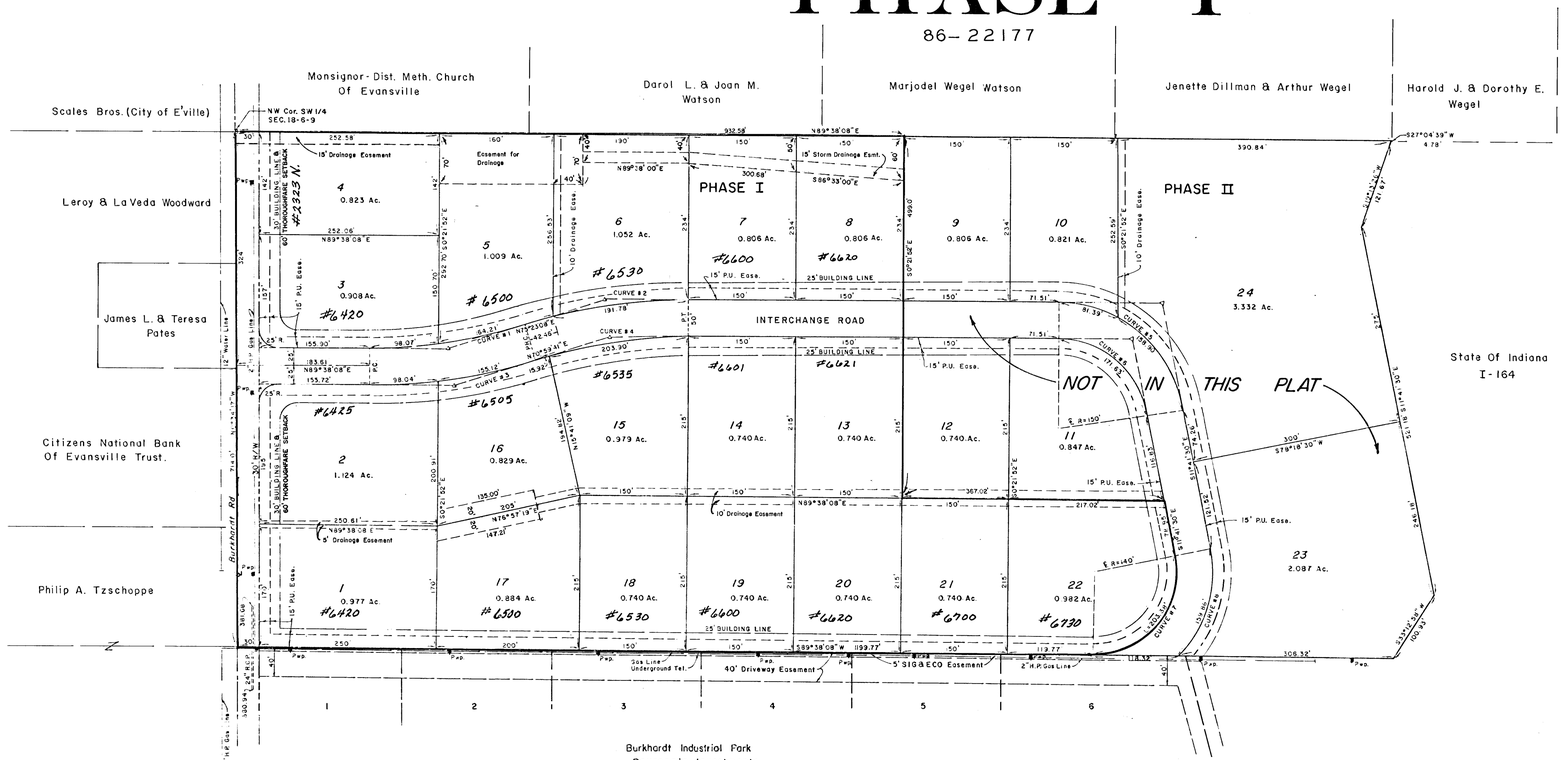
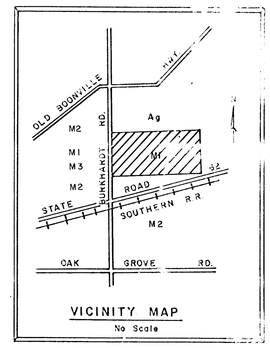
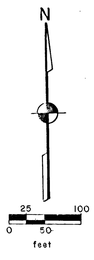
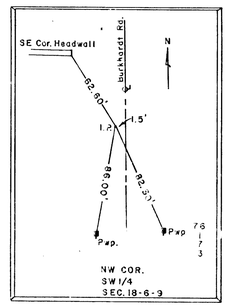
BURKHARDT CENTER
PHASE I

86-22177









CURVE DATA							
CURVE #1	CURVE #2	CURVE #3	CURVE #4	CURVE #5	CURVE #6	CURVE #7	CURVE #8
Δ = 16°31'05"	Δ = 16°31'05"	Δ = 16°31'05"	Δ = 16°31'05"	Δ = 78.6728°	Δ = 78.6728°	Δ = 101.3272°	Δ = 101.3272°
D = 7.514203°	D = 7.05179°	D = 7.05179°	D = 7.514203°	D = 56.7404°	D = 45.8366°	D = 49.8224°	D = 34.7248°
T = 110.68'	T = 117.93'	T = 117.93	T = 110.68'	T = 143.42'	T = 102.44'	T = 140.32'	T = 201.33'
L = 219.82'	L = 234.24'	L = 234.24'	L = 219.82'	L = 240.29'	L = 171.63'	L = 203.38'	L = 291.80'
R = 762.50'	R = 812.50'	R = 812.50'	R = 762.50'	R = 175.00'	R = 125.00'	R = 115.00'	R = 165.00'
E = 7.99'	E = 8.51'	E = 8.51'	E = 7.99'	E = 51.26'	E = 36.62'	E = 66.42'	E = 95.30'

NOTES

All lot corners marked with iron pins

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw and/or erosion blankets in place within 45 of disturbance of soil and must remain in place until final grading and shaping.

All utilities available at site

LEGAL DESCRIPTION

A Subdivision of part of the Southwest Quarter of Section 18, Township 6 South, Range 9 West in Vanderburgh County, Indiana. More particularly described as follows:

Beginning at the Northwest corner of said Quarter Section, thence North 89 degrees 38 minutes 08 seconds East a distance of 932.58 feet, thence South 0 degrees 21 minutes 52 seconds East a distance of 499.0 feet, thence North 89 degrees 38 minutes 08 seconds East a distance of 367.02 feet, thence South 11 degrees 41 minutes 30 seconds East a distance of 78.95 feet to the beginning of a 49.8224 degree curve, thence Southwesterly along said curve to the right having a radius of 115.0 feet for a distance of 203.38 feet to the end of said curve, said point being on the North line of the plat of Burkhardt Industrial Park (recorded in PB-L Page 87), thence South 89 degrees 38 minutes 08 seconds West along the North line thereof a distance of 1199.77 feet to the West Line of said Quarter Section and being the Centerline of Burkhardt Road, thence North 00 degrees 34 minutes 17 seconds West along said West Line and said Centerline a distance of 714.0 feet to the place of beginning.

OWNER'S CERTIFICATE — DATE

We the undersigned, [illegible] owners of the real estate described hereon do hereby as shown plat and subdivide said realestate and d[illegible] BURKHARDT CENTER PHASE I

All streets within th[illegible] Public Use. Building setback lines are established as shown on the plat between which [illegible] no structure shall be erected or maintained any building or [illegible] greater width than the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips [illegible] are [illegible] shall take [illegible] the rights of the public utilities in said strips of ground. Drainage easement for open channels so set out on this plat shall not be encroached upon by any permanent structures, trees, shrubs, flowers, gardens, or vegetation other than grass, and shall be maintained by owner.

PEYRONNIN INVESTMENTS INC.

Drew F. Peyronnin Pres.

Edward E. Peyronnin Sec.

STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Drew F. Peyronnin & Edward E. Peyronnin who acknowledged the execution of the foregoing plat of BURKHARDT CENTER PHASE I the dedications and restrictions theron, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notarial Seal this 28th day of August 1986

Barbara A. Runyon
Notary Public

My commission expires February 24, 1988

Seal

APC. CERTIFICATE

Under authority provided by Chapter 174 - Act of 1947 enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the County of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of Evansville and Vanderburgh County.

PRESIDENT

EXECUTIVE DIRECTOR

PLAT RELEASE: AUGUST 29, 1986

EXECUTIVE DIRECTOR

RECEIVED FOR RECORD
at 1:34 P.M.
AUGUST 29 1986
Plat Book N
Page 36
[illegible] County

DULY ENTERED FOR TAXATION
AUG 29 1986 52461
Auditor Vanderburgh County

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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, and the above described realestate is located Above the 100 year flood zone, as shown on Flood Map Panel 0050 B dated March 19, 1982

Aug 28 1986
Date

Billy T. Nicholson PLS No. 7964

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

N-36

VNG

Veach, Nicholson, Griggs Assoc.
Consulting Engineers & Land Surveyors
1830-A WEST FRANKLIN ST. EVANSVILLE, IN 47712 · (812) 424-2936

7-35-17