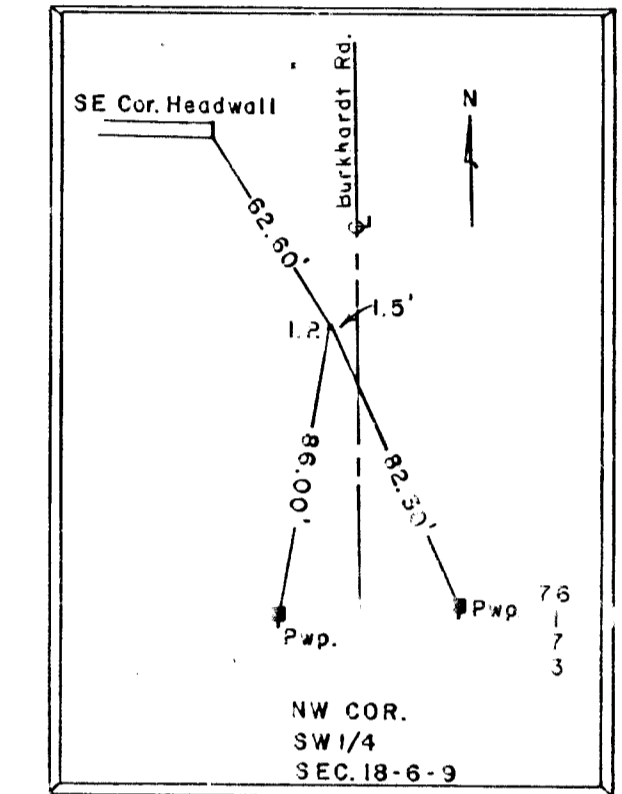
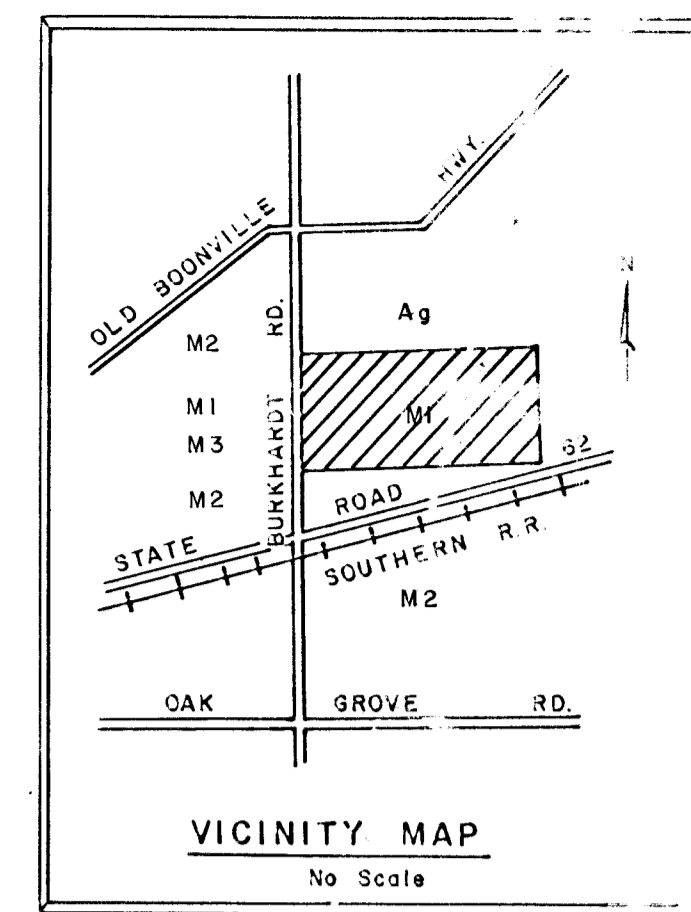
