

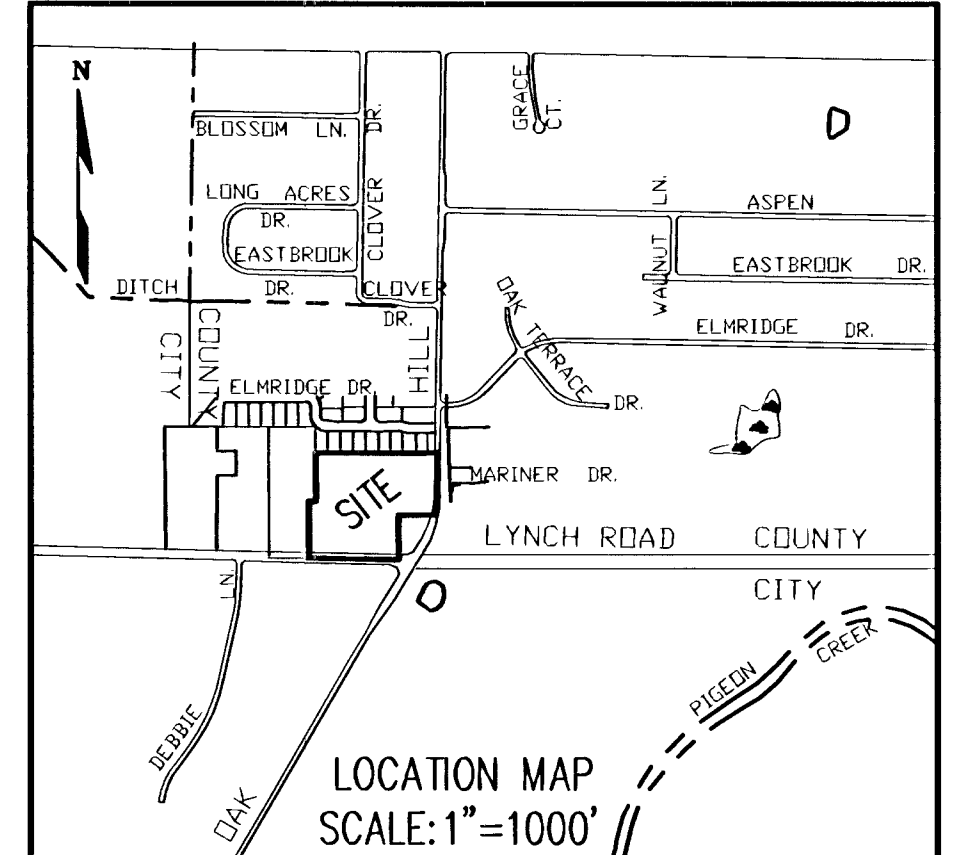
Butterfield Minor No. 2 Subdivision

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09-25-06
 (DATE)
 BILL FLUTY AUDITOR
6455
 (MEASURE NUMBER)

RECEIVED FOR RECORD
 DATE **09-25-06** 3:16 PM
 PLAT BOOK **S-25**
 PAGE **25**
 INSTR# **2006R00032902**
 BETTY KNIGHT SMITH RECORDER
 VANDERBURGH COUNTY

GENERAL NOTES

Noise Sensitive Note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.



Flood Plain Data: Per FIRM for Vanderburgh County, Indiana, Community Flood Number 180258-0025-C, dated August 5, 1991, no part of the proposed subdivision is within the Special Flood Hazard Zone A (100 year flood zone).

The lowest floor elevation 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 buildings. All first floor grades shall conform to local and state enforced building codes. FPG has been marked on all lots near the flood plain.

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

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

Utilities: Municipal water and sanitary sewer exist within the Right-of-Way of Lynch Road and are available to be extended to the subject property.

Erosion Control:

The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbing earth shall comply with applicable Vanderburgh County Ordinances.

Temporary Erosion Control: (during construction)

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 seeding.

Slopes of more than 6% shall be mulched and seeded and shall have 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 steel rebar with plastic cap stamped "Morley & Assoc. ID #0023".

