

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
DATE 11-24-03 9:26 AM
PLAT BOOK R-84
PAGE 84
INSTR # 2003R00053963
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

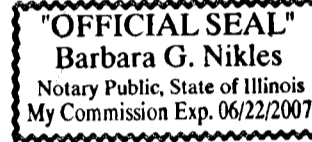
NOTARY CERTIFICATE

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, 2003.

Mark Lutz (SUB REVIEW MEETING)
PRESIDENT

Bradley Smith
EXECUTIVE DIRECTOR

Nov. 24, 2003
PLAT RELEASE

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

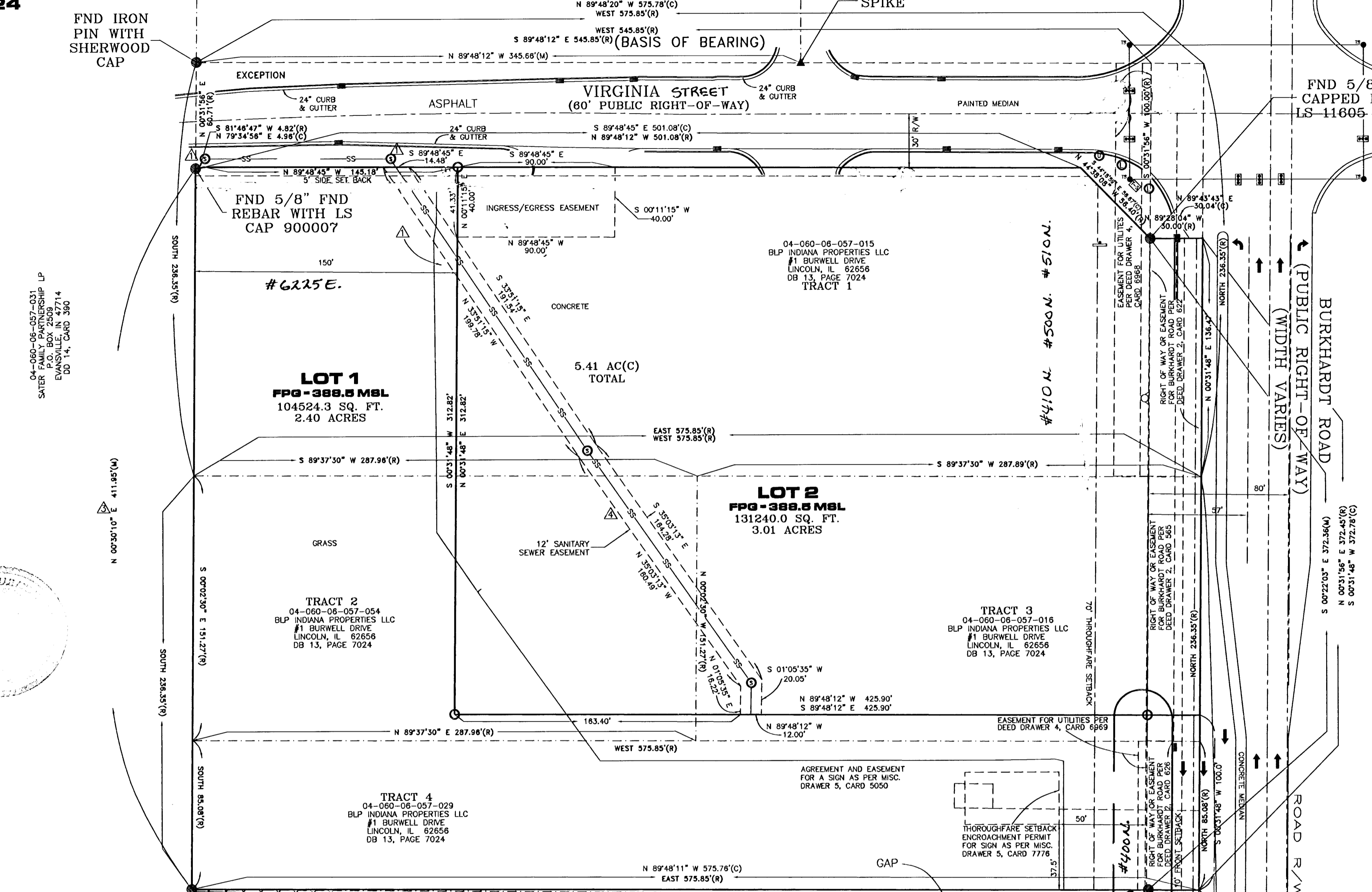
PREPARED FOR:
BLP INDIANA PROPERTIES, LLC
1 BURWELL DRIVE
LINCOLN, IL 62656

PROJECT LOCATION:
VANDERBURGH COUNTY, INDIANA

PROJECT ADDRESS:
500 NORTH BURKHARDT ROAD
EVANSVILLE, IN

PROJECT NAME:
BLP MINOR SUBDIVISION
EVANSVILLE, IN

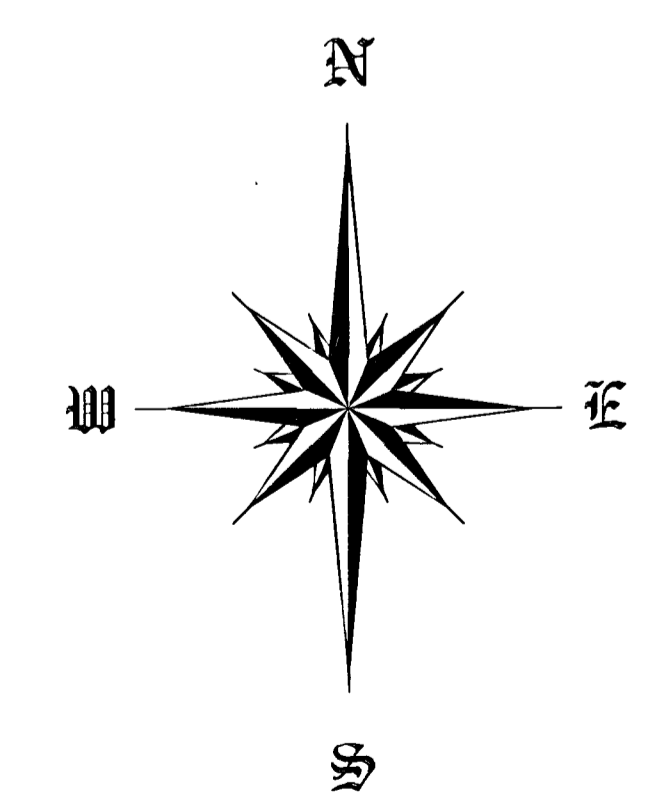
JOB NUMBER: 02148-01
FILE: SS23891_3



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 SHAPING.
- DITCHES: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDING 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.



HOLEY MOLEY SAYS "DON'T DIG BLIND"

"IT'S THE LAW"
CALL BEFORE YOU DIG
1-800-382-5544

04-023-04-182-001
KSA ENTERPRISES INC.
P.O. BOX 7604
PADUCAH, KY 42302
DR. 13 CRD. 8194

UTILITY COMPANIES

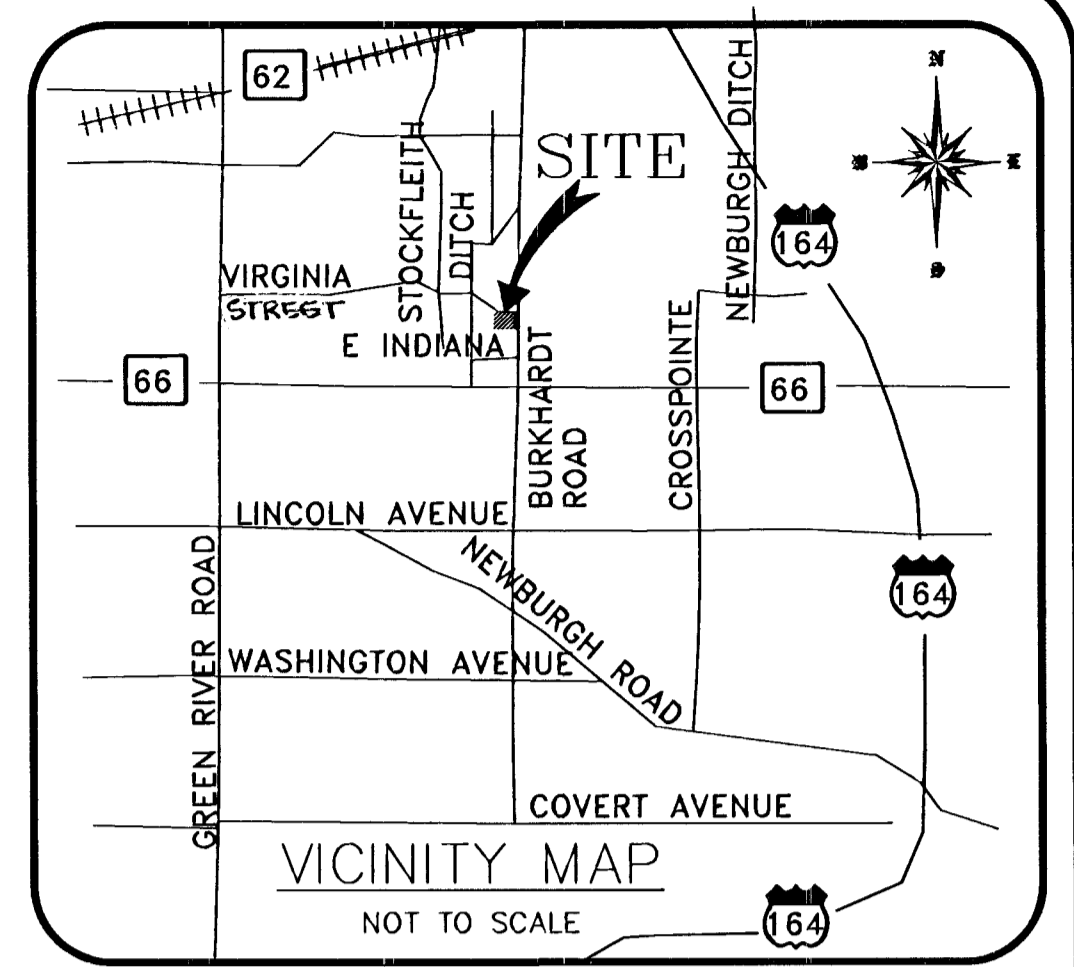
UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA ARE:

ELECTRIC & GAS-
VECTREN
20 N.W. FOURTH STREET
EVANSVILLE, IN 47708
(812) 464-4608

PHONE-
AMERITECH
134 N.W. 6th STREET
EVANSVILLE, IN 47708
(812) 464-6050

WATER & SEWER-
EVANSVILLE WATER & SEWER UTILITY
104 ADMINISTRATION BUILDING
1 NW MI. KING JR. BLVD.
CIVIC CENTER COMPLEX
EVANSVILLE, IN 47708
(812) 421-2130

OTHER-
CABLE TV
TCI OF EVANSVILLE
1900 N FARES AVE.
EVANSVILLE, IN 47711
(812) 428-2471



LEGEND

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

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

DATE OF ORIGINAL: FEBRUARY 7, 2002

REVISION: A	UPDATED MANHOLES_11	DATE: DECEMBER 17, 2002
REVISION: B	REVISIONS PER APC_10	DATE: JANUARY 29, 2003
REVISION: C	REVISIONS PER APC_10	DATE: FEBRUARY 18, 2003
REVISION: D	UPDATED EASEMENT_10	DATE: NOVEMBER 13, 2003