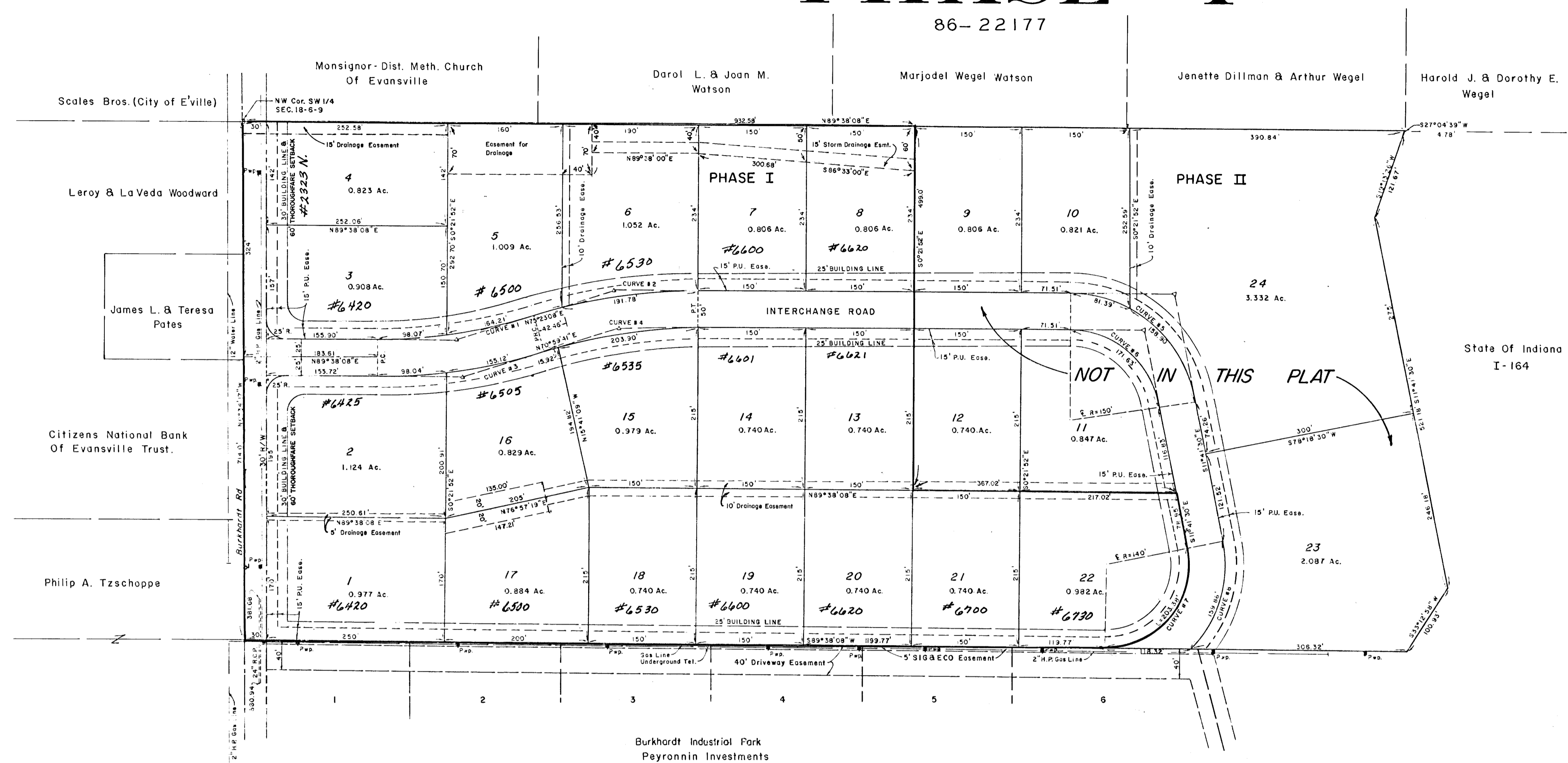