Survey of subject tract is recorded in Doc. # 2002R00018591

The ingress-egress easement described in Deed Vol. 647, page 47 is shown in a dot hatch pattern on the plat. This easement will be released by a separate document after the recording of this plat.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plot and subdivide said real estate as shown and designate the same as Butterfield Minor No. 2 Subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "Ingress-Egress Easement" are hereby dedicated for the benefit of the owners, employees, invitees, customers, suppliers, successors, assignees, etc. of Lots 1 and 2.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are 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 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.

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.

By: *William S. Butterfield* Date: **9/15/06**
 William S. Butterfield
 5000 Plaza East Blvd. No. C
 Evansville, IN 47715
 (812) 474-3193

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 William S. Butterfield who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this **25th** day of **SEPTEMBER**, 20**06**

My Commission Expires: **MAY 21, 2011**
Stewart M. Wardo
 Notary Public

Notary Resides in: **VANDERBURGH**
 County, Indiana
GERALD M. WITHROW
 (typed or printed name)



SURVEYOR'S CERTIFICATE

I, Bret Alan Samersheim, 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 **25th** day of **September**, 20**06**

Bret Alan Samersheim
 Bret Alan Samersheim, P.L.S.
 Indiana Registration No. LS20000009
 Morley & Associates, Inc.
 4800 Rosebud Lane
 Newburgh, IN 47630
 (812) 464-9585

I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document unless required by law. (I.C. 36-2-7.5)

Bret A. Samersheim

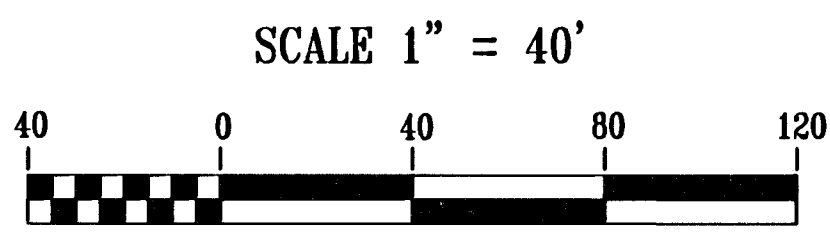
Area Plan Commission Certificate

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, November 8, 2005 (Subdivision Review Committee).

Walter S. Evans
 President
Deborah S. Mill
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.
Deborah S. Mill
 Executive Director

PLAT RELEASE DATE: **Sept. 25, 2006** APC#28-MS-2005



Secondary Plat
 Designed By: BAS Job Number: 4060-4D
 Drawn By: AGS Date: 9/25/2006
 Filename: 4060minor-secondary.dwg

Morley and Associates Inc.
 Engineering Surveying Architecture Construction Management
 Evansville, IN (812) 464-9585
 Henderson, KY (270) 830-0300 Jasper, IN (812) 634-9990
 www.morleyandassociates.com

Number	C1	C2	C3
Delta Angle	89°40'48"	89°40'48"	08°44'14"
Radius	48.00	30.00	410.74
Arc Length	76.70	46.96	62.63
Tangent	48.73	29.83	31.38
Chord Length	69.10	42.31	62.57
Chord Bearing	N 45°09'36" E	S 45°09'36" W	S 08°28'18" W

10' OFFSITE D.E.
 (Per P.B.K. R, Pg.6)

Lot 1
 156,670 sq. ft. (Net) Excludes R/W
 3.60 Acres (Net) Excludes R/W

Lot 2
 125,488 sq. ft. (Gross)
 2.88 Acres (Gross)
 110,741 sq. ft. (Net) Excludes R/W
 2.54 Acres (Net) Excludes R/W

3/4" pin in Monument box
 S.E. 1/4, N.E. 1/4
 Section 10-185-R10W

Right-of-Way Grant to
 Vanderburgh County
 Deed Record 541, Page 19

Encroachment Permit to
 Vanderburgh County
 Deed Drawer 2, Card 7460

Encroachment Permit to
 Vanderburgh County
 Deed Drawer 2, Card 7462

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Property Line & Lynch Road
 Station 851+68.63
 (36 Pin)

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