MC CUTCHAN ESTATES SECTION I

87-18985

(A) Craddock, John L. & Janelle M.
R#8, Box 470 Baumgart Rd.
Evansville, IN 47711

(B) Hosbach, John E. & Judith H.
8808 Petersburg Rd.
Evansville, IN 47711

(C) Heinlin, Maude
1330 Heinlein Road
Evansville, IN 47711

(D) Hirsch, Thomas J., Wilma Mae Ubelhor, David L. Hirsch, Harvey J. Hirsch
c/o Thomas J. Hirsch
1500 N. Burkhardt Rd.
Evansville, IN 47715

(E) Howell, Dyke & Linda
8820 Petersburg Rd.
Evansville, IN 47711

(F) Kinney, Curtis, J. & Evelyn Rose
R#8, Box 470A
Evansville, IN 47711

(H) Kinney, Curtis W. & Mary B.
R#8, Box 473 Baumgart Rd.
Evansville, IN 47711

(I) Maxedon, Robert W. & Barbara A.
8726 Petersburg Rd.
Evansville, IN 47711

(J) Moll, Edwin A. & Judith Ann
R#8, Browning Road
Evansville, IN 47711

(K) Patterson, Roy & Mariline
8910 Petersburg Road
Evansville, IN 47711

(L) Volkman, Lanette Sue
R#8, Box 468 Baumgart Rd.
Evansville, IN 47711

(M) Weaver, John W. & Anne E.
8720 Petersburg Rd
Evansville, IN 47711

(N) Wolf, Tom R. (owner)
2410 Sharon Place
Evansville, IN 47711

(O) Zinn, Ralph & Shirley
9455 Baumgart Rd.
Evansville, IN 47711

(P) Effinger, Edwin J. & Antoinette F.
2716 Capitol Blvd.
Evansville, IN 47711

1" PIPE (FOUND) — N.W. COR. N.E. 1/4 SEC. 28-5-10

S 00-11-39 W 725.64

(O) RALPH & SHIRLEY ZINN

(L) LANETTE SUE VOLKMAN

SCALE 1"=100

100 0 100 200

(A) JOHN L & JANELLE M CRADDOCK

GENERAL NOTES

Zoning: Subject property and all adjacent property is zoned Agricultural.

Flood Plain Data: Portions of the subdivision adjacent to the drainage swales are shown shaded on the 100 year flood plain map (F.I.R.M., Vanderburgh County, Indiana, Panel No. 180256 0025 B dated March 19, 1982). Calculations to determine the actual 100 year flood elevation will be prepared and when they are approved by the Federal Emergency Management Agency, the data will be presented to the Vanderburgh County Building Commissioner for approval of first floor elevations within those areas.

Minimum First Floor Elevation: First floor grades shall be a minimum of two feet above the 100 year flood elevation. Where 100 year flood elevations do not govern, the first floor grades shall be a minimum of 1'-4" above the top of the curb if the lawn drains across the crub or 1'-2" above the high point of a drainage swale around the house.

Temporary Erosion Control (during construction):

Slopes of 0%-8% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 8% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Erosion Control for Ditches:

Slopes of 0%-2% shall be mulched and seeded within 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.

Utilities: Sewer, water, telephone, and electric are available at the site.

Public Utility and Drainage Easements:

Above ground parts of public utilities are not to be located within the banks of the drainage swales or ditches. Sewer manholes are to be located back of the top of bank of the drainage swales.

Road Grades: Maximum road grades will not exceed 14%

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

RECEIVED FOR RECORD at 11:29 A.M. AUGUST 3 1987 Plat Book N Page 105 BOB STEELE, RECORDER VANDERBURGH COUNTY

(G) CURTIS J & EVELYN ROSE KINNEY

NOTE: The distance from the 1 inch pipe (found) at the southwest corner of the Northwest Quarter of the Southeast Quarter of Section 28-5-10 to the iron pipe over stone at the southwest corner of the Northeast Quarter of Section 28-5-10 and the distance from said 1 inch pipe at the southwest corner of the Northwest Quarter of the Southeast Quarter to the 1-1/8 inch iron pipe (found) at the southwest corner of the Southeast Quarter of Section 28-5-10 do not match by 18.37 feet. The split distance (aliquot part) of this line would be 1307.59 feet, or 9.18 feet less than the 1316.77 feet (measured) shown on this plat. The 1 inch pipe found at this location was used, however, due to data shown on the recorded Burch Industrial Park Subdivision, as per plat thereof recorded in Plat Book L, page 38.

