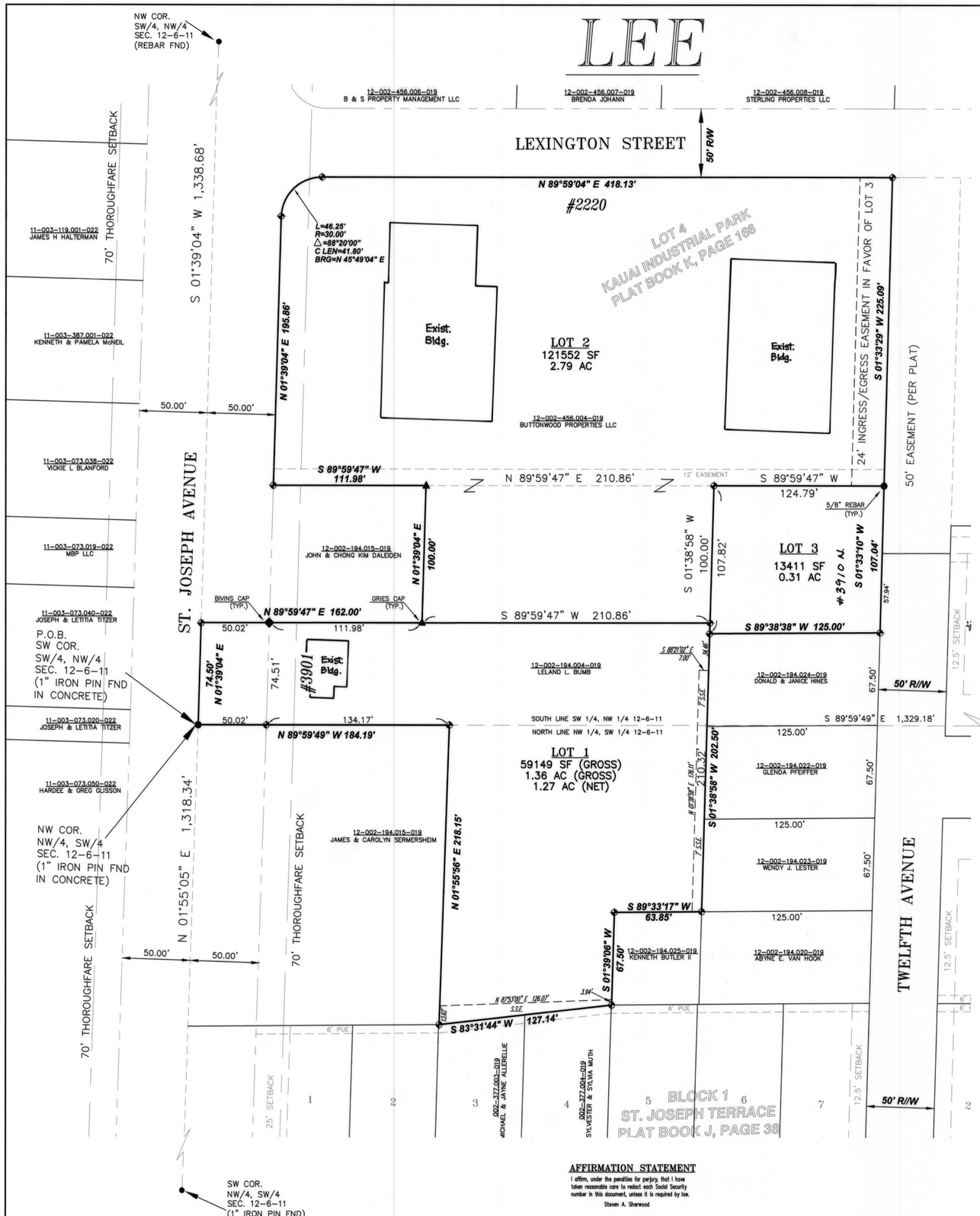
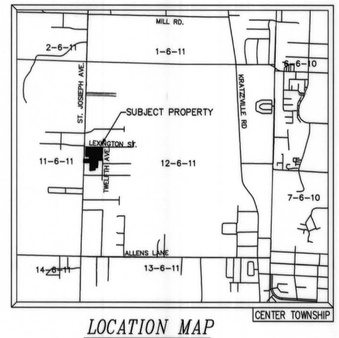
LEE





LOCATION MAP
1"-2000'

