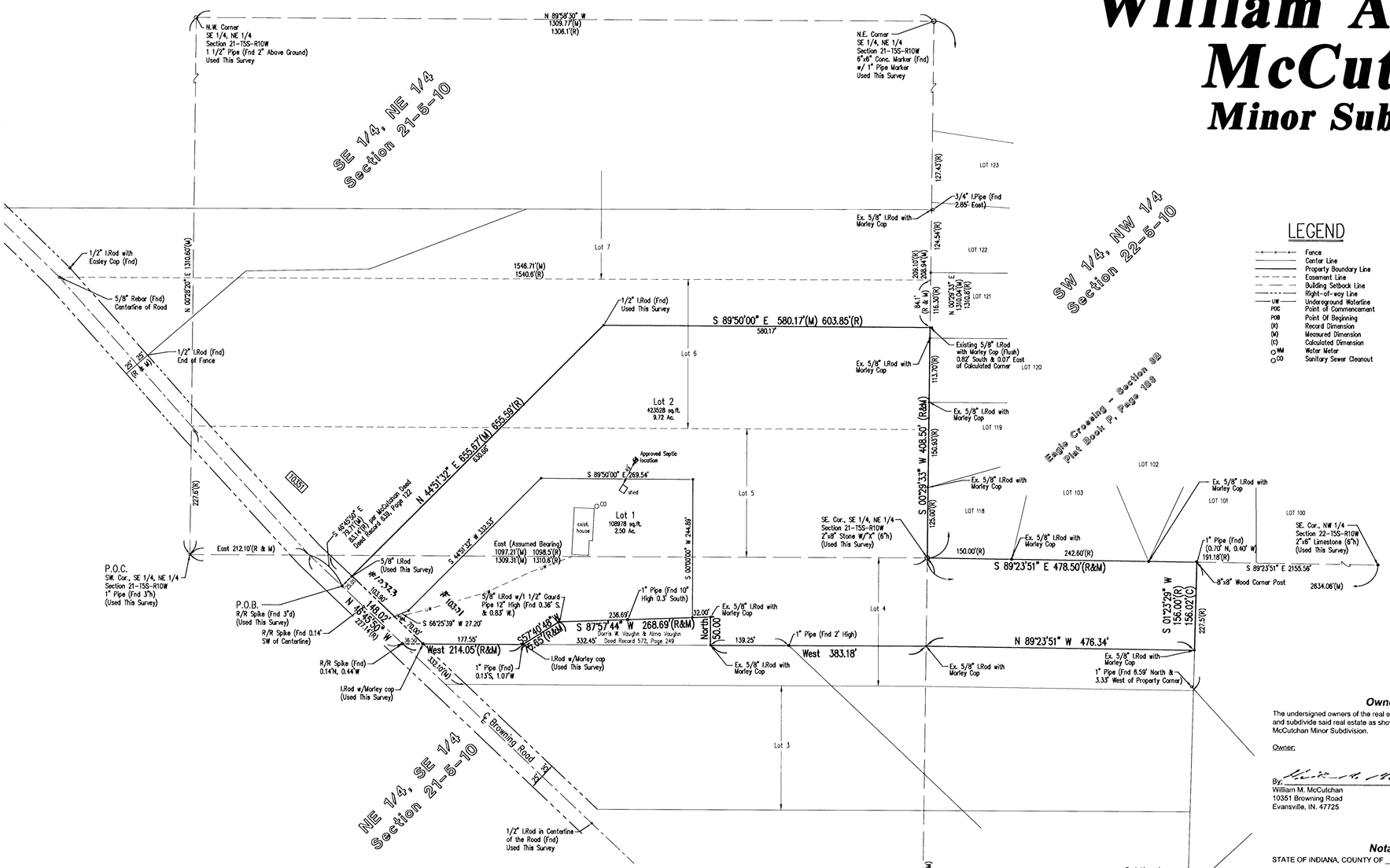
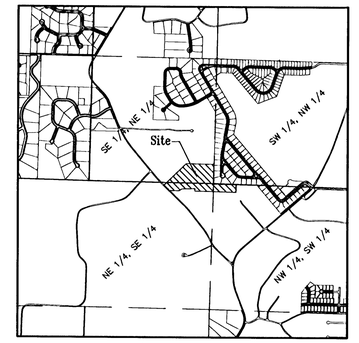
William Alexander McCutchan
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 03 2009 (DATE)
BILL FLUTY AUDITOR
478 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02/03/09 3:47 AM (PM)
PLAT BOOK "S" -
PAGE 121
INSTR# 2009 R00002600
Z TULEY RECORDER
VANDERBURGH COUNTY





