be no driveway access to Burkhardt Road or within 100 feet of Burkhardt Road. Lots 8, 20 and 46 must access Interstate Drive.

Zoning: The subject property is currently zoned M-1

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991. 100 Year Flood Elevation per F.I.R.M. Panel = 384.0

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around structures. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

The Burkhardt-Lynch Business Park Owners Association shall be responsible financially, including repair and maintenance of the entire storm water drainage system its parts and easements within or attached to this subdivision and easements outside of the county accepted rights-of-way including:

- Enforcing the mowing and cleaning obligations of the individual lot owners plus mowing, controlling weeds and maintaining the designated cover of waterways, basin areas and easements attached to this subdivision.
- Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
- Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
- Maintaining and repairing the storm water drainage system including pipes, inlets, outlets and rip-rap in accordance with the conditions described on the approved street and/or drainage plans on file in the County Engineer's or County Surveyor's office, and in compliance with the county drainage ordinance.
- Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.
- Any pipe, fence, wall building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the written approval of the County Drainage Board.
- The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Owners of lots 1, 9, 10, 11, 13, 16, 17 and 18 shall be responsible to mow and maintain the storm drainage and lake maintenance easement (S.D. & L.M.E.) area and banks of the retention basin.

Lot owners shall utilize the internal drainage system of the business park, and shall grade their sites such that runoff is not directed to the road side ditch along Interstate 164 or the road side ditch along Burkhardt Road.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

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.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data: Reference Bench Mark - NGS Tablet designated as "Steven" Standard Bronze tablet in concrete 2.25 miles north of Stevenson, 1 mile north of S.R. 62, 0.25 miles west near NE corner of Orchard, 36' south of road, 24' SW. of fence corner. NAVD 29 Elevation = 438.87

BM #1 - R/R Spike in PWP #94-48 east side of Burkhardt Road 50' north of Peacock lane. Elevation = 383.83

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: June 23, 1997 & July 28, 1997

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON: July 21, 1997

Owners Certificate

SECTION I

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 Burkhardt-Lynch Business Park. All roads and not previously dedicated are hereby dedicated to public use, and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not 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 "L.M. & S.D.E." (Lake Maintenance & Storm Drainage Easement) are dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Drainage Easement.

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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Owners:

By: <i>John Albert Kissel</i>	7-17-97
John Albert Kissel	(Date)
By: <i>Judith A. Loehrlein</i>	7-17-97
Judith A. Loehrlein	(Date)
By: <i>Richard L. Kissel</i>	7-17-97
Richard L. Kissel	(Date)
By: <i>Patricia L. Koch</i>	7-17-97
Patricia L. Koch	(Date)
By: <i>Stephen H. Kissel</i>	7-17-97
Stephen H. Kissel	(Date)
By: <i>Clinton M. Loehrlein</i>	7-17-97
Clinton M. Loehrlein	(Date)
By: <i>Mary J. Compton</i>	7-17-97
Mary J. Compton	(Date)

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(s) and Subdivider(s), 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 17th day of July, 1997

My Commission Expires: 11-12-00

Notary Public
Jackie M. Pressley
 (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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, May 7, 1997.

Barbara R. Cunniff
 President
 Attest Executive Director

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

Barbara R. Cunniff
 Executive Director

PLAT RELEASE DATE: AUGUST 5, 1997

John Albert Kissel
 5515 Timberlake Ct.
 Evansville, IN 47710

Judith A. Loehrlein
 4821 Stringtown Road
 Evansville, IN 47711

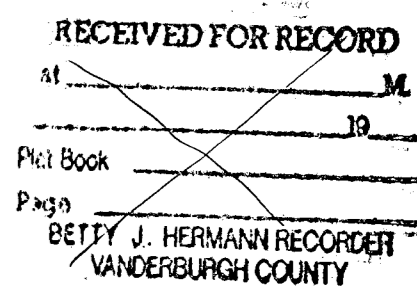
Richard L. Kissel
 9911 Blake Road
 Evansville, IN 47720

