

**OWNER'S CERTIFICATE**

I, the undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **McCutchan Stenz** a minor subdivision.

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

**Owner & Subdivider**  
William A. McCutchan  
10351 Browning Road  
Evansville, IN 47725

*William A. McCutchan* 2/23/18  
William A. McCutchan date

**NOTARY CERTIFICATE**

State of INDIANA )  
County of VANDERBURGH )

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared William A. McCutchan, the owner of the real estate shown and described herein and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 22<sup>ND</sup> day of FEBRUARY, 2018.

JULY 21, 2024  
My Commission expires: *Trish Solbrig*  
Notary Public  
Notary Resides in PERRY  
County, Indiana TRISH SOLBRIG  
Typed or printed name

**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, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on January 29, 2018 (at Subdivision Review).

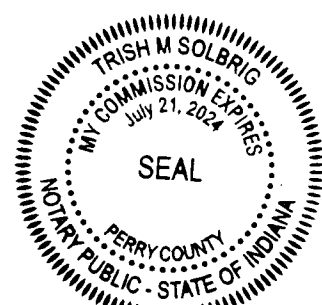
*Ronald S. London*  
President: STACEY STEVENS

Affect Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2018-002  
The Secondary plat complies with the Ordinance and is released for recording.

Executive Director: RONALD S. LONDON

Feb. 23, 2018  
Plat Release Date

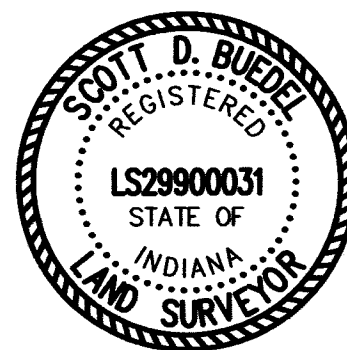


**SURVEYOR'S CERTIFICATE**

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 21th day of February, 2018.

*Scott D. Buedel*  
Scott D. Buedel, PLS  
Indiana Registration Number 29900031  
Cash Waggoner & Associates, PC  
414 Citadel Circle, Suite B  
Evansville, IN 47715



**BOUNDARY DESCRIPTION**

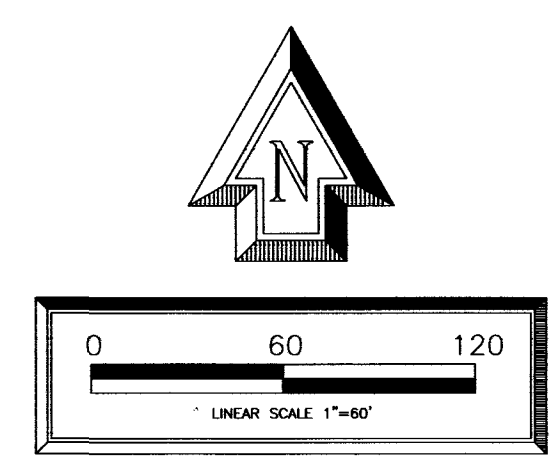
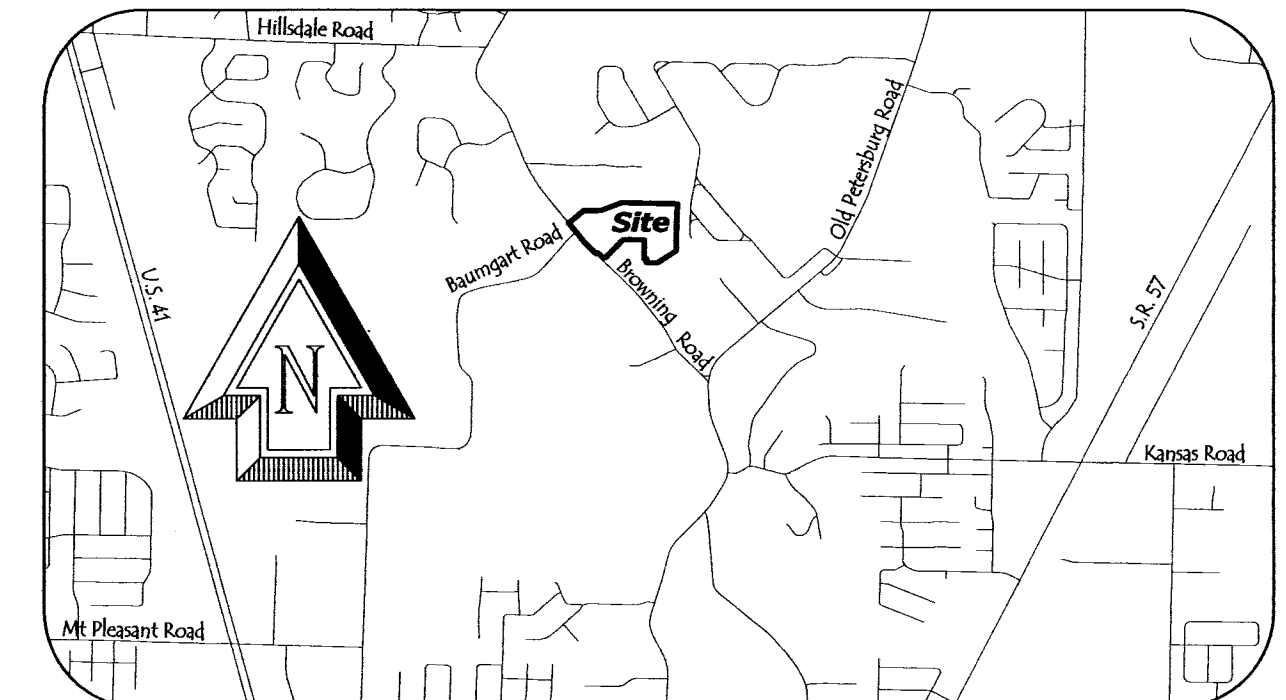
