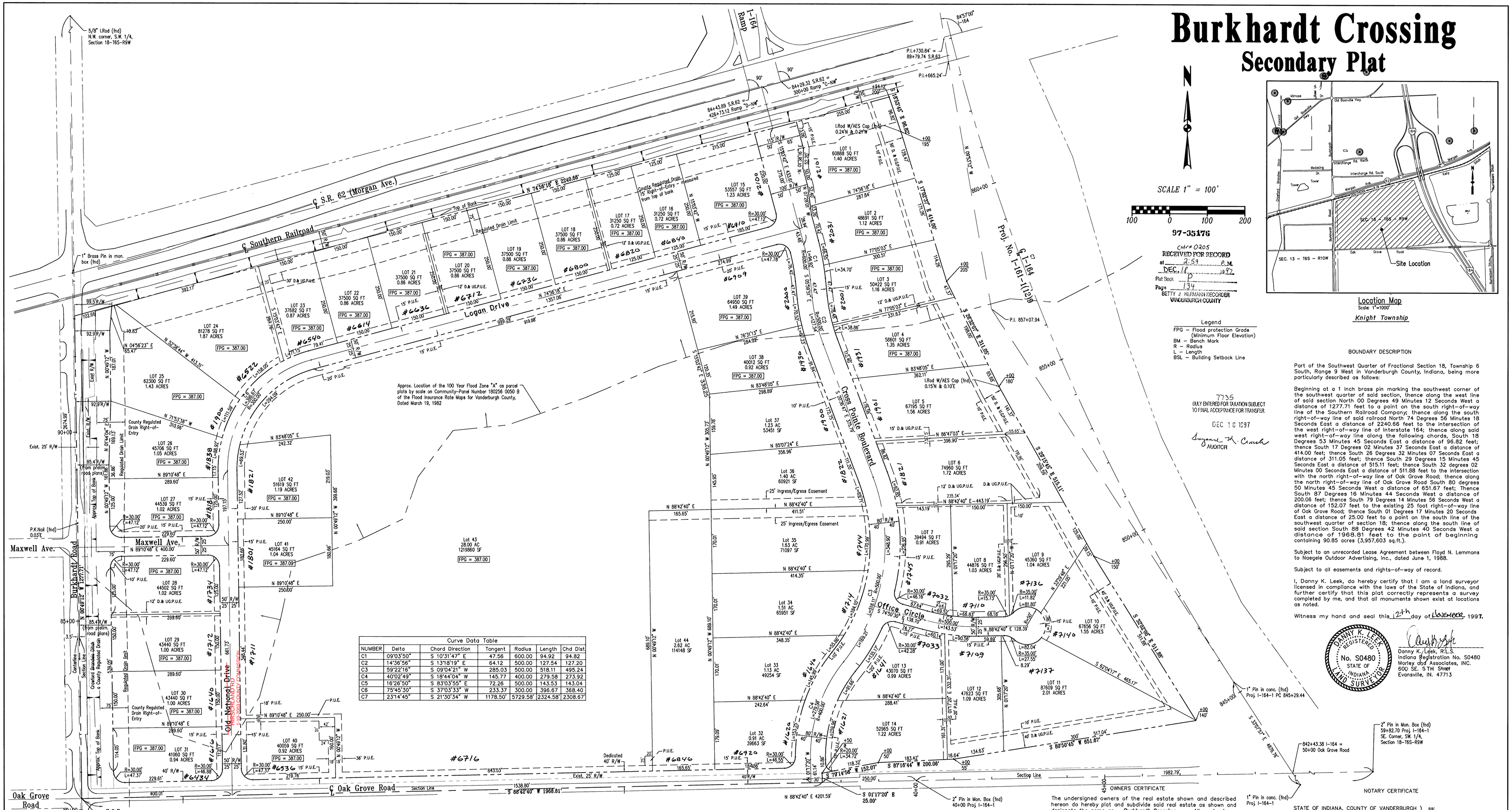
# Burkhardt Crossing
## Secondary Plat




| Curve Data Table | | | | | | |
|---|---|---|---|---|---|---|
| NUMBER | Delta | Chord Direction | Tangent | Radius | Length | Chd Dist |
| C1 | 09°03'50" | S 10°31'47" E | 47.56 | 600.00 | 94.92 | 94.82 |
| C2 | 14°36'56" | S 13°18'19" E | 64.12 | 500.00 | 127.54 | 127.20 |
| C3 | 59°22'16" | S 09°04'21" W | 285.03 | 500.00 | 518.11 | 495.24 |
| C4 | 40°02'49" | S 18°44'04" W | 145.77 | 400.00 | 279.58 | 273.92 |
| C5 | 16°26'50" | S 83°03'55" E | 72.26 | 500.00 | 143.53 | 143.04 |
| C6 | 75°45'30" | S 37°03'33" W | 233.37 | 300.00 | 396.67 | 368.40 |
| C7 | 23°14'45" | S 21°30'34" W | 1178.50' | 5729.58' | 2324.58' | 2308.67' |

SCALE 1" = 100'

100 0 100 200

97-35176

CHT# 0205
RECEIVED FOR RECORD
at 2:54 P.M.
DEC. 18 1997
Plat Book P
Page 134
BETTY J. HUFFMAN RECORDER
VANDERBURGH COUNTY

7735
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
DEC 18 1997
Suzanne M. Crouch
AUDITOR




Location Map
Scale: 1"=1000'
Knight Township

Legend
FPG – Flood protection Grade (Minimum Floor Elevation)
BM – Bench Mark
R – Radius
L – Length
BSL – Building Setback Line

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Fractional Section 18, Township 6 South, Range 9 West in Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a 1 inch brass pin marking the southwest corner of the southwest quarter of said section, thence along the west line of said section North 00 Degrees 49 Minutes 12 Seconds West a distance of 1277.71 feet to a point on the south right-of-way line of the Southern Railroad Company; thence along the south right-of-way line of said railroad North 74 Degrees 56 Minutes 18 Seconds East a distance of 2240.66 feet to the intersection of the west right-of-way line of Interstate 164; thence along said west right-of-way line along the following chords, South 18 Degrees 53 Minutes 45 Seconds East a distance of 96.82 feet; thence South 17 Degrees 02 Minutes 37 Seconds East a distance of 414.00 feet; thence South 26 Degrees 32 Minutes 07 Seconds East a distance of 311.05 feet; thence South 29 Degrees 15 Minutes 45 Seconds East a distance of 515.11 feet; thence South 32 degrees 02 Minutes 00 Seconds East a distance of 511.88 feet to the intersection with the north right-of-way line of Oak Grove Road; thence along the north right-of-way line of Oak Grove Road South 80 degrees 50 Minutes 45 Seconds West a distance of 651.67 feet; Thence South 87 Degrees 16 Minutes 44 Seconds West a distance of 200.06 feet; thence South 79 Degrees 14 Minutes 56 Seconds West a distance of 152.07 feet to the existing 25 foot right-of-way line of Oak Grove Road; thence South 01 Degrees 17 Minutes 20 Seconds East a distance of 25.00 feet to a point on the south line of the southwest quarter of section 18; thence along the south line of said section South 88 Degrees 42 Minutes 40 Seconds West a distance of 1968.81 feet to the point of beginning containing 90.85 acres (3,957,603 sq.ft.).

Subject to an unrecorded Lease Agreement between Floyd N. Lemmons to Naegele Outdoor Advertising, Inc., dated June 1, 1988.

Subject to all easements and rights-of-way of record.

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, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 12th day of November, 1997.

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, INC.
600 SE. 5TH Street
Evansville, IN. 47713

GENERAL NOTES

Utilities: Water and sanitary sewers will be extended to the site.

Road Grades: Maximum road grades will no exceed 5%.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0050 B, dated March 19, 1982. The 100 Year Flood Elevation shown thereon is 384-385.

The lowest floor elevations 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 houses. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: Each Lot Owner within this subdivision shall be financially responsible for the grass cover, mowing and cleaning of any part of the storm water drainage system including inlets, banks and preservation of the design flow line elevations lying within their respective lot. Lot owners shall not construct or place any obstruction within drainage easements which will interfere with the flow of surface water along drainage easements.

Any pipe, fence, wall building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage or detention easement in this subdivision requires the written approval of the County Drainage Board. The foregoing obligation for Drainage maintenance is a requirement of Vanderburgh County and is enforceable by Vanderburgh County.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Property Corner Markers: All corners not already monumented will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Bench Mark Data:
Temporary Bench Mark – R/R Spike in 48" Tree at southeast corner of Burkhardt Road and Oak Grove Road. Taken from Burkhardt Road project number M-E100(1). Dated 1984.

Final Drainage Plans Were Approved By The Vanderburgh County Drainage Board On: June 10, 1996
Reapproved: December 23, 1996
Street construction plans conform to the current design standards adopted by the Board of Public Works On: June 24, 1996

Soils Type: Vanderburgh County Soils Manual.
Pa – Patton Silt Loam
He – Henshaw Silt Loam
Ev – Evansville Silt Loam
Zp – Zipp Silty Clay

Access: Lots 43 and 44 shall access Oak Grove Road. Lots 25 and 26 shall share a single right in-right out access to Burkhardt Road. All other lots must access interior streets only.

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 Burkhardt Crossing. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "D.&UG.P.U.E." (Drainage & Underground Public Utility Easement) are dedicated for conveyance of surface water and/or subsurface water drainage and for the maintenance and operation of underground portions of public utility facilities, including flush with surface level manholes and vaults that do not impede drainage flow, access along the easement, or mowing and maintenance of the easement. No structures other than such utility facilities or drainage ways or systems shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Drainage Board or a public utility without liability, in the use of said easements.

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.

Owners:

Margaret J. Lemmons
316 Pioneer Ct.
Boonville, IN. 47601
Individually and as personal representative of the Estate of Floyd N. Lemmons

Webb Development LLC
P.O.Box 5588
Evansville, IN. 47716

James B. Eynard, Vice President
Old National Trust Company, Trustee of the Floyd N. Lemmons Trust
420 Main St.
Evansville, IN. 47708

Burkhardt Crossing Partnership
7231 Eagle Crest Boulevard
Evansville, IN. 47715

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 Owners and Subdividers 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 11th day of November, 1997

My Commission Expires:
11-12-00

Notary Resides In Posey County, Indiana

Notary Public
Louise M. Brassler
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

P-134

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, April 3, 1997.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

PLAT RELEASE DATE: DEC. 15, 1997.

9/29/97 Plat.dwg Job #3251 J.E.W.

#8-S-96