Patricia L. Koch
 P. O. Box 842
 Santa Clause, IN 47579

Steven H. Kissel
 4215 N. Burkhardt Road
 Evansville, IN 47715

Clinton M. Loehrlein
 618 Belmont Drive
 Evansville, IN 47711

Mary J. Compton
 4829 Stringtown Road
 Evansville, IN 47711



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 06 1997

Stephen M. Cunniff
 AUDITOR
 4567

Boundary Description

Part of the Southwest Quarter of Section 7, Township 6 South, Range 9 West in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a Vanderburgh County Surveyors aluminum Tablet marking the southwest corner of said quarter section; thence along the west line thereof North 09 minutes 35 seconds East 1298.46 feet to the southwest corner of the northwest quarter of the Southwest quarter of said section; thence along the west line thereof North 01 degrees 18 minutes 58 seconds East 424.11 feet; thence South 85 degrees 45 minutes 25 seconds East 30.00 feet to the southmost point on the right-of-way conveyed to Vanderburgh County in Deed Drawer 7, Card 5993 in the office of the Recorder of Vanderburgh County; thence along said right-of-way line North 13 degrees 10 minutes 57 seconds East 102.22 feet; thence continue along said right-of-way line North 04 degrees 24 minutes 22 seconds East 450.69 feet; thence continue along said 1/4 right-of-way line North 43 degrees 31 minutes 57 seconds East 122.01 feet to a point on the proposed south right-of-way line of Lynch Road; thence along said south proposed right-of-way line South 86 degrees 56 minutes 36 seconds East 340.61 feet; thence continue along said proposed right-of-way line South 82 degrees 55 minutes 20 seconds East 412.32 feet; thence continue South 86 degrees 34 minutes 09 seconds East 246.26 feet; thence continue South 48 degrees 54 minutes 24 seconds East 73.03 feet; thence continue South 09 degrees 15 minutes 18 seconds East 308.42 feet; thence continue South 09 degrees 16 minutes 06 seconds East 301.86 feet; thence continue South 11 degrees 28 minutes 40 seconds East 325.18 feet to a point on the west right-of-way line of Interstate 164 (project number I-164-(112)9); thence along the west line thereof South 07 degrees 45 minutes 51 seconds East 637.30 feet; thence continue along said right-of-way line South 07 degrees 45 minutes 51 seconds East 221.02 feet; thence South 89 degrees 02 minutes 00 seconds West 1091.52 feet; thence South 01 degrees 09 minutes 35 seconds West 220.00 feet; thence South 02 degrees 16 minutes 36 seconds East 50.01 feet; thence South 01 degrees 09 minutes 35 seconds West 160.00 feet to a point on the south line of the southwest quarter of said section; thence along the south line thereof South 89 degrees 02 minutes 00 seconds West 440.03 feet to the point of beginning Containing 62.385 acres (2,717,508 sq.ft.).

