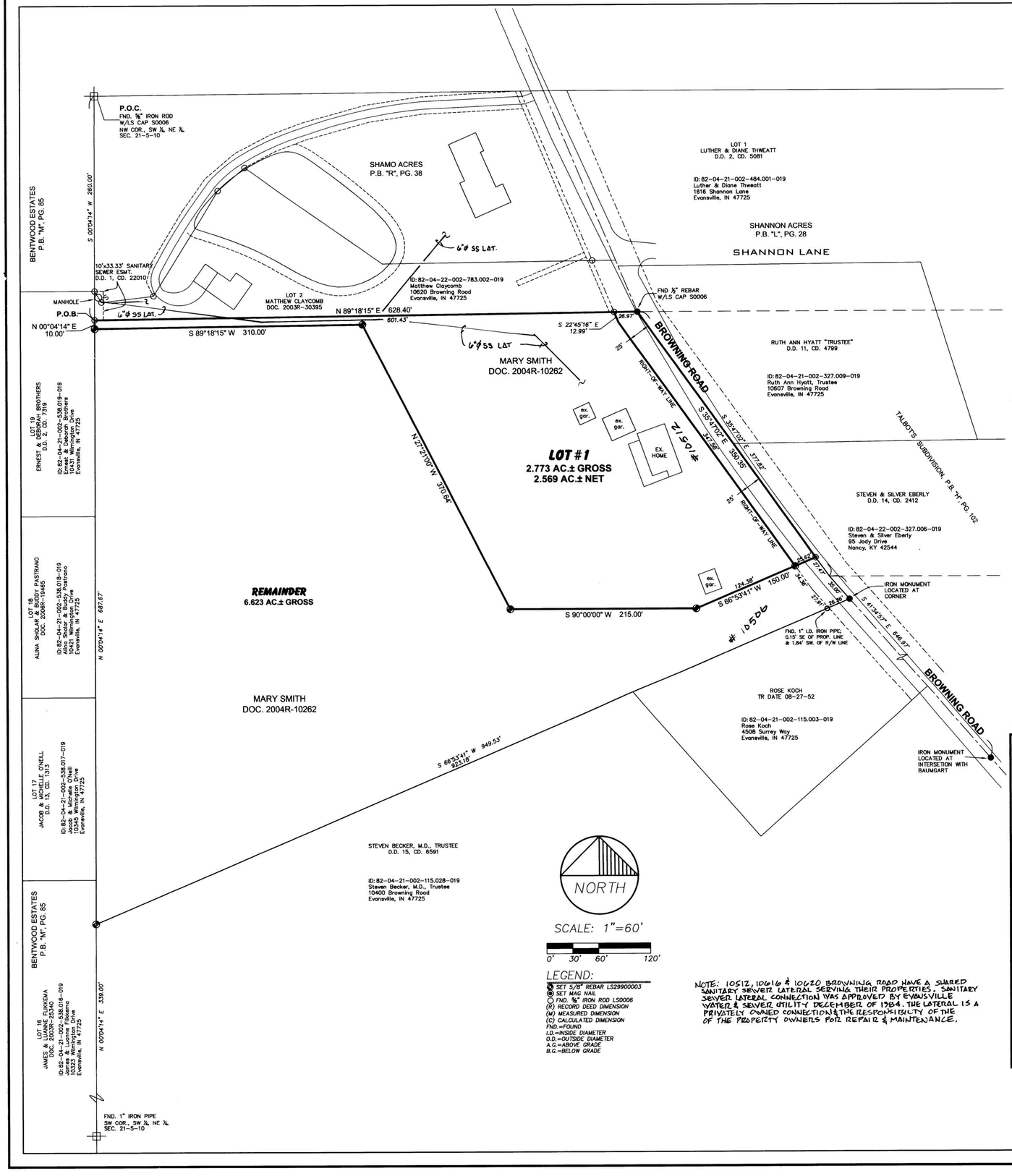
COOKIE'S CUT-OUT

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09-01-2011
(DATE)
JOE GRIES AUDITOR
4217
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.01.11 12:41PM
PLAT BOOK T
PAGE 6
INSTR# 2011R0001936Z
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West of the 2nd P.M., lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5/8" iron rod with LS cap S0006 at the Northwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, South 00°04'14" West 260.00 feet to a 5/8" iron rod with LS cap S0006 at the true point of beginning, also being the Southwest corner of Shamo Acres, as per plat thereof, recorded in Plat Book "R", page 38 in the office of the Recorder; thence along the South line of said subdivision

