## General Notes Notary Certificate Owners Certificate FEB 18 2000 STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss: 7. The foregoing obligation for drainage maintenance is a Utilities: Water and sanitary sewers will be extended to the site. The undersigned owners of the real estate shown and described Q-65 requirement of Vanderburgh County and is enforceable by Enterprise Park hereon do hereby plat and subdivide said real estate as shown Before me, the undersigned, a Notary Public in and for said and designate the same as Enterprise Park. All roads shown County and State, personally appeared the said Owner(s) and Road Grades: Maximum road grades will not exceed 5.0%. and not previously dedicated are hereby dedicated to public use. Owners of lots 4, 5, and 6 shall be responsible to mow and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be maintain the storm drainage and lake maintenance easement Basements: Any basements must be approved by the VANDERBURGH COUNTY Strips or areas of land, of the dimensions shown on this plat and (L.M.& S.D.E.) area and banks of the retention basin to the their voluntary act and deed for the uses and purposes therein Vanderburgh County Building Commissioner. marked "P.U.E." (Public Utility Easement), are hereby dedicated 2000R00004622 to public utilities for the installation, maintenance, operation, Access: Driveways shall access interior streets only. enlargement and repair of utility facilities, whether above ground Erosion Control: The Developer, Development Contractors, Builders or below ground, with the right to trim or remove, at the Flood Plain Data: Portions of the proposed subdivision lie within and all Lot Owners or anyone working with or disturbed earth discretion of the public utility, trees, overhanging branches, the boundaries of the 100 year flood zone as plotted by scale shall comply with the "Erosion Control Plan" and any amendments bushes, underbrush and obstructions. No structures other than on Flood Insurance Rate Map for Vanderburgh County, Indiana as filed with the County Drainage Board and the Soil and Water such utility facilities shall be located within said areas of land Community Panel Number 180256 0050 B. dated March 19, 1982. Conservation District, and with all Federal, State and Local and any fence located within said areas of land is subject to DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 100 Year Flood Elevation per F.I.R.M. Panel = 385.0 N.E. Corner removal by a public utility without liability in the use of said easements by said utility. No overhead lines and/or supporting S.W.1/4 The lowest floor elevations of any enclosed space (including Temporary Erosion Control of Disturbed Areas: Slopes of 0% to poles are permitted in these easements. Sec.18-T6S-R9W garage) must be at least two feet above the 100 year flood 6% shall be mulched and seeded with a cover crop, i.e., rye, red FEB 18 2000 elevation. This minimum floor elevation is called Flood top, or wheat, within forty-five (45) days of disturbance of soil, Strips or areas of land, of the dimensions shown on this plat and Fnd. iron pin w/ Alum Cap which must remain in place until final grading and shaping. Protection Grade (FPG). Additional information may be obtained marked "D.&.UG.P.U.E." (Drainage & Underground Public Utility Stamped AES Engineering Lugare of Cerula from the Vanderburgh County Building Commissioner. First floor Slopes of more than 6% shall be mulched and seeded and shall Easement) are dedicated for conveyance of surface water and/or N 88'46'18" E 4198.26'(C) grades shall be set to allow for proper drainage around buildings have silt fence, straw bales and/or erosion blankets in place subsurface water drainage and for the maintenance and operation within five (5) days of disturbance of soil which must remain in All first floor grades shall conform to local and state enforced of underground portions of public utility facilities, including flush #982 building codes. FPG has been marked on all lots near the flood place until final grading and seeding. with surface level manholes and vaults that