

PRIMARY PLAT OF BLUEBIRD ACRES  
 PART OF THE SE 1/4, SE 1/4 SEC. 13, T5S, R11W AND  
 PART OF THE NE 1/4, NE 1/4 SEC. 24, T5S, R11W

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER

FEB 16 1999

Suzanne M. Couch  
 AUDITOR  
 #1042

RECEIVED FOR RECORD  
 at 3:19 PM  
 FEB 16 1999  
 Plat Book Q  
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 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY  
 1999R00005169

GENERAL NOTES:

- OWNER/DEVELOPER: MARLIN & BRENDA MCCUTCHAN, 1106 DARMSTADT RD., EVANSVILLE, INDIANA 47710.
- UTILITIES: EVANSVILLE CITY WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. THE TOWN OF DARMSTADT SEWER.
- EROSION CONTROL: SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A CROP COVER, 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 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.
- ZONING: THE DESCRIBED PROPERTY IS ZONED AG.
- FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE C ACCORDING TO FIRM COMMUNITY-PANEL 180256 0015 C, DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
- SOIL CLASSIFICATIONS:  
 H02: HOSMER SILT LOAM, 2 TO 6%, ERODED  
 Z0C3: ZANESVILLE SILT LOAM, 12 TO 16% SLOPES, SEVERELY ERODED.
- ABUTTING PROPERTY OWNERS:  
 A. V. CURTIS & NORMA JEAN WORTHMAN 14020 DARMSTADT RD, EVANSVILLE, IN 47711.  
 B. DIAMOND FIVE FARMS LLC 12641 BROWNING RD, EVANSVILLE, IN 47711.  
 C. ROBERT & MARCIA KASSENBRUCK 11151 RIDGE KNOLL CT, EVANSVILLE, IN 47710.  
 D. GENE & BRENDA MILLNER 433 WORTHMAN RD, EVANSVILLE, IN 47711.  
 E. DAVID & ELIZABETH REEVES, 11120 DARMSTADT RD, EVANSVILLE, IN 47711.  
 F. JAMES WINSTEAD, 11140 RIDGE KNOLL DR, EVANSVILLE, IN 47710.  
 G. URBAN & VIVIAN KAHREJ, 1016 BAKER AVE, EVANSVILLE, IN 47710.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN, AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS BLUEBIRD ACRES.

*Marlin McCutchan*  
 MARLIN MCCUTCHAN

*Brenda McCutchan*  
 BRENDA MCCUTCHAN

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE AT THE DISCRETION OF THE PUBLIC UTILITY. TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID STRIPS OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITH THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY UTILITIES. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE AN OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

NOTARY CERTIFICATE

STATE OF INDIANA  
 COUNTY OF VANDERBURGH )  
 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 FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF December, 1999.  
 MY COMMISSION EXPIRES 4-15-2000  
*Judith Woodall*  
 JUDITH WOODALL NOTARY PUBLIC  
 A RESIDENT OF Vanderburgh COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR. HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON OCTOBER 16, 1998; AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

*Ralph A. Easley, Jr.*  
 RALPH A. EASLEY, JR.  
 INDIANA REG. NO. S 0006

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AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 303, 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 Nov. 10, 1998.

*Robert H. Bower, Jr.*  
 ROBERT H. BOWER, JR.  
 PRESIDENT

*Barbara S. Cunningham*  
 BARBARA S. CUNNINGHAM  
 EXECUTIVE DIRECTOR

PLAT RELEASE Feb. 16, 1999

*Barbara S. Cunningham*  
 BARBARA S. CUNNINGHAM  
 EXECUTIVE DIRECTOR

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 11 WEST IN SCOTT TOWNSHIP AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 11 WEST IN CENTER TOWNSHIP, IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION  
 1ST: WEST 1014.90 FEET; THENCE SOUTH INTO SECTION 24 TOWNSHIP 5 SOUTH, RANGE 11 WEST  
 2ND: SOUTH 01°23'25" EAST 115.93 FEET TO A 1 1/4 INCH OUTSIDE DIAMETER IRON PIPE; THENCE WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH RANGE 11 WEST  
 3RD: SOUTH 89°59'15" WEST 303.77 FEET TO A 1 1/4 INCH OUTSIDE DIAMETER IRON PIPE; THENCE NORTH TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13  
 4TH: NORTH 00°54'53" EAST 115.97 FEET TO A 1 INCH IRON ROD; THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13  
 5TH: NORTH 01°13'40" WEST 165.04 FEET TO A 1 1/4 INCH OUTSIDE DIAMETER IRON PIPE; THENCE  
 6TH: SOUTH 89°53'57" EAST 1238.00 FEET; THENCE  
 7TH: SOUTH 26°02'10" EAST 181.22 FEET TO THE POINT OF BEGINNING CONTAINING 5.61 ACRES, MORE OR LESS.

