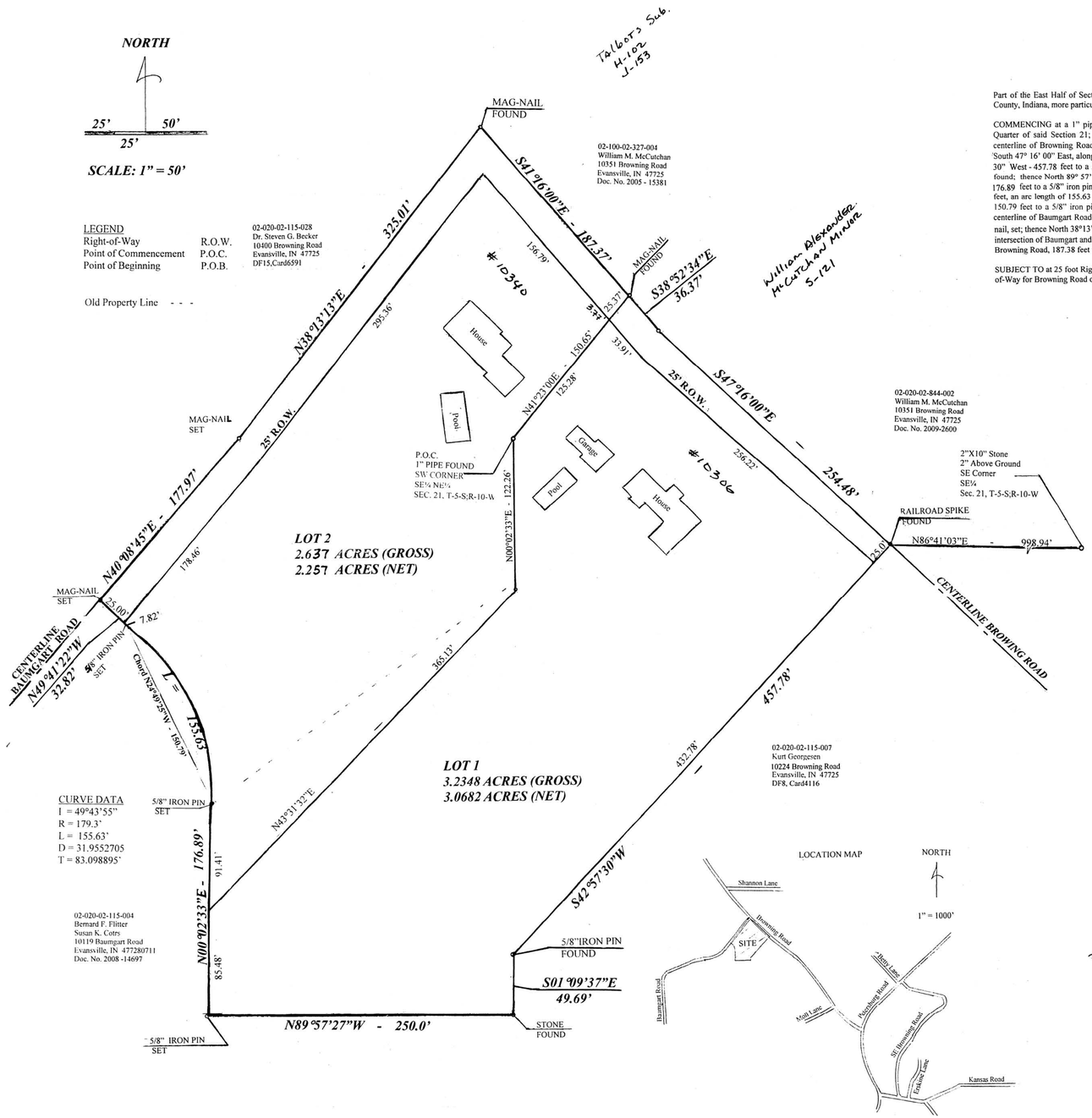
FOUR B'S

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 9, 2011 (DATE)
JOE GRIES AUDITOR
2186 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 05-09-11 2:30 P
PLAT BOOK S
PAGE 190
INSTR# 2011R 00010718
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the East Half of Section 21, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a 1" pipe found at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 21; thence North 41° 23' 00" East - 150.65 feet to a mag-nail found in the centerline of Browning Road; thence South 38° 52' 34" East, along said centerline, 36.37 feet; thence South 47° 16' 00" East, along said centerline 254.48' feet to a railroad spike, found; thence South 42° 57' 30" West - 457.78 feet to a 5/8" iron pin, found; thence South 01° 09' 37" East - 49.69 feet to a stone, found; thence North 89° 57' 27" West - 250.0 feet to a 5/8" iron pin, set; thence North 00° 02' 33" East - 176.89 feet to a 5/8" iron pin, set; thence with a curve concave to the Southwest having a radius of 179.30 feet, an arc length of 155.63 feet and subtended by a chord bearing North 24° 49' 25" West a distance of 150.79 feet to a 5/8" iron pin, set; thence North 49° 41' 22" West - 32.82 feet to a mag-nail set in the centerline of Baumgart Road; thence North 40° 08' 45" East, along said centerline, 177.97 feet to a mag-nail, set; thence North 38°13'13"East, along said centerline 325.01 feet to a mag-nail found in the intersection of Baumgart and Browning Roads, thence South 41°16'00"East, along the centerline of Browning Road, 187.38 feet to the POINT OF BEGINNING and containing 5.872 acres, more or less.

SUBJECT TO at 25 foot Right-of-Way for Baumgart Road off the Northwest side thereof, a 25 foot Right-of-Way for Browning Road off the Northeast side thereof, and all recorded Easements and Right-of-Way.

GENERAL NOTES

Utilities: Water - Evansville Water Department. Sanitary Sewers are not available

Electric - Vectren

OSDS - Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 41401AC 6.8,1.

Flood Plain Data:
The subject property does not lie within the limits of the 100 year flood zone "A" as plotted by scale on the Flood Insurance Rate Map for Evansville, Indiana. Community Panel Number ~~180256 0025 C~~ 18163C 0108D , dated ~~August 5, 1991~~ March 17, 2011