do not impede drainage flow, access along the easement, or moving and Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded maintenance of the easement. No structures other than such Storm Drainage Maintenance: Each lot owner within this and mulched within 45 days of disturbance. Slopes of 1% to 6% utility facilities or drainage ways or systems shall be located subdivision shall be financially responsible for the grass cover, shall be sodded or stabilized with an erosion control mat at SCALE 1" = 100' within said areas of land and any fence located within said areas mowing and cleaning of any part of the storm water drainage completion of ditch grading. Slopes over 6% require riprop or of land is subject to removal by the Drainage Board or a public other approved stabilization at completion of ditch grading if the system including inlets, banks and preservation of the design flow utility without liability, in the use of said easements. Storm drainage plans were approved by the Vanderburgh County line elevations lying within their respective lot. Lot owners shall total ditch length at that point is greater than 100 feet. not construct or place any obstruction within drainage easements Drainage Board on: 10-25-99 Strips or areas of land, of the dimensions shown on this plat and marked "L.M.& S.D.E." (Lake Maintenance & Storm Drainage which will interfere with the flow of surface water along Property Corner Markers: All corners not already marked will be Road construction plans were approved by the Vanderburgh County marked with a 5/8" diameter iron rod with plastic cap stamped drainage easements. Easement) are dedicated for the maintenance of the storm SEC. 13 - T63 - R10W Commissioners on: 12-13-99 "Morley and Associates, Inc. I.D. No. 0023." drainage lake and maintenance, and storage of storm water. Any The Enterprise Park Owners Association shall be responsible Found iron pin w/Cap alterations to the land within these easements must have the Existing Burkhardt Crossing Retention Basin and the storm sewer financially, including repair and maintenance of the entire storm 0.13' East of Line approval of the Drainage Board. Fences may not be extended pipes between the Burkhardt Crossing Retention Basin and the water drainage system its parts and easements within or into the Lake Maintenance and Storm Drainage Easement. Lot Nurrenbern Ditch shall be maintained per Burkhardt Crossing agreement as recorded in Plat Book P, Page 134. attached to this subdivision and easements outside of the county owners of lots 1 through 6 are responsible for maintaining the Location Map BM - Bench Mark accepted rights-of-way including: portion of the retention basin bank that directly adjoins their R — Radius Boundary Description property. The remaining southern and eastern banks shall be Floodway Construction: No construction shall take place within 1. Enforcing the mowing and cleaning obligations of the individual L – Length maintained by the Enterprise Park Owners Association. the floodway for Kelley and Nurrenbern Ditches without proper lot owners plus mowing, controlling weeds and maintaining BSL - Building Setback Line Part of the Southwest Quarter of Section 18, Township 6 South, Indiana Department of Natural Resources permits. Strips or greas of land, of the dimensions shown on this plat and R/W - Right-of-Way Range 9 West in Knight Township, Vanderburgh County, Indiana, maintaining the designated cover of waterways, basin areas FPG - Flood Protection Grade (minimum) (inside of floodplain line) and easements attached to this subdivision. more particularly described as follows: marked "D.E." (Drainage Easement) are dedicated for conveyance Keeping all parts of the storm water drainage system MFE - Minimum Floor Elevation (outside of floodplain line) of surface water and/or subsurface water, provided however, that operating at all times as designed and as constructed; and Reference Bench Mark — R/R Spike in 48" tree at the southeast corner of Burkhardt Road and Oak Grove Road. Taken from public utilities are hereby permitted to cross such Drainage Commencing at the