DESCRIPTION FOR 50' DEDICATED RIGHT OF WAY TO THE PUBLIC

ROADWAY EASEMENT DESCRIPTION

DEED DRAWER 3, CARD 9287

A part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being a strip of land 25.0 feet wide on each side of the following described centerline:

Commencing at a 1 inch pipe (found) at the southwest corner of said quarter quarter section, said point also being the southwest corner of the Herbert H. an Marie C. Effinger property as per warranty deed recorded in Deed Record 582, page 514 in the office of the Recorder, Vanderburgh County, Indiana; thence along the south line of said quarter quarter section north 89 degrees 11 minutes 16 seconds east, 497.98 feet to the true point of beginning; thence parallel with the east line of the West Half of said quarter quarter section north 00 degrees 27 minutes 17 seconds east 1312.30 feet to the north line of said quarter quarter section.

Subject to the right-of-way for Heinlein Road on the south side.

(H) CURTIS W. & MARY B. KINNEY

EASEMENT DESCRIPTION (1)

A part of the Northwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, being a strip of land 25 feet in width on the east (right) side of the following described property line:

Beginning at a 1 inch pipe (found) at the southwest corner of said quarter quarter section, said point also being the southwest corner of the Herbert H. and Marie C. Effinger property as per warranty deed recorded in Deed Record 582, page 514 in the office of the Recorder, Vanderburgh County, Indiana; thence along the west line of said quarter quarter section north 00 degrees 21 minutes 45 seconds east, 1316.17 feet to the northwest corner of the Southeast Quarter of said section.

Subject to the right-of-way for Heinlein Road on the south side.

EASEMENT DESCRIPTION (2)

A part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 5 South, Range 10 West in Vanderburgh County, Indiana, being a strip of land 15 feet wide on the north side of the following described south line:

Commencing at a 1 inch pipe (found) at the southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 28-5-10, said point also being the southwest corner of the Herbert H. and Marie C. Effinger property as per warranty deed recorded in Deed Record 582, page 514 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said quarter quarter section north 00 degrees 21 minutes 45 seconds east 1316.77 feet to the northwest corner, said point being the true point of beginning; thence along the north line of the northwest 1/4 of the southeast 1/4 of section 28-5-10 north 89 degrees 42 minutes 30 seconds east 355.02 feet.

RECORDED:

STORM DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

2-23-87 (DATE)

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

5-11-87 (DATE)

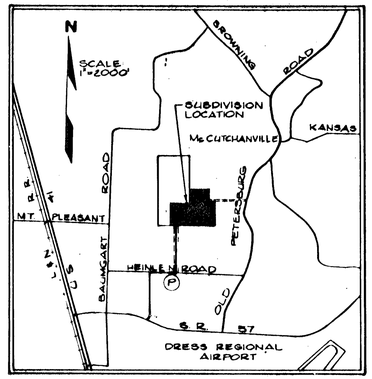
(J) EDWIN A. & JUDITH ANN MOLL

N89-03-20E 877.67

3/4" CLOSED TOP PIPE (FOUND)

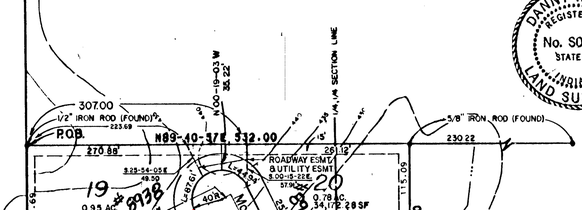
1" PIPE (FOUND)

