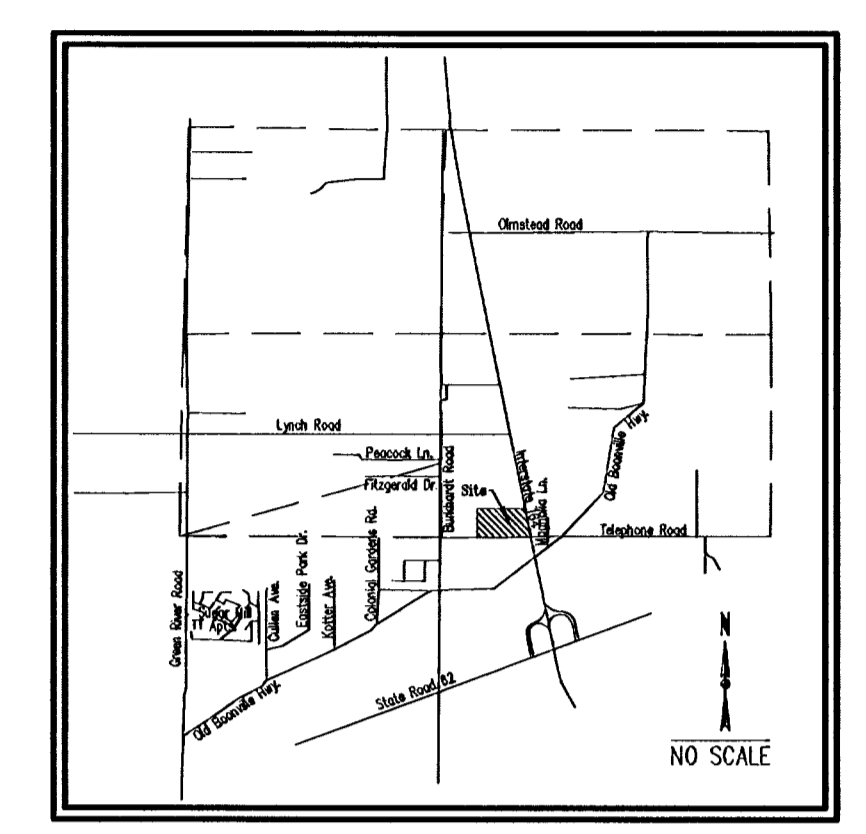


RECEIVED FOR RECORD  
 at 1:23 A.M.  
 JUNE 20 2000  
 Plat Book Q-77  
 Page 77  
 BETTY J. HERMAN RECORDER  
 VANDERBURGH COUNTY  
 2000R00017459

# BURKHARDT-LYNCH BUSINESS PARK Section II



ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 JUN 20 2000  
*James E. Morley*  
 AUDITOR  
 # 3983

SCALE 1" = 100'

### Owners 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 **Burkhardt-Lynch Business Park Section II**. All roads 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. Said easements may be paved for parking, sidewalks, and curbs or small landscaping. Public utilities shall not be liable for repair or replacement of such improvements.

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

Owners:  
*Carol Kelle Trust 6/8/00*  
 National City Bank of Evansville, Office (Date)  
 Trust Department as Trustees of the  
 Robert G. Woodward Sr., Roth IRA, Carol A. Leslie  
*Carol Kelle Trust 6/8/00*  
 National City Bank of Evansville, Office (Date)  
 Trust Department as Trustees of the  
 Robert G. Woodward Jr., Roth IRA, Carol A. Leslie

### 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 2<sup>th</sup> day of June, 2000.

My Commission Expires:  
 1/21/03  
*Brandi S. Carrigan*  
 Notary Public

Notary Resides in  
 Vanderburgh  
 County, Indiana  
 BRENDA S. CARRIGAN  
 (Typed or printed name)



### General Notes

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

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

Easements: Any easements must be approved by the Vanderburgh County Building Commissioner.

Access: Driveways shall access interior streets only.

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 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.

Storm Drainage Cleaning: 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.

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.

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.

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 - NCS 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 and July 28, 1997

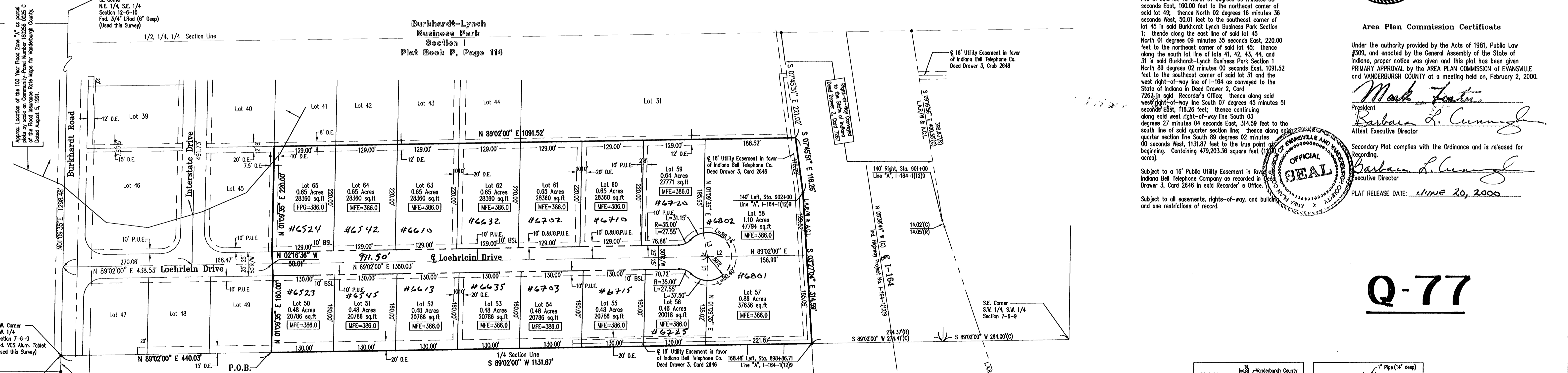
Road plans were approved by the Vanderburgh County Commissioners on: July 21, 1997

Sanitary sewer plans were approved by the Evansville Water and Sewer Utility Board on: September 16, 1997

Use and development plan recorded: May 14, 1997-Misc. Dr. 5, Card 1538.

### Legend

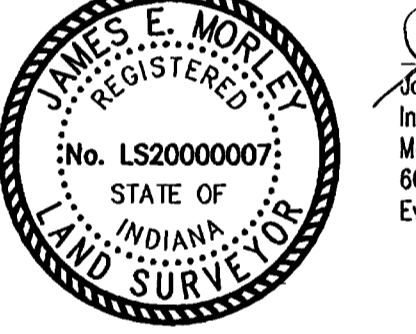
- BSL - Building Setback Line
- MFE - Minimum Floor Elevation
- FPG - Flood Protection Grade
- R/W - Right-of-way
- Q - Centerline
- P.O.B. - Point of Beginning
- L.A.R./W - Limited Access Right-of-way
- A.C.L. - Access limited



### Surveyor's Certificate

I, James E. Morley, 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 seal this 7<sup>th</sup> day of June, 2000.



*James E. Morley*  
 James E. Morley, R.L.S.  
 Indiana Registration No. LS20000007  
 Morley and Associates, Inc.  
 600 SE. Sixth Street  
 Evansville, IN. 47713

### Boundary Description

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

Commencing at a Vanderburgh County Surveyor's aluminum tablet marking the southwest corner of said quarter section; thence along the south line of said quarter and along the south lot line of lots 47, 48 and 49 in Burkhardt-Lynch Business Park Section 1 as recorded in Plat Book P, Page 114 in the Office of the Recorder, Vanderburgh County, Indiana, North 89 degrees 02 minutes 00 seconds East, 440.03 feet to the southeast corner of said lot 49, said point also being the true point of beginning; thence along the east line of said lot 49 North 01 degrees 09 minutes 35 seconds East, 220.00 feet to the southeast corner of lot 45 in said Burkhardt-Lynch Business Park Section 1; thence along the east line of said lot 45 North 01 degrees 09 minutes 35 seconds East, 220.00 feet to the southeast corner of lot 45; thence along the south lot line of lots 41, 42, 43, 44, and 31 in said Burkhardt-Lynch Business Park Section 1 North 89 degrees 02 minutes 00 seconds East, 1091.52 feet to the southeast corner of said lot 31 and the west right-of-way line of I-164 as conveyed to the State of Indiana in Deed Drawer 2, Card 7262 in said Recorder's Office; thence along said west right-of-way line South 07 degrees 45 minutes 51 seconds East, 116.28 feet; thence continuing along said west right-of-way line South 03 degrees 27 minutes 04 seconds East, 314.59 feet to the south line of said quarter section line; thence along said quarter section line South 89 degrees 02 minutes 00 seconds West, 131.87 feet to the true point of beginning. Containing 479,203.38 square feet (10.82 acres).

Subject to a 16' Public Utility Easement in favor of Indiana Bell Telephone Company as recorded in Deed Drawer 3, Card 2846 in said Recorder's Office.

Subject to all easements, rights-of-way, and building and use restrictions of record.

### Area Plan Commission Certificate

Under the authority provided by the Acts of 1991, 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, February 2, 2000.

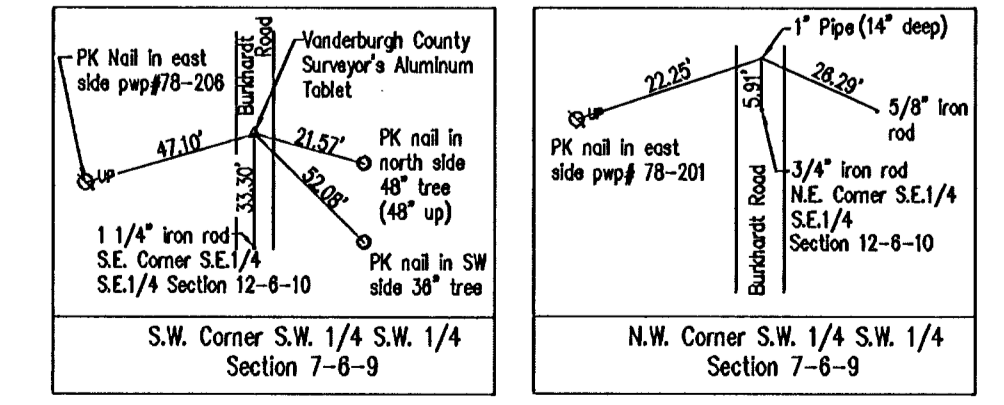
*Mark Foster*  
 President  
*Barbara S. Cunningham*  
 Attest Executive Director

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

PLAT RELEASE DATE: June 20, 2000

# Q-77

NUMBER	DIRECTION	DISTANCE
L1	S 01°09'35" W	50.00'
L2	N 89°02'00" E	50.00'
L3	N 10°22'09" W	50.00'



APC # 5-5-2000  
 Secondary Plat  
 00-3280-4(C) SEC2-PLT06 06-00 JEM