Southeast corner of said Quarter Section; free of all trash, debris, and obstructions to the flow of Easements with utility facilities provided, that such facilities are thence along the east line of said Quarter Section North 00 Burkhardt Road project # M-E100(1). Dated 1984. not placed in such manner as to impede the flow of water and degrees 53 minutes 27 seconds West, 1251.09 feet to the southeast Keeping the channels, embankments, shorelines, and bottoms further provided that such Drainage Easements may be used for BM #1 - PK Nail in south shoulder of Hwy 62 (Morgan Ave.) of waterways and basins free of all erosion and sedimentation. corner of a tract of land conveyed to Margaret J. Lemmons in Deed DELTA = $20^{\circ}26'50"$ —— CH. BEARING = N $64^{\circ}42'53"$ E ingress, egress and temporary staging areas for work by public approximately 35' east of the second wrong way sign west of the Maintaining and repairing the storm water drainage system ✓ 16" Gas Line Located Drawer 7, Card 9532 (Exhibit C) in the office of the Recorder of utility so long as any damage caused to a drainage facility is including pipes, inlets, outlets and rip-rap in accordance concrete barrier wall. = 389.27 758'± East of Prop. Line Vanderburgh County, Indiana, said point also being the true point repaired by the utility company. The property owner is with the conditions described on the approved street and/or Deed Book 168, Page 495 of beginning; thence along the south line of said Lemmons tract responsible for maintenance and erosion control of said easements TANGENT = 359.75 FTdrainage plans on file in the County Engineer's or County South 83 degrees 48 minutes 07 seconds West, 85.90 feet to the and shall not place landscaping, earth berms, fences or other Surveyor's office; and in compliance with the county drainage RADIUS = 1994.67 FT east line of the tract of land conveyed to Burkhardt Crossing obstructions that impede or reduce the flow of water. ARC LENGTH = 711.84 FT CH. LENGTH = 708.07 FT Partnership, an Indiana General Partnership, as recorded in Deed . Preventing all persons or parties from causing any Floodway for All easements are dedicated with the right of ingress and egress 150116.88sg.ft unauthorized alterations, obstructions, or detrimental actions Drawer 11, Card 611 in said Recorder's Office, said line being 75 Nurrenbern Ditch over the lots within this subdivision to and from said easements from occurring to any part of the storm water drainage 3.45Ac feet west of the top of bank of Nurrenbern Ditch; thence along per IDNR study for necessary construction, maintenance or reconstruction. system and easements within or attached to this subdivision the east line of said tract North 00 degrees 53 minutes 27 FPG=387.0 REC #82-960716-1 Any pipe, fence, wall building, pool, patio, planting, stored seconds West and parallel with the east line of said Quarter September 4, 1996 material, excavation, fill, or other construction, improvement Lot 11 Section, 509.74 feet to the north line of said tract; thence addition to, or alteration of the land within a drainage 63597.28sq.ft along said north line South 79 degrees 02 minutes 08 seconds easement in this subdivision requires the written approval 1.46Ac West. 545.08 feet to the west line of said tract; thence along of the County Drainage Board. rFound iron pin w/Capl Woodward L.L.C. Robert Woodward Jr. Vice President 7321 Eagle Crest Blvd. Evansville, IN 47715 FPG=387.0 said west line South 00 degrees 53 minutes 27 seconds East and 0.11' East of Line parallel with the east line of said Quarter Section, 464.25 feet to said south line; thence South 83 degrees 48 minutes 07 55269.62sq.ft seconds West along said south line, 781.14 feet to the east rightof-way line of Interstate 164 (INDOT Proj. No. 1-164-1(12)9); 862+90.47 184.94' Right (C) $DELTA = 100^{\circ}04'25''$ FPG=387.0 thence North 20 degrees 01 minutes 17 seconds West glong said 50068.94sq.ft CH. BEARING= S 50°55'39" E 862+90.07 185' Right (Plans) east right-of-way, 46.41 feet to a deflection in said east right-1.15Ac RADIUS= 100.00 Lot 8 of-way, thence North 16 degrees 11 minutes 28 seconds West along ARC LENGTH=174.66 FPG=387.0 47309.97sq.ft Floodway for said east right-of-way, 484.05 feet to a deflection in said east CH. LENGTH=153.29 right-of-way; thence North 24 degrees 47 minutes 57 seconds Wes 50.0 (a.k.a. Lockwood Ditch) along said east right-of-way, 195.52 feet to a deflection in said FPG=387.0 V 22°32'29" W 89+79.74 S.R.62 east right-of-way; thence North 22 degrees 32 minutes 29 seconds per IDNR study 63.04'x40' Aerial West along said east right-of-way, 86.90 feet to the south right- $86.90^{\circ}$ Sign Easement —14'x22' Sub-surface REC #82-991214-1 -50' County Regulated of-way line of Southern Railroad; thence North 74 degrees 56 February 10, 2000 Drain Right-of-Entry Foundation Easement minutes 18 seconds East along said south right-of-way, 827.54 192058.68 sq.ft 27267.18sq. f 10' P.U.E. 5'x5' Surface -Post Easement 50'R/W for Nurrenbern Ditch 0.63 Acres feet to the point of curvature of a curve to the left, concave to 4.41 Ac 27000.00sq.ft FPG=387.0 the northwest, having a central angle of 20 degrees 26 minutes 50 FPG=387.0 0.62Ac -12' D.&U.G.P.U.E. seconds and a radius of 1994.67 feet from which a chord bears MFE = 387.0862+93.45 199.96' Left (C) 862+00.00 Lot 3 North 64 degrees 42 minutes 53 seconds East, 708.07 feet; thence Nurrenbern Dita 27000.00sq.ft along the arc of said curve 711.84 feet to the point of tangency, 195' Right 862+94.12 200' Left (Plans) 27000.00sq.ft 0.62Ac FPG=387.0 thence North 54 degrees 29 minutes 28 seconds East along said 0.62Ac FPG=387.0 south right-of-way, 251.56 feet to the east line of said N 24°47'57" Southwest Quarter; thence South 00 degrees 53 minutes 27 seconds 27000.00sq.ft East, 1278.15 feet to the true point of beginning, containing 195.52' 28.09 acres, (1,223,594.47 square feet). 0.62Ac 860+00.00 FPG=387.0 Sanitary sewer lift station and sanitary sewer line easement Subject to a county regulated drain right-of-entry for Nurrenbern 220' Right Ditch and Kelley Ditch. Ingress\egress easement -Subject to a Gas Line Easement in Deed Book 168, Page 495. N 55'57'52" W 14.64' -DELTA= 03'46'19" CH. BEARING= S 01'10'20" E Subject to all easements, rights-of-ways and building and use RADIUS= 1481.84 restrictions of record. ARC LENGTH = 97.55251944.94 sq.ft CH. LENGTH= 97.53 F.T Surveyor's Certificate 5.78 Ac FPG=387.0 Existing Burkhardt Crossing Retention Basin 16" Gas Line Located I, Danny K. Leek, do hereby certify that I am a land surveyor 58'± East of Prop. Line Deed Book 168, Page 495 Maintenance per Burkhardt Crossing agreement licensed in compliance with the laws of the State of Indiana, and as recorded in Plat Book P, Page 134. further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations Common Area (L.M.&S.D.E.) Burkhardt Crossing Partnership, an Indiana General Partnership 157263.21sq.ft Deed Drawer 11, Card 611 Witness my hand and seal this 4 day of FEBRUAY 2000 -DELTA= 07°59'12" (Existing lake to be CH. BEARING= S 06'39'27" E used as storm retention lake) RADIUS= 1000.00 Sign Easement 14'x22' Sub—surface ARC LENGTH = 139.40DELTA= 03'13'58"-CH. LENGTH= 139.28 FT Foundation Easement CH. BEARING= S 09'02'04" 5'x5' Surface Top of Bank RADIUS= 979.45 ' Moriey and Associates, inc. 600 SE. Sixth Street Post Easement ARC LENGTH = 55.26No. S0480 Evansville, IN. 47713 CH. LENGTH= 55.26 FT STATE OF ---12' P.U.E. S 83'48'07" W 538.99'(M) S 83°48'07" -10' Retention Basin 85.90' N 20°01'17" Overflow Easement Area Plan Commission Certificate S 83°48'07" W 781.14' 46.41 N 83'48'07" E 1406.03'(C) N 00'53'27" W 114.76'(C) Under the authority provided by the Acts of 1981, Public Law Burkhardt Crossing #309, and enacted by the General Assembly of the State of N 84°53'43" E 1406.01'(R-AES) N 00'09'40" E 114.76'(R) Indiana, proper notice was given and this plat has been given FFICIA! N 41'50'35" W 99.16'(C) N 40'45'12" W 99.25'(R) S 20°01'17" E - 245.86'(C) S 18'55'59" E - 246.04'(R) 852+00.00 S.E. Corner 155' Right S.W.1/4 PLAT RELEASE DATE: FEB 18, 2000 Sec.18-T6S-R9W 2"Pin in Mon. Box (Fnd.) Secondary Plat APC# 27-5-99 99-4336-1A 02-14-00 4336PLAT.DWG J.E.M.