Location Map

Boundary Description

Part of Lots No. 4, 5 and 6 in Talbots Subdivision of part of the East Half of Section 21, Township 5 South, Range 10 West and part of the West Half of Section 22, Township 5 South, Range 10 West, all in Center Township, as per plat thereof, recorded in Plat Book H, page 102 and re-recorded in Plat Book J, page 153 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described by meets and bounds as follows:

Commencing at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West said point marked by a 1 inch diameter pipe; thence along the south line thereof, East assumed bearing 212.1 feet record to the center of Browning Road; thence along the center of said road South 46 degrees 45 minutes 50 seconds East 79.71 feet measured (83.14 feet record) feet to the true point of beginning, said point being the southmost corner of the tract of land conveyed to Harold O. McCutchan and Carol B. McCutchan, per deed recorded in Deed Record 639, page 122 in said office of the Recorder of Vanderburgh County; thence along the southeasterly line of said McCutchan Tract North 44 degrees 51 minutes 32 seconds East 655.67 feet measured (655.39 feet record) to a 1/2 inch iron rod found; thence continue along said McCutchan Tract, South 89 degrees 50 minutes 00 seconds East 580.17 feet measured (603.85 feet record) the east line of Lot No. 6 in said Talbots Subdivision, said point being 84.1 feet south of the northeast corner of said Lot 6; thence along the east line of said Lot 6 and Lot 5 in said Talbots Subdivision, South 00 degrees 29 minutes 33 seconds West 408.50 feet to the north line of Lot 4 in said Talbots Subdivision, said point also being the southeast corner of the southeast quarter of the northeast quarter of Section 21, Township 5 South, Range 10 West; thence along the north line of Lot 4, South 89 degrees 23 minutes 51 seconds East 478.50 feet to the northeast corner; thence along the east line of Lot 4, South 01 degrees 23 minutes 29 seconds West 156.02 feet; thence North 89 degrees 23 minutes 51 seconds West 476.34 feet to the east line of the northeast quarter of the southeast quarter of Section 21-5-10; thence West 383.18 feet to the southeast corner of a tract of land conveyed to Dorris W. Vaughn and Alma Vaughn, per deed recorded in Deed Record 572, page 249 in the office of said Recorder; thence along said Vaughn Tract of land North 50.00 feet; thence continue along said Vaughn Tract of land South 87 degrees 57 minutes 44 seconds West 268.69 feet; thence continue along said Vaughn Tract of land South 57 degrees 40 minutes 48 seconds West 75.65 feet; thence West 214.05 feet to the center of Browning Road; thence along the center thereof, North 46 degrees 45 minutes 50 seconds West 148.02 feet to the true point of beginning, containing 12.32 acres, more or less.

Subject to a 25 foot right-of-way for Browning Road off of the southwest side thereof.

Subject to easements, rights-of-way, building and use restrictions of record.

General Notes

Zoning: The subject property is currently zoned A. The abutting property is zoned as shown herein.

Property Owned by: William M. McCutchan. - Instrument Number 2005R00015381

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0025 C, dated August 5 15, 1991, this proposed subdivision is not within Zone A, area of the 100 year flood;

Utilities: Water and Electric is available on the site. Sewers for both lots will be provided by private On-site Sewage Disposal Systems (OSDS). Lot 1 has an existing system in place.

OSDS Utility Statement: Private On-site Sewage Disposal Systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8-1. Vanderburgh County health Department requires mound systems only for new construction.

Access: Both Lots will access Browning Road.

Easements: Existing recorded easements are as shown hereon. The location of existing underground utilities must be determined by the Utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)
Slopes of 0% to 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.

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 December 9, 2008 (at subdivision review).

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Feb. 3, 2009

Owner's 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 William Alexander McCutchan Minor Subdivision.

Owner:

By:
William M. McCutchan
10351 Browning Road
Evansville, IN. 47725

NOTARY PUBLIC SEAL INDIANA

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 13TH day of JANUARY, 2009.

My Commission Expires:

MAY 21, 2010 — Gerald M. Withrow, Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW (Typed or Printed Name)

Surveyor's Certificate

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 20th day of JANUARY, 2009.

Danny K. Leek , P.L.S.
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, In. 47630
(812) 464-9585

DANNY K. LEEK REGISTERED LS. 20000 STATE OF INDIANA LAND SURVEYOR

S-121
APC# 35-MS-2008

Affirmation Statement

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

Signature:

Secondary Plat 35-MS-08

Designed By:	Job Number:
D.K.L.	6389
Drawn By:	Date:
J.E.W.	1/13/2009
Filename:	
6398minor.dwg	

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