Butterfield Minor Subdivision

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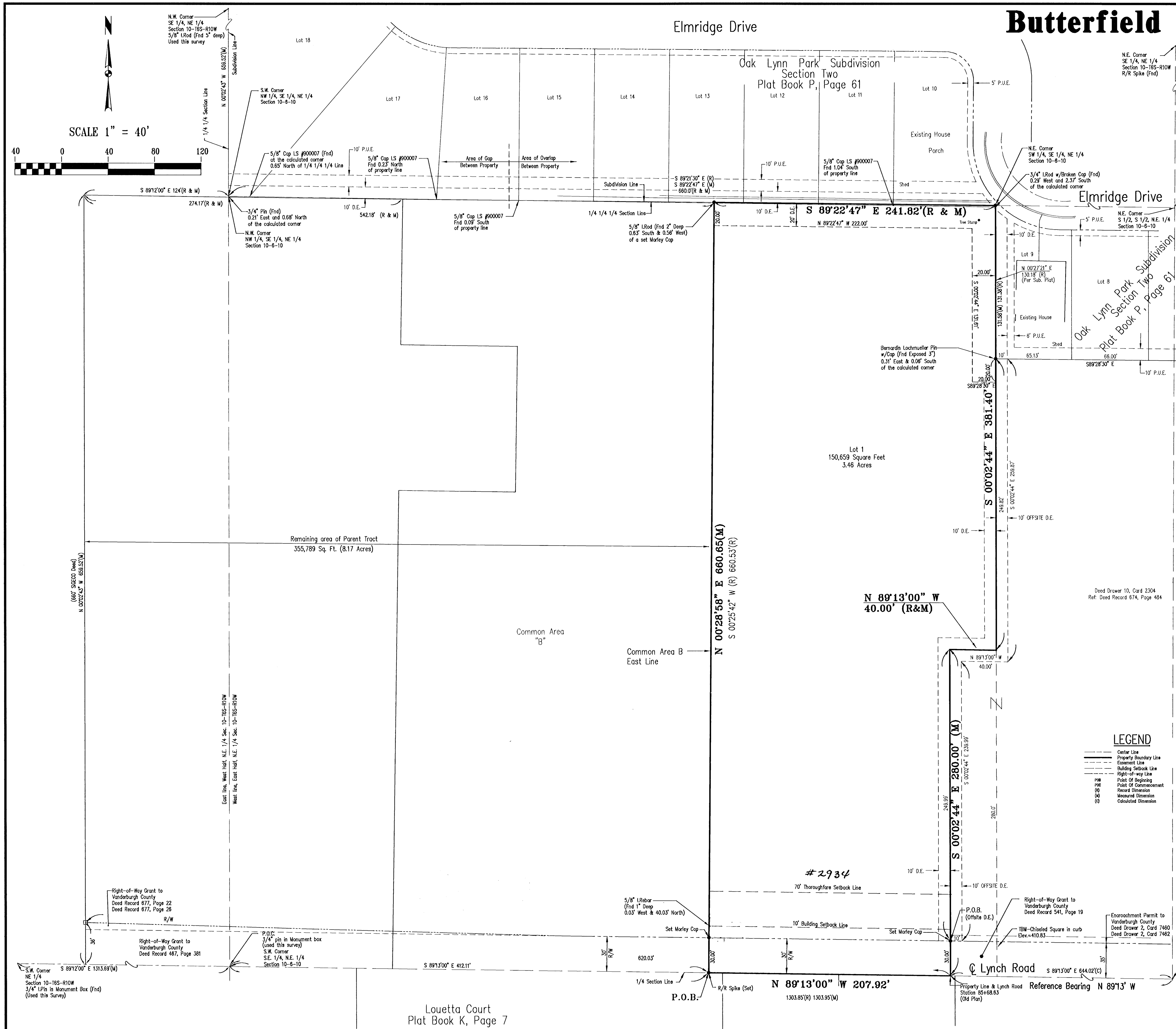
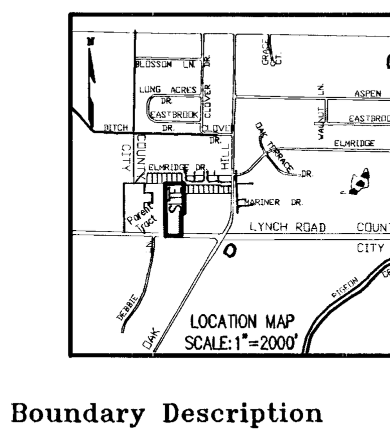
PLAT BOOK R
PAGE 6
INSTR # 2002R00023958
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

R-6

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 2 6 2002
Suzanne M. Crouch
AUDITOR
4363





GENERAL NOTES

Noise Sensitive Note: It is understood by the Owners that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

Zoning: Subject property currently zoned M-2. Adjacent property currently zoned as shown hereon:

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991, no part of the proposed subdivision is within the Special Flood Hazard Zone A (100 year flood zone)

The lowest floor elevation 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.