S0-13-17E 927.06



LOCATION MAP

(F) DYKE & LINDA HOWELL



(K) ROY & MARILINE PATTERSON

(E) JOHN E & JUDITH H HOSBACH

CURVE DATA
Δ=47°12'47"
R=45.00
L=37.08
T=19.66

(D) THOMAS J HIRSCH
WILMA M UBELHOR
DAVID W. HIRSCH
LARRY L HIRSCH
HARVEY J HIRSCH

(I) ROBERT W & BARBARA A MAXEDON

(M) JOHN W & ANNE E. WEAVER

(C) MAUDE HEINLIN

(B) HERBERT H & MARIE C EFFINGER

SW COR. NE 1/4 SEC 28-5-10
IRON PIPE OVER STONE (FOUND)
(I) 25' SAN. SEWER ESM'T.
15' SANITARY SEWER ESM'T. (2)
SEE NOTE
W1/2, NW 1/4, SE 1/4 SEC 28-5-10
1" PIPE (FOUND BURIED 10') SW COR. NW 1/4, SE 1/4 SEC. 28-5-10
1-1/8" PIPE (FOUND) SW COR. SE 1/4 SEC 28-5-10
R/R SPIKE (FND)
HEINLEIN ROAD
BURCH INDUSTRIAL PARK L-38
SUBDIVISION ACCESS 50' PUBLIC R/W
HEINLEIN ROAD 497.98
S89-16-31E 1321.78
N00-21-45E 1312.30
DEED DRAWER 3 CARD 9287

DULY ENTERED FOR TAXATION AUG03 1987 Auditor 5355

N-105

BOUNDARY DESCRIPTION

McCUTCHAN ESTATES SECTION I

A part of the Northeast Quarter of Section 28, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, being more particularly described by metes and bounds as follows:

Commencing at a 1 inch diameter pipe (found) at the northwest corner of the Northeast Quarter of said Section 28-5-10; thence along the west line of said quarter section south 00 degrees 11 minutes 39 seconds west 725.64 feet; thence north 89 degrees 03 minutes 20 seconds east 877.67 feet to a 1 inch diameter pipe (found), said point being south 00 degrees 13 minutes 17 seconds east 66.00 feet of a 3/4 inch diameter closed top pipe (found) at the northwest corner of a 13.66 acre tract of land deeded to Dyke Howell and Linda Howell as per warranty deed recorded in Deed Record 583, page 119 in the office of the Recorder of Vanderburgh County, Indiana; thence south 00 degrees 13 minutes 17 seconds east 927.08 feet to a 1/2 inch iron rod (found), said point being the true point of beginning; thence north 89 degrees 40 minutes 57 seconds east 532.00 feet to a 5/8 inch iron rod (found); thence south 00 degrees 05 minutes 00 seconds east 330.00 feet to a 1-1/2 inch iron pin (found), said point being north 89 degrees 45 minutes 38 seconds east 100.00 feet from a 3/4 inch closed top pipe (found) at the southwest corner of the North Half of the Southeast Quarter of said Section 28-5-10; thence north 89 degrees 45 minutes 38 seconds east 151.94 feet; thence south 00 degrees 50 minutes 52 seconds east 666.48 feet to the south line of the Northeast Quarter of Section 28-5-10; thence along the south line of said quarter section south 89 degrees 42 minutes 20 seconds west 251.85 feet to a stone (found) at the southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 28-5-10; thence continue along said south line south 89 degrees 42 minutes 20 seconds west 975.03 feet; thence North 635.71 feet; thence East 316.59 feet to the west right-of-way line of Torrey Hill Road; thence south 83 degrees 58 minutes 58 seconds east 51.03 feet to the east right-of-way line of Torry Hill Road; thence East 166.69 feet; thence north 00 degrees 13 minutes 17 seconds west 368.68 feet to the point of beginning, containing 22.30 acres (971,597.10 square feet).

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed under my direct supervision on July 17, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 30th day of July, 1987.

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

Danny K. Leek, P.S.
Indiana Registration No. S0480

OWNERS CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as MCCUTCHAN ESTATES SECTION I. All easements shown within the subdivision hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown within the subdivision are hereby dedicated to public use. The roadway easement shown, running from the South line of platted subdivision to the centerline of Heinlein Road is hereby dedicated for public use and use for public utility services and surface water drainage. The roadway running from the East line of platted subdivision to Petersburg Road is to be maintained by the Owners of the lots within the subdivision, reserving however, the right to dedicate the same to public use and public maintenance.

Owner of Roadway Easement No. 1 — Owner

STATE OF INDIANA) SS:
COUNTY OF VANDERBURGH)

NOTARY CERTIFICATE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 16th day of July, 1987.

My Commission Expires: 2-10-89

Notary Public Terry A. Campbell

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 4, 1987.

President — Plat Release Date AUGUST 3, 1987

Director — Director

86-1320