

GENERAL NOTES

FLOOD DATA: According to Firm Panel No. 180-256-00508 for Vanderburgh County, Indiana, dated March 19, 1982 a portion of the subject property lies within the 100 year Flood plain, Flood Zone "A", "B", and "C"

UTILITIES: According to VECTREN electric power is available to the proposed site. There is an 8" water line along Interchange Road North accessible to the proposed site by extension.

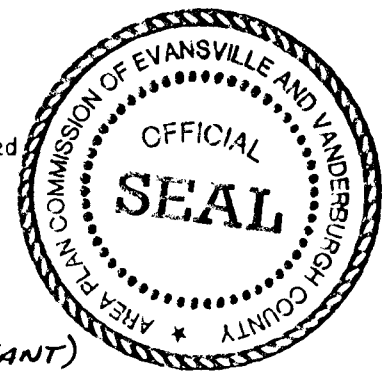
Sewer service to this development was installed during the construction of Burkhardt Center Phase I.

Road Construction Plans have been approved by the County Commissioners on MARCH 1, 2003.

Storm Drainage Plans have been approved by the Vanderburgh County Drainage Board on December 26, 2001.

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 & VANDERBURGH COUNTY AT A MEETING HELD ON MARCH 2, 2003.



Mark Loster, President; Blaine Oliver, Attest Executive Director (ASSISTANT)

Secondary Plat complies with Ordinance and is released for recording. Blaine Oliver, Executive Director (ASSISTANT); July 7, 2005, Plat Release Date.

STORM DRAINAGE MAINTENANCE

1502.01 PLAN A: Per Ordinance

Each Lot Owner 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 obstructions within drainage easements which will interfere with the flow of surface water along drainage easements including:

- (1) Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
(2) Keeping all parts of the storm water drainage systems operating at all times as designed and constructed, and free of all trash, debris, and obstructions to the flow of water.
(3) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office, and/or the County Engineer's Office, and in compliance with the County Drainage Ordinance.

(5) 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.

(6) Notice: A lot owner must obtain prior written approval of the County Drainage Board before constructing any pipe, fence, well, building, pool, patio, planting, stored material, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision.

(7) The foregoing obligation for drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed 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.

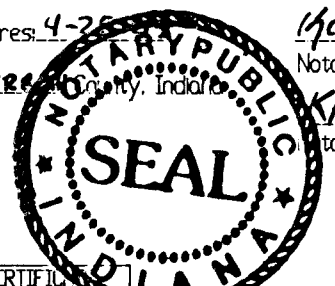
ACKNOWLEDGMENT CERTIFICATE

STATE OF INDIANA COUNTY OF VANDERBURGH

Before me, the undersigned a Notary Public, in and for said County and State, personally appeared the said Owner and Subdivider, 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 Notarial Seal this 29th day of JUNE, 2005.

My Commission Expires 4-26-06. Karen Lynn Yokel, Notary Public - Signature; KAREN LYNN YOKEL, Notary Public - Printed Name.

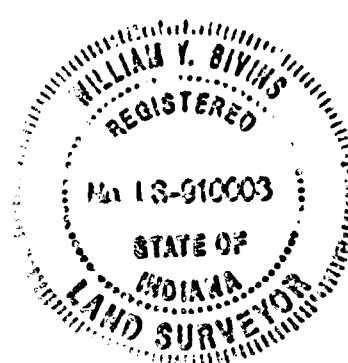


LAND SURVEYORS CERTIFICATE

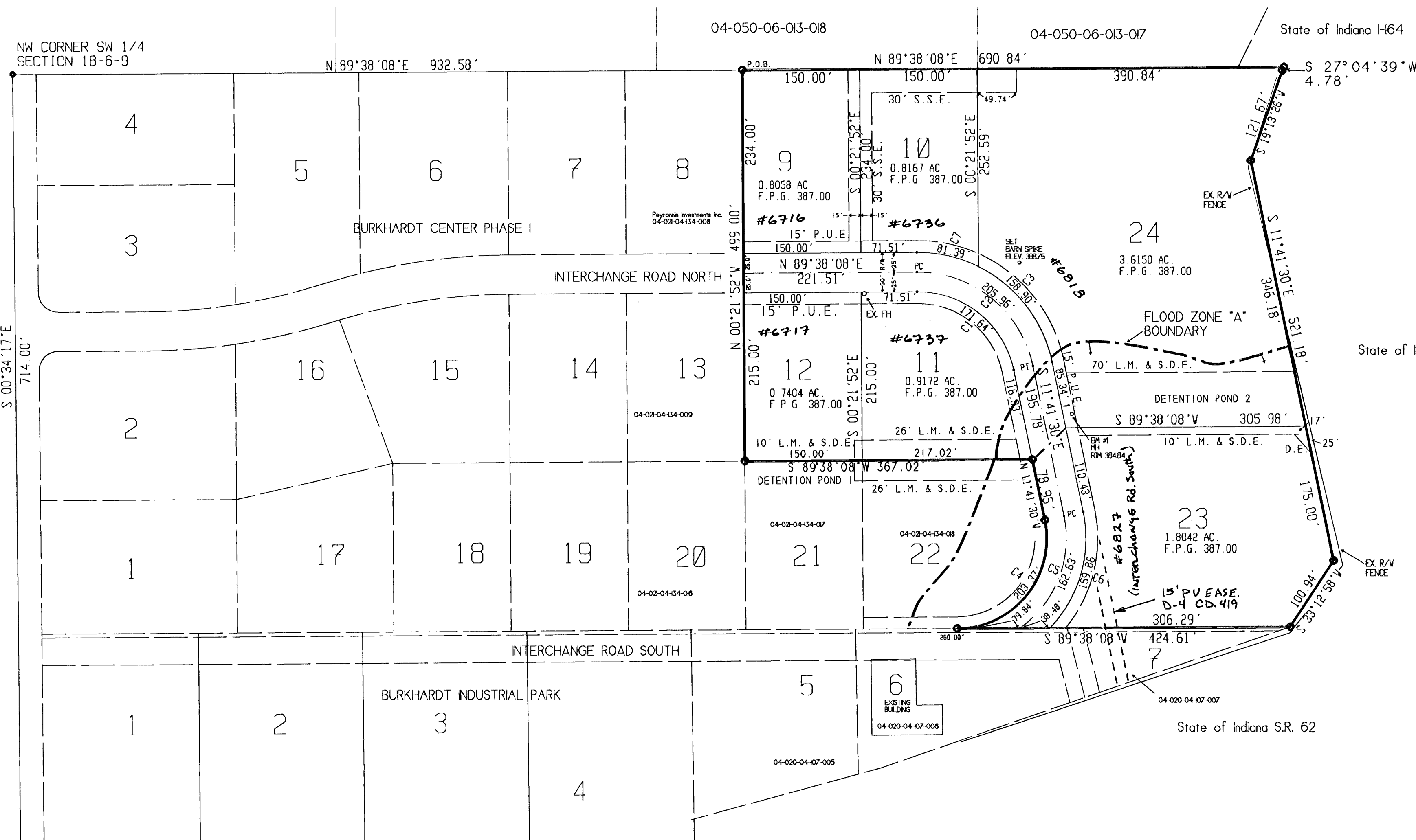
I, WILLIAM Y. BIVINS, do hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

WITNESS my hand and Notarial Seal this 28th day of June, 2005.

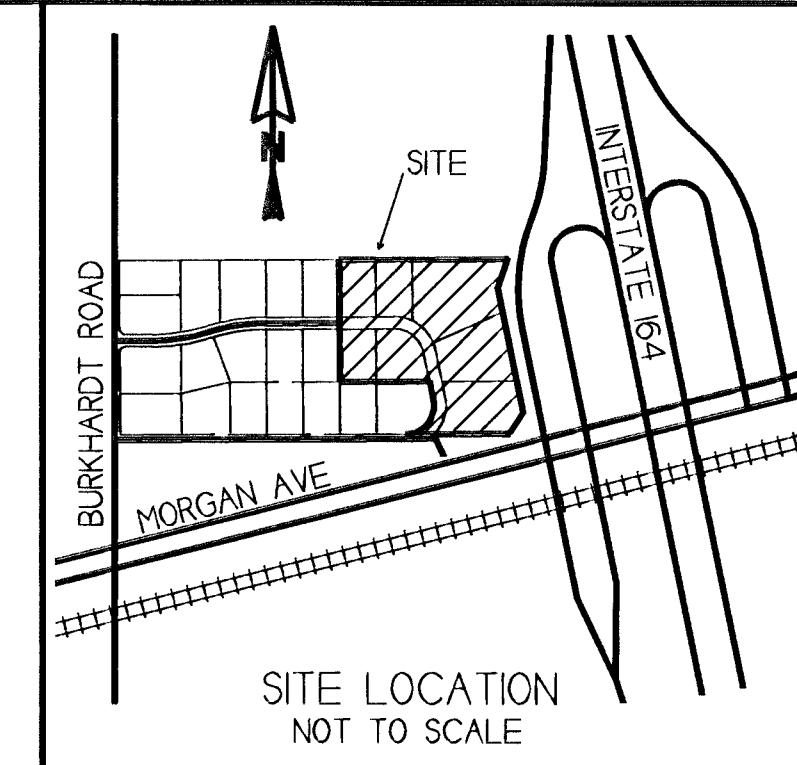
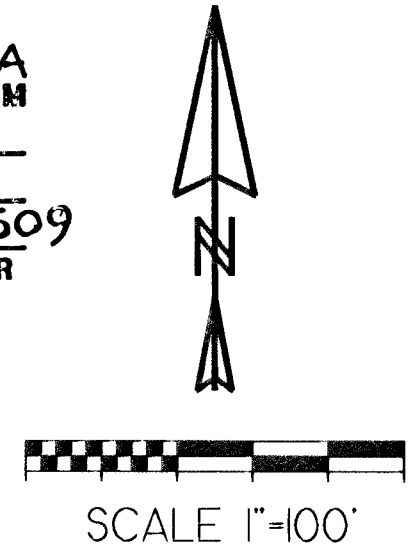
William Y. Bivins, P.E./L.S., Indiana Registration No. LS 910003, 10579 Oak Grove Road, Newburgh, IN 47630.



BURKHARDT CENTER PHASE II



RECEIVED FOR RECORD DATE 07-08-05 8:59 AM PLAT BOOK R-167 PAGE R-167 INSTR # 200500020509 BETTY KNIGHT-SMITH RECORDER VANDERBURGH COUNTY



DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER JUL 08 2005. Sub-Plat Auditor # 4484.

LEGEND table with symbols for EASEMENTS, LOT LINE, BOUNDARY, CENTER LINE, STREET, CONTOURS, TREES/BUSHES, DITCH LINE, BUILDING LINE.

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Lists curve data for C 1 through C 7.

BOUNDARY DESCRIPTION BURKHARDT CENTER PHASE II

A part of the Southwest Quarter of Section Eighteen (18), Township Six (6) South, Range Nine (9) West, Knight Township, Vanderburgh County, Indiana, and more particularly described as follows.

Commencing at the Northwest corner of said Quarter Section, thence North 89 degrees 38 minutes 08 seconds East, a distance of 932.58 feet to the POINT OF BEGINNING; thence continuing East along said line, a distance of 690.84 feet; thence South 27 degrees 04 minutes 39 seconds West, a distance of 4.78 feet; thence South 11 degrees 41 minutes 30 seconds East, a distance of 521.18 feet; thence South 33 degrees 12 minutes 58 seconds West, a distance of 100.94 feet; thence South 89 degrees 38 minutes 08 seconds West, a distance of 424.61 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 115.00 feet, a central angle of 101 degrees 19 minutes 34 seconds, and a chord of 177.89 feet bearing North 38 degrees 58 minutes 19 seconds East; thence Northeast along said curve, a distance of 203.37 feet; thence North 11 degrees 41 minutes 30 seconds West, a distance of 78.95 feet; thence South 89 degrees 38 minutes 08 seconds West, a distance of 367.02 feet; thence North 0 degrees 21 minutes 52 seconds West, a distance of 499.00 feet to the POINT OF BEGINNING; said described tract containing 9.605 acres, more or less. (burkhard.dsc)

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATE THE SAME AS BURKHARDT CENTER PHASE II SUBDIVISION. ALL ROADS SHOWN 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 AND 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.

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 MOVING 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) ARE DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES. 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 IMPEDED OR REDUCE THE FLOW OF WATER.

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 DETENTION EASEMENT.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR ACCESS TO FACILITIES FOR INSTALLATION, MAINTENANCE OPERATION ENLARGEMENT, REPAIR OR RECONSTRUCTION.

DEEP HOLE PARTNERSHIP, 1901 N. Kentucky Avenue, P.O. Box 3317, Evansville, In. 47732.

Drew F. Peyronnik, PARTNER.

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