

BURWELL MINOR SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 WEST KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA DEED DRAWER 13, CARD 7024

RECEIVED FOR RECORD
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PLAT BOOK R-84
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BETTY A KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 24 2003 #8616

Sub-Title
ADJUSTOR

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS: **BURWELL MINOR SUBDIVISION**

Curt E. Burwell
CURT E. BURWELL
BLP INDIANA PROPERTIES, LLC
1 BURWELL DRIVE
LINCOLN, IL 62656

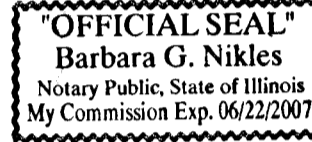
NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF November, 2003.
MY COMMISSION EXPIRES: 6/30/07

Barbara G. Niklas
NOTARY PUBLIC:
Barbara G. Niklas
PRINTED NAME:
A RESIDENT OF Logan COUNTY, STATE OF Illinois



AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 AND VANDERBURGH COUNTY, AT A MEETING HELD ON JUNE 11, 2002.

Mark L. Linton (SUB REVIEW MEETING)
PRESIDENT
Bradley S. Hill
EXECUTIVE DIRECTOR
Nov. 24, 2003
PLAT RELEASE
Bradley S. Hill
EXECUTIVE DIRECTOR

SURVEYOR'S CERTIFICATION

I, RODNEY K. YOUNG, REGISTERED LAND SURVEYOR, 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 ON JUNE 03, 2001 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

Rodney K. Young
RODNEY K. YOUNG P.E., L.S.
INDIANA REGISTRATION NO. 910019
DATE OF CERTIFICATION 02/07/02



INT. KC CLOSURE 1:195,222.0
DATE: 02/04/02

FOR INQUIRIES CONCERNING THIS SURVEY CONTACT:

U.S. SURVEYOR
1929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800-TO-SURV

PREPARED FOR:
BLP INDIANA PROPERTIES, LLC
1 BURWELL DRIVE
LINCOLN, IL 62656

PROJECT LOCATION:
VANDERBURGH COUNTY, INDIANA

PROJECT ADDRESS:
500 NORTH BURKHARDT ROAD
EVANSVILLE, IN

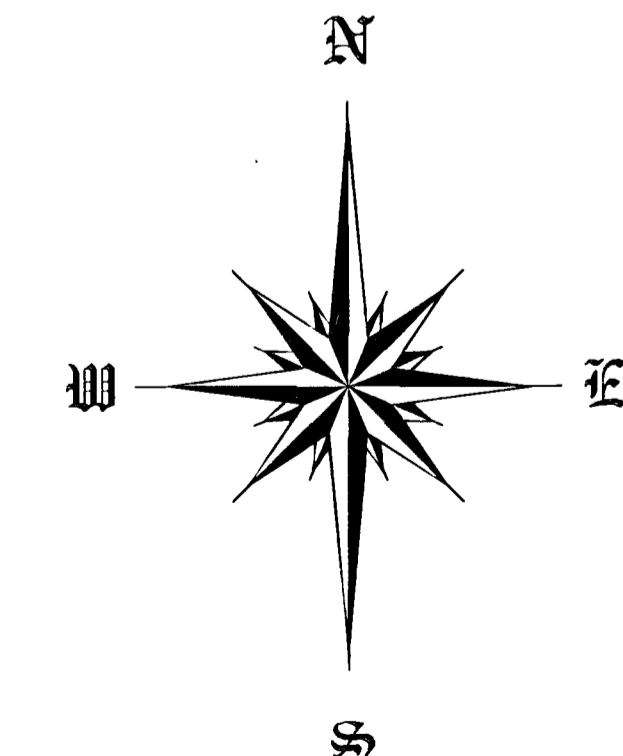
PROJECT NAME:
BLP MINOR SUBDIVISION
EVANSVILLE, IN

JOB NUMBER: 02148-01
FILE: SS23891_3

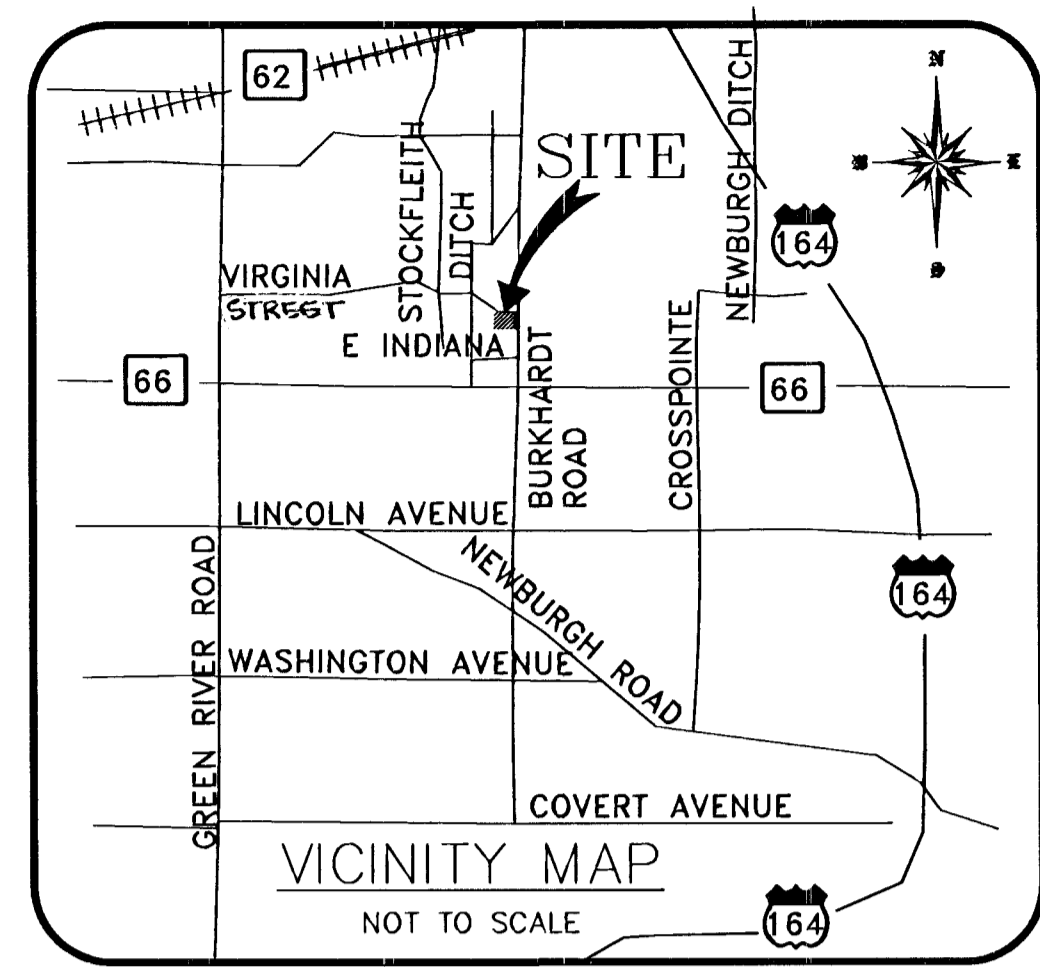
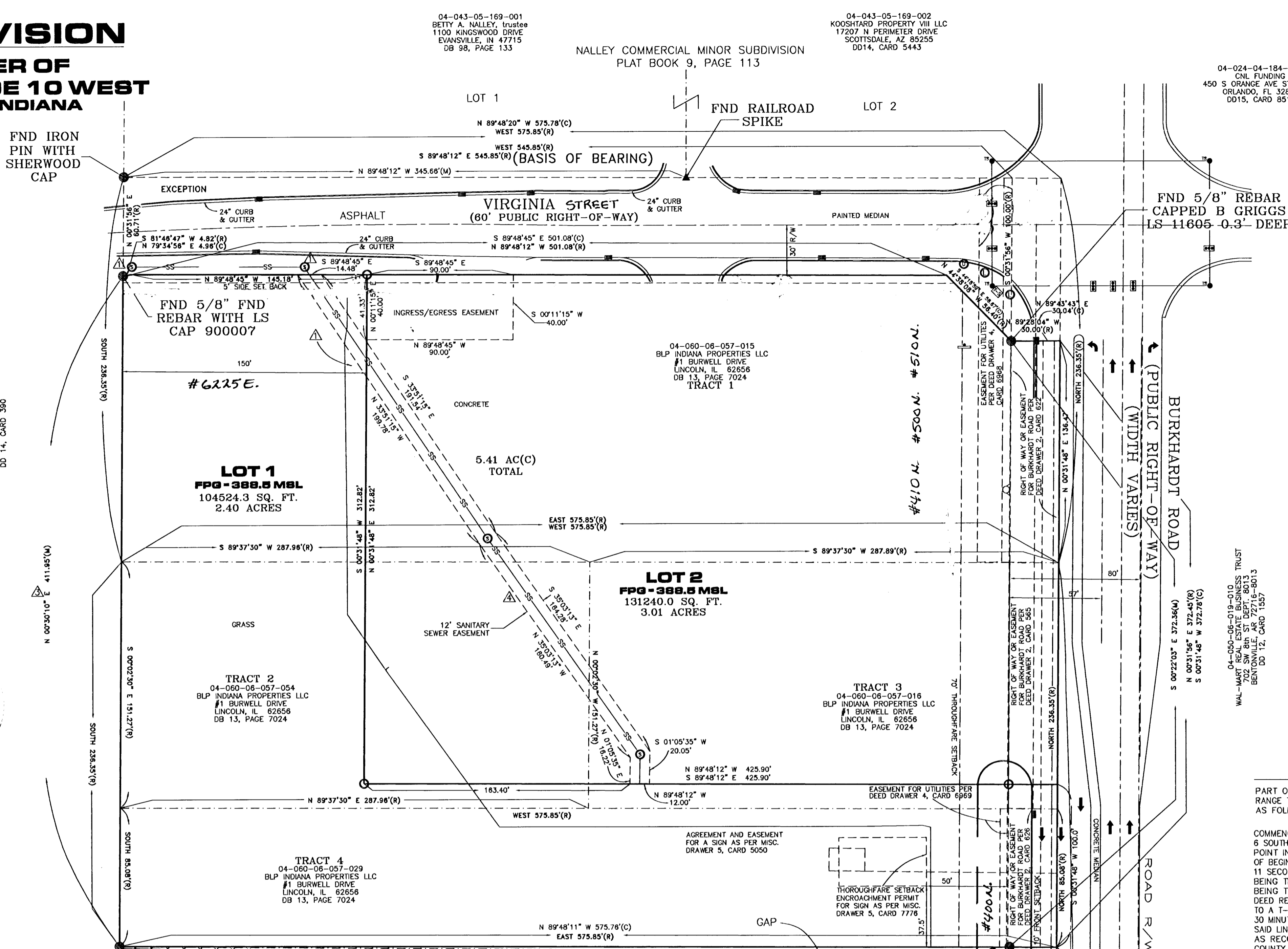
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GENERAL NOTES

- UTILITIES: GAS & ELECTRIC SERVICE ARE AVAILABLE FROM VECTREN. WATER SERVICE IS AVAILABLE FROM THE CITY OF EVANSVILLE. SEPTIC IS AVAILABLE ON BOTH SITES.
 - EROSION CONTROL: SLOPES OF 0% TO 5% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH SHALL BE PRIMARILY USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL, AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 5% SHALL HAVE STRAW BALES, AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL, AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.
 - DITCHES: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SOODED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% 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 ARE MARKED AS SHOWN.
 - FLOOD PLAN DATA: NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE (ZONE B) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 180256 0050 B, DATED MARCH 19, 1982.
 - LOT #2 SHALL GRANT INGRESS/EGRESS PRIVILEGES TO LOT #1 AND LOT #1 SHALL BE LIMITED TO INTERNAL ACCESS ONLY.
- NOTE: SETBACK LINES ARE SUBJECT TO CHANGE. CONTACT LOCAL ZONING AUTHORITY TO DETERMINE EXACT LOCATION OF SETBACK LINES.



SCALE: 1" = 40'



LEGEND

MONUMENT FOUND	POWERPOLE	SS - SAN SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
P.K. NAIL FOUND	LIGHT POLE	CLEAN OUT
FIND X MARK	STREET LIGHT POLE	STORM DRAIN LINE
SET X MARK	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
RR SPIKE FOUND	AIR CONDITIONER	STORM INLET
RR SPIKE SET	BURIED ELECTRIC	CURB INLET
BENCHMARK	O/H E OVERHEAD ELECTRIC	PAY PHONE
ELECTRIC METER	ELEC. MANHOLE	TELEPHONE BOX
CONC. R/W MARKER	ELECTRIC METER	TELEPHONE MANHOLE
RECORD DATA	WATER LINE	TELEPHONE POLE
MEASURED DATA	WATER MANHOLE	TELEPHONE LINE
CALCULATED DATA	WATER VALVE	O/H T OVERHEAD TELEPHONE
R/W RIGHT OF WAY	HYDRANT	CABLE TELEVISION
B.S.L. BACK SET LINE	GAS LINE	O/H C OVERHEAD CABLE
RIP REINFORCED CONG. PIPE	GAS VALVE	CABLE BOX
CMP CORRUGATED METAL PIPE	GAS METER	TRAFFIC POLES
PVC PLASTIC PIPE	GAS MANHOLE	TRAFFIC SIGNAL
M/L METAL	BOLLARD	TRAFFIC MANHOLE
L/S LANDSCAPING	BORE HOLE	TRAFFIC SIGNAL BOX
TREE	MONITORING WELL	STOP SIGN
	MAIL BOX	SIGN
	UNKNOWN MANHOLE	

DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST, ALL IN KNIGHT TOWNSHIP, IN VANDERBURGH COUNTY, INDIANA, AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 WEST, FEET NORTH 00 DEGREES 32 MINUTES 28 SECONDS EAST 1324.03 FEET TO POINT IN THE WESTERLY RIGHT OF WAY LINE OF BURKHARDT ROAD AND BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 48 MINUTES 11 SECONDS WEST 575.76 FEET ALONG THE SOUTH LINE OF THE SUBJECT PARCEL, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 IN THE EVANSVILLE STAR MINOR SUBDIVISION, SAID LINE ALSO BEING THE NORTH LINE OF THE PROPERTY OWNED BY EVANSVILLE UNITED LP, AS RECORDED IN DEED RECORD 8, CARD 9424 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, TO A T-POST MARKING THE SOUTHWEST CORNER OF THE SUBJECT PARCEL; THENCE NORTH 00 DEGREES 30 MINUTES 10 SECONDS EAST, 411.95 FEET ALONG THE WEST PROPERTY LINE OF THE SUBJECT PARCEL, SAID LINE ALSO BEING THE EAST LINE OF THE PROPERTY OWNED BY SATER FAMILY PARTNERSHIP LP, AS RECORDED IN DEED RECORD 14, CARD 390, IN THE AFORESAID RECORDERS OFFICE OF SAID COUNTY, TO A 5/8 INCH REBAR WITH LS CAP 900007, BEING THE NORTHWEST CORNER OF THE SAID SUBJECT PARCEL; THENCE NORTH 79 DEGREES 34 MINUTES 56 SECONDS EAST, 4.96 FEET ALONG A LINE COMMON TO THE NORTH LINE OF SAID SUBJECT PARCEL, AND THE SOUTH ROAD RIGHT OF WAY LINE OF VIRGINIA STREET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 48 MINUTES 45 SECONDS EAST, 501.08 FEET, PASSING A 5/8 INCH REBAR AT 145.18 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 44 DEGREES 18 MINUTES 59 SECONDS EAST, 56.67 FEET TO A 5/8 INCH REBAR WITH B GRIGGS LS 11605 CAP; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES 43 MINUTES 43 SECONDS EAST, 30.04 FEET TO A POINT IN THE WEST RIGHT OF WAY LINE OF BURKHARDT ROAD; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 00 DEGREES 31 MINUTES 48 SECONDS WEST, 372.78 FEET TO THE POINT OF BEGINNING, CONTAINING 5.41 ACRES, MORE OR LESS.

P.O.B. DESCRIPTION

P.O.C. DESCRIPTION
SE CORNER OF THE SOUTHEAST 1/4 OF SEC 24-T6S-R10W

R-84

DATE OF ORIGINAL: FEBRUARY 7, 2002

REVISION: Δ UPDATED MANHOLES_11 DATE: DECEMBER 17, 2002

REVISION: Δ REVISIONS PER APC_10 DATE: JANUARY 29, 2003

REVISION: Δ REVISIONS PER APC_10 DATE: FEBRUARY 18, 2003

REVISION: Δ UPDATED EASEMENT_10 DATE: NOVEMBER 13, 2003