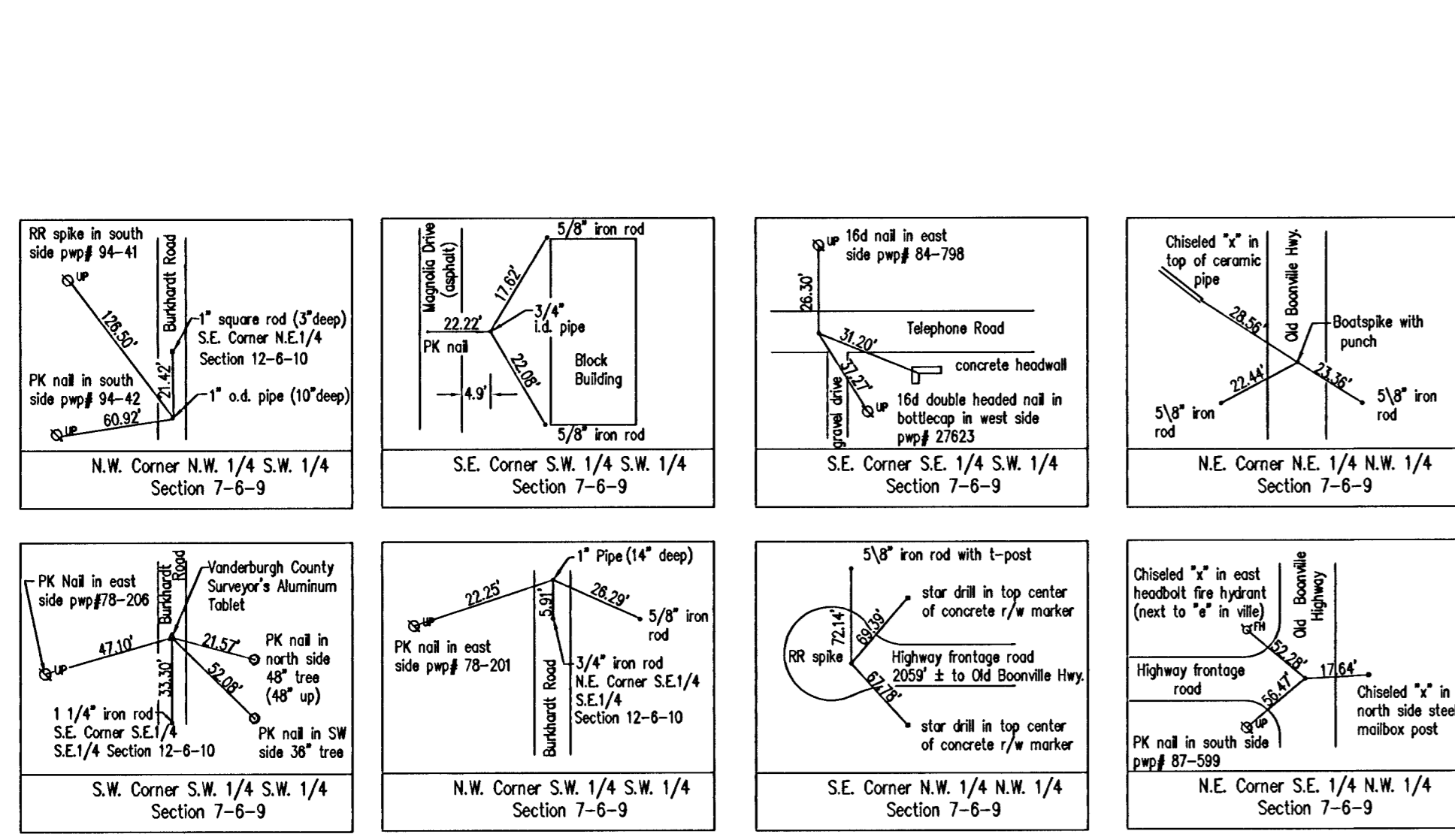
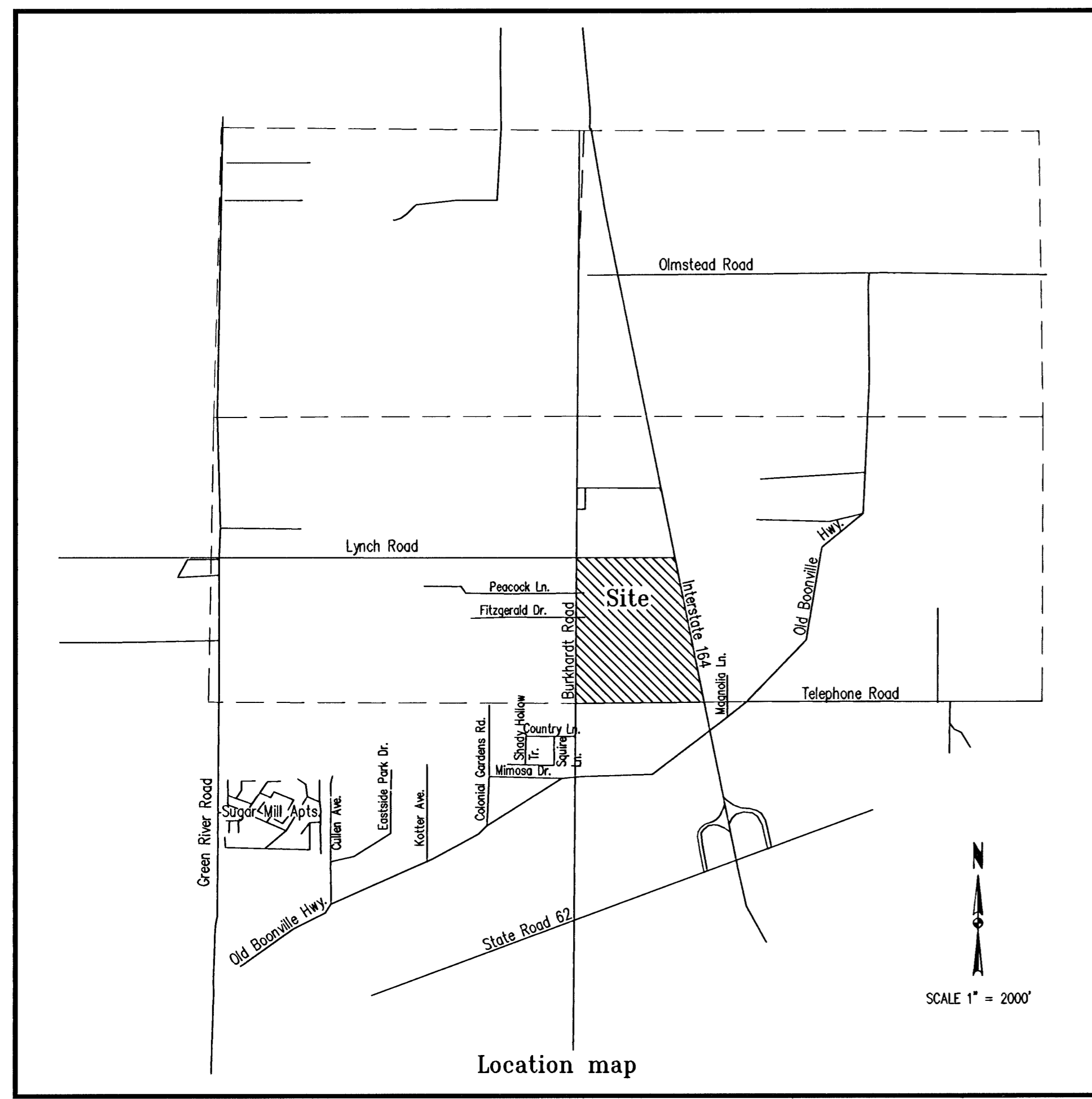
Surveyor's Certificate

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 as noted. Survey completed July 24, 1997

Witness my hand and seal this 24th day of July, 1997.



Danny K. Leek
 Danny K. Leek, R.L.S.
 Indiana Registration No. S0480
 Morley & Associates, Inc.
 605 SE. M.L. King Jr. Blvd.
 Evansville, IN. 47713



6A. Drainage swales and ditches are designed for storage of specific volumes of storm water and may not be altered in any way without the submittal of an alternate storm water storage plan and the written approval of the County Drainage Board.

THE VANDERBURGH COUNTY COMMISSIONERS APPROVED THE REZONING OF PROPERTY TO M-1 WITH A USE & DEVELOPMENT PLAN COMMITMENT ON: FEBRUARY 18, 1997.

USE & DEVELOPMENT PLAN RECORDED: MAY 14, 1997 - MISC. DR. 5 CARD 1538.