SCALE 1" = 40'
0 20 40

GENERAL NOTES

1. Utilities: Sanitary sewer & water are available by the Evansville Water & Sewer Utility Department. Gas, electric, and telephone are available at the site.
2. Flood Plain Data: No portion of the subject property lies within the Special Flood Hazard Area as ploted by scale on the Flood Insurance Rate Map (FIRM) Map Number 18163C0113D, dated March 17, 2011.
3. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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.
4. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded 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.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "RLS 900007."
6. Access Note: Lot 2 shall access Lexington Street only. If any access is to be installed for Lot 3, it shall only be via an ingress/egress easement through Lot 2 to connect with Lexington Street.
7. Drainage: Before any land disturbing activity or change of use occurs on the subject property, a Storm Water Pollution Prevention Plan must be submitted to and approved by the County Engineer as part of Commercial Site Review. Such drainage plan must address drainage for all lots upon which any activity is to occur, and may not inhibit the natural drainage of the remaining lots in the subdivision. The addition of 10,000 square feet or greater of new hard surface on any single lot requires the submittal to and review by the County Surveyor and approval of a formal storm water drainage plan by the County Drainage Board, which plan must include the storage and controlled release of excess storm water generated from the hard surfaces on the lot.

BOUNDARY DESCRIPTION

Reference: 2012R0000 9228

Part of the Southwest Quarter of the Northwest Quarter and Part of the Northwest Quarter of the Southwest Quarter all of Section 12, Township 6 South, Range 11 West of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana and all of Lot 4 of Kauai Industrial Park, as per plat thereof recorded in Plat Book K, Page 166 in the Office of the Recorder of Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 12; thence along the West line thereof, North 01 degrees 39 minutes 04 seconds East a distance of 74.50 feet; thence North 89 degrees 59 minutes 47 seconds East a distance of 162.00 feet; thence North 01 degrees 39 minutes 04 seconds East a distance of 100.00 feet to the South line of Lot 4 of Kauai Industrial Park, as per plat thereof recorded in Plat Book K, Page 166 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said South line, South 89 degrees 59 minutes 47 seconds West a distance of 111.98 feet to the East Right-of-Way of St. Joseph Avenue; thence along said Right-of-Way, North 01 degrees 39 minutes 04 seconds East a distance of 195.86 feet; thence Northeasterly 46.25 feet along an arc to the right having a radius of 30.00 feet and subtended by a long chord having a bearing of North 45 degrees 49 minutes 04 seconds East and a length of 41.80 feet to the Southern Right-of-Way of Lexington Street; thence along said Right-of-Way, North 89 degrees 59 minutes 04 seconds East a distance of 418.13 feet to the East line of said Lot 4; thence along said East line, South 01 degrees 33 minutes 29 seconds West a distance of 225.09 feet; thence South 01 degrees 33 minutes 10 seconds West a distance of 107.04 feet; thence South 89 degrees 38 minutes 38 seconds West a distance of 125.00 feet; thence South 01 degrees 38 minutes 58 seconds West a distance of 202.50 feet; thence South 89 degrees 33 minutes 17 seconds West a distance of 63.85 feet; thence South 01 degrees 39 minutes 06 seconds West a distance of 67.50 feet to the North line of Block One of St. Joseph Terrace Subdivision, as per plat thereof, recorded in Plat Book J, Page 38 in the Office of the Recorder of Vanderburgh County, Indiana; thence along said North line, South 83 degrees 31 minutes 44 seconds West a distance of 127.14 feet; thence North 01 degrees 55 minutes 56 seconds East a distance of 218.15 feet; thence North 89 degrees 59 minutes 49 seconds West a distance of 184.19 feet to the point of Beginning and containing 4.54 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 JULY 8th, 2011 and that all monuments shown

Witness my hand and seal this 12th day of JAN. 20 12

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. LS900007 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.

Steven A. Sherwood

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Apr. 13, 2012 (DATE)
JOE GRIES AUDITOR
1836 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 04-13-12 11:09 AM
PLAT BOOK T
PAGE 31
INSTR# 2012R0000 9229
Z TULEY RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as LEE subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

BUTTONWOOD PROPERTIES LLC.

Leland L. Bump — W. Frank Richardson IV

LELAND L. BUMB
8305 THREE SCHOOL RD.
EVANSVILLE, IN 47720

W. FRANK RICHARDSON, IV, MANAGER
PO BOX 18116
EVANSVILLE, IN 47719

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.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 12th day of January, 2012.

My Commission Expires: 11-26-16

Notary Resides in Vanderburgh County, Indiana

Kristina M. Foster
Notary Public
Kristina M. Foster
(typed or printed name)

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on OCT. 13, 2011.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

President

Blaine Oliver
Attest Executive Director

T-31

A.P.C. DOCKET NO. 5-S-2011

SECONDARY PLAT complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

PLAT RELEASE DATE: April 13, 2012

DATE: 01-11-2012; POJECT: 831-2011-001; FILE: BASE.DWG