1st: North 89°18'15" East 628.40 feet to a ½" rebar with LS cap S0006 at the Southeast corner of said subdivision, also being in the centerline of Browning Road; thence along said centerline and the West boundary of Talbot's Subdivision, as per plat thereof, recorded in Plat Book "H", page 102 in the office of the Recorder

2nd: South 35°47'02" East 350.35 feet to a mag nail; thence

3rd: South 66°53'41" West 150.00 feet to a 5/8" rebar with LS cap 29900003; thence

4th: South 90°00'00" West 215.00 feet to a 5/8" rebar with LS cap 29900003; thence

5th: North 27°21'00" West 370.64 feet to a 5/8" rebar with LS cap 29900003; thence

6th: South 89°18'15" West 310.00 feet to a 5/8" rebar with LS cap 29900003 in the West line of said Quarter, Quarter Section, also being the East line of Bentwood Subdivision, as per plat thereof, recorded in Plat Book "M", page 85 in the office of the Recorder; thence along said line

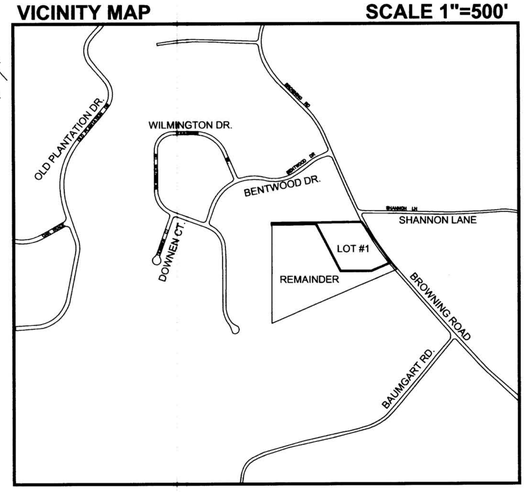
7th: North 00°04'14" East 10.00 feet to the true point of beginning and containing 2.773 acres more or less.

Subject To: The right-of-way for Browning Road, located along the East boundary of the above described parcel.

LEGEND:
- ⊗ SET 5/8" REBAR LS29900003
- ⊗ SET MAG NAIL
- ○ FND. ⅝" IRON ROD LS0006
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

NOTE: 10512, 10616 & 10620 BROWNING ROAD HAVE A SHARED SANITARY SEWER LATERAL SERVING THEIR PROPERTIES. SANITARY SEWER LATERAL CONNECTION WAS APPROVED BY EVANSVILLE WATER & SEWER UTILITY DECEMBER OF 1984. THE LATERAL IS A PRIVATELY OWNED CONNECTION & THE RESPONSIBILITY OF THE OF THE PROPERTY OWNERS FOR REPAIR & MAINTENANCE.

VICINITY MAP SCALE 1"=500'



General Notes

1. UTILITIES: Water and Sewers are available by the Evansville Water & Sewer Utilities Department.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 180163C0108D, Community Panel 180256 dated March 17, 2011.

3. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil which must remain in place until final grading and seeding.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

5. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

6. NOISE SENSITIVE STATEMENT: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and that operation of the airport and the takeoff and landing of aircraft may generate high noise levels.

Certificates

SURVEYOR'S CERTIFICATE
I, Donald E. Gries, 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 and that all monuments shown to exist at all locations as noted.

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.

Witness my hand and seal this 5th day of August, 2011.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE
I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Cookie's Cut-out**.

Right-of-Way Dedication

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

Mary Dils Smith, TRUSTEE ; MARY DILLS SMITH TRUST
10512 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 owner 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 10th day of August, 2011.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

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 July 12, 2011 (at Subdivision review).

President

Blaine Oliver
Attest Executive Director

PLAT RELEASE
Secondary Plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

Sept. 1, 2011
Plat Release Date

SEAL

T-6
APC# 15-MS-2011

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 WEST MILL ROAD (812) 424-2481 EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
10512 BROWNING ROAD
CLIENT: Stewart & Mary Smith
VANDERBURGH COUNTY, INDIANA

DRAWN BY:	
J.R.F.	
CHECKED	
D.E.G.	
SCALE:	
1"=60'	

DATE:	
06/09/11	
PROJECT NO.:	
5-MS-11	
REVISIONS	

SHEET NO.: 1 OF 1

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