# BURKHARDT CENTER PHASE I

86-22177



**NOTES**

All lot corners marked with iron pins  
Erosion control: Slopes of 0 to 6%, shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.  
All utilities available at site

**LEGAL DESCRIPTION**

A Subdivision of part of the Southwest Quarter of Section 18, Township 6 South, Range 9 West in Vanderburgh County, Indiana. More particularly described as follows:

Beginning at the Northwest corner of said Quarter Section, thence North 89 degrees 38 minutes 08 seconds East a distance of 932.58 feet, thence South 0 degrees 21 minutes 52 seconds East a distance of 499.0 feet, thence North 89 degrees 38 minutes 08 seconds East a distance of 367.02 feet, thence South 11 degrees 41 minutes 30 seconds East a distance of 78.95 feet to the beginning of a 49.8224 degree curve, thence Southwesterly along said curve to the right having a radius of 115.0 feet for a distance of 203.38 feet to the end of said curve, said point being on the North line of the plot of Burkhardt Industrial Park (recorded in PB-L, Page 87), thence South 89 degrees 38 minutes 08 seconds West along the North line thereof a distance of 1199.77 feet to the West Line of said Quarter Section and being the Centerline of Burkhardt Road, thence North 00 degrees 34 minutes 17 seconds West along said West Line and said Centerline a distance of 714.0 feet to the place of beginning.

CURVE DATA							
CURVE #1	CURVE #2	CURVE #3	CURVE #4	CURVE #5	CURVE #6	CURVE #7	CURVE #8
Δ = 16° 31' 05"	Δ = 16° 31' 05"	Δ = 16° 31' 05"	Δ = 16° 31' 05"	Δ = 78.6728°	Δ = 78.6728°	Δ = 101.3272°	Δ = 101.3272°
D = 7.514203°	D = 7.05179°	D = 7.05179°	D = 7.514203°	D = 7.7404°	D = 45.8366°	D = 49.8224°	D = 34.7248°
T = 110.68'	T = 117.93'	T = 117.93'	T = 110.68'	T = 143.42'	T = 102.44'	T = 140.32'	T = 201.33'
L = 219.82'	L = 234.24'	L = 234.24'	L = 219.82'	L = 240.29'	L = 171.63'	L = 203.38'	L = 291.80'
R = 762.50'	R = 812.50'	R = 812.50'	R = 762.50'	R = 175.00'	R = 125.00'	R = 115.00'	R = 165.00'
E = 7.99'	E = 8.51'	E = 8.51'	E = 7.99'	E = 51.26'	E = 36.62'	E = 66.42'	E = 95.30'

We the undersigned, Drew F. Peyronnin and Edward E. Peyronnin do hereby as shown plot and subdivide said real estate and all streets within the plat between which 15' P.U. Easement are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authority and to the easements hereon reserved. No structures are to be erected or maintained on said strips and the rights of the public utilities in said strips of ground, drainage easement for open channels so set out on this plat shall not be encroached upon by any permanent structures, trees, shrubs, flowers, gardens, or vegetation other than grass, and shall be maintained by owner.

PEYRONNIN INVESTMENTS INC.

Drew F. Peyronnin Pres.  
Edward E. Peyronnin Sec.

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Drew F. Peyronnin & Edward E. Peyronnin who acknowledged the execution of the foregoing plat of BURKHARDT CENTER PHASE I the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notarial Seal this 23rd day of August 1986

Barbara A. Runyon  
Notary Public

My commission expires February 24, 1988



**ARC CERTIFICATE**

Under authority provided by Chapter 174- Act of 1947 enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the County of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of Evansville and Vanderburgh County.

D. J. Miller  
PRESIDENT

Barbara L. Cunningham  
EXECUTIVE DIRECTOR

PLAT RELEASE: AUGUST 29, 1986

RECEIVED FOR RECORD  
at 1:34 P.M.  
AUGUST 29, 1986  
Page 36

JULY ENTERED FOR TAXATION  
AUG 29 1986 5261  
Robt. Mackenzie

**SURVEYORS CERTIFICATE**

I, Billy T. Nicholson, 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, and the above described real estate is located Above the 100 year flood zone, as shown on Flood Map Panel 0050 B dated March 19, 1982

Billy T. Nicholson  
PLS No. 7964



**Vech, Nicholson, Griggs Assoc.**  
Consulting Engineers & Land Surveyors

1830-A WEST FRANKLIN ST. EVANSVILLE, IN 47712 (812) 424-2936

N-36