Temporary Erosion Control of Disturbed Areas:
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 silt fences, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain until final grading and ~~shaping~~. seeding.

Erosion Control for Ditches:
Slopes of 0% to 1% shall be seeded and mulched within forty-five (45) days of disturbance. Slopes 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that part is greater than 100 feet.

Property Corner Markers:
All are marked with 5/8" diameter iron pins with plastic cap stamped "BIVINS" LS 80910003, unless noted.

SURVEYOR'S CERTIFICATE

I, William Y. Bivins, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, further that this plat correctly represents a survey completed by me on June 30, 2009 and that all monuments shown exist at all locations as noted.

WITNESS my hand and seal this 6th day of February, 2011

William Y. Bivins
Indiana Registration No. LS80910003
ACCU LAND SURVEYING & ENGINEERING
10579 OAK GROVE ROAD
NEWBURGH, IN 47630

AFFIRMATION STATEMENT

I affirm under the penalty of perjury, that I have taken reasonable care to redact each social security number in this document ~~, unless~~ required by law:

William Y. Bivins, PE-LS
10579 Oak Grove Road
Newburgh, IN 47630

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 FOUR B'S

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Owner's Lot 1
Weyland Dwight Burton, Jr.
10306 Browning Road
Evansville, IN 47725

Edie M. Burton
~~1030~~ 10306 Browning Road
Evansville, IN 47725

Owner's Lot 2
Thomas C. Boettcher
10340 Browning Road
Evansville, IN 47725

Julia A. Boettcher
10340 Browning Road
Evansville, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
)SS
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of February, 2011

My Commission expires September 10, 2014.

Elyata Jean Bivins

Notary resides in Warrick County, Indiana.

ELYATA JEAN BIVINS
Notary Public
SEAL
State of Indiana
My Commission Expires Sep 10, 2014

AREA PLAN COMMISSION CERTIFICATE

Under 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 Aug. 11, 2009 at Sub Review.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

May 9, 2011
Plat Release Date

SEAL

S-190
APC# 14-M3-2011