Utilities: Municipal water and sanitary sewer exist within the Right-of Way of Lynch Road and are available to be extended to the subject property.

Erosion Control:

The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with applicable Vanderburgh County Ordinances.

Temporary Erosion Control: (during construction)

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 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.

Basements: Any basement must be approved by the Vanderburgh County building Commissioner.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley & Assoc. ID #0023"

Minimum First Floor Elevation: First floor elevations shall be approved by the Vanderburgh County Building Commissioner.

Survey of subject tract is recorded in Doc. # 2002R00018591

TBM - Chiseled Square in curb at north side of Lynch Road due south of billboard.
Elev. = 410.83

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Butterfield Minor Subdivision**

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.

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 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. The Drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Owner: The Butterfield Family Trust

By: Randall H. Schulz 6/19/02
Randall H. Schulz, Trustee Date
%Harding Shymanski, & Co. Inc.
21 S.E. Third St.
Evansville, IN 47708
(812)464-9161

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), Randall H. Schulz 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 19TH day of JUNE, 2002.

My Commission Expires:
MAY 8, 2010

Gerald M. Withrow
Notary Public
GERALD M. WITHROW
(typed or printed name)

Notary Resides in
VANDERBURGH
County, Indiana

OFFICIAL SEAL

Cross Reference: Deed Drawer 1, Card 5244.

Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 6 South, Range 10 West in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 10-6-10; thence along the south line thereof, South 89 degrees 13 minutes 00 seconds East 412.11 feet to the point of intersection with the east line of a certain tract of land known as "Common Areas" and owned by The Butterfield Family Trust, Al H. Harding, Jr., Trustee u/a dated June 1, 1970, executed by Sidney Butterfield, as Trustor, and Butterfield Family Trust No. 2, Al H. Harding, Jr., Trustee, u/a dated July 31, 1976, executed by Ruth Lane Butterfield, as Trustor, and the Ruth B. Thomas Trust, Al H. Harding, Jr., Trustee, u/a dated September 29, 1980, executed by Ruth B. Thomas, as Trustor,) being the true point of beginning; thence along the west line thereof, North 00 degrees 28 minutes 58 seconds East 660.65 feet to the north line of the South Half of the Southeast Quarter of the Northeast Quarter of Section 10-T6S-R10W; thence along the north line thereof, South 89 degrees 22 minutes 47 seconds East 241.82 feet; thence South 00 degrees 02 minutes 44 seconds East 381.40 feet; thence North 89 degrees 13 minutes 00 seconds West 40.00 feet; thence South 00 degrees 02 minutes 44 seconds East 280.00 feet to a point on the south line of said quarter quarter section; thence along the south line thereof, North 89 degrees 13 minutes 00 seconds West 207.92 feet to the point of beginning containing 150,659 square feet (3.46 acres).

Subject to the right-of-way for Lynch Road along the south side thereof.

Subject to a right-of-way grant to Vanderburgh County for Lynch Road per document recorded in Deed Record 467, Page 381, dated August 7, 1964.

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

Also an offsite Drainage Easement being part of said quarter quarter, and being more particularly described as follows:

Commencing at the southwest corner of said quarter quarter section; thence along the south line thereof, South 89 degrees 13 minutes 00 seconds East 620.03 feet; thence North 00 degrees 02 minutes 44 seconds West 30.00 feet to a point on the north right of way line of Lynch Road, said point being the true point of beginning; thence continuing North 00 degrees 02 minutes 249.99 feet; thence South 89 degrees 13 minutes 00 seconds East 40.00 feet; thence North 00 degrees 02 minutes 44 seconds West 249.82 feet to the southwest corner of Lot 9 in Oak Lynn Park Subdivision - Section Two, as per plat thereof, recorded in Plat Book P, Page 61 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line of said Lot 9, South 89 degrees 28 minutes 30 seconds East 10.00 feet; thence South 00 degrees 02 minutes 44 seconds East 259.87 feet; thence North 89 degrees 13 minutes 00 seconds West 40.00 feet; thence South 00 degrees 02 minutes 44 seconds East 239.99 feet to a point on the north right of way line of Lynch Road; thence along the north line of Lynch Road, North 89 degrees 13 minutes 00 seconds West 10.00 feet to the point of beginning containing 5398 square feet (0.12 acres).

Subject to an encroachment permit to Vanderburgh County recorded in Deed Drawer 2, Cards 7460 and 7462.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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, on November 10, 2000 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 13th day of June, 2002.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

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, 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, June 11, 2002,- Sub Review

Mark Foster
President

Bradley Smith
Attest Executive Director

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

Bradley Smith
Executive Director

PLAT RELEASE DATE: JUNE 26, 2002

Secondary Plat
APC #18-MS-2002 6-13-02 BAS j:\5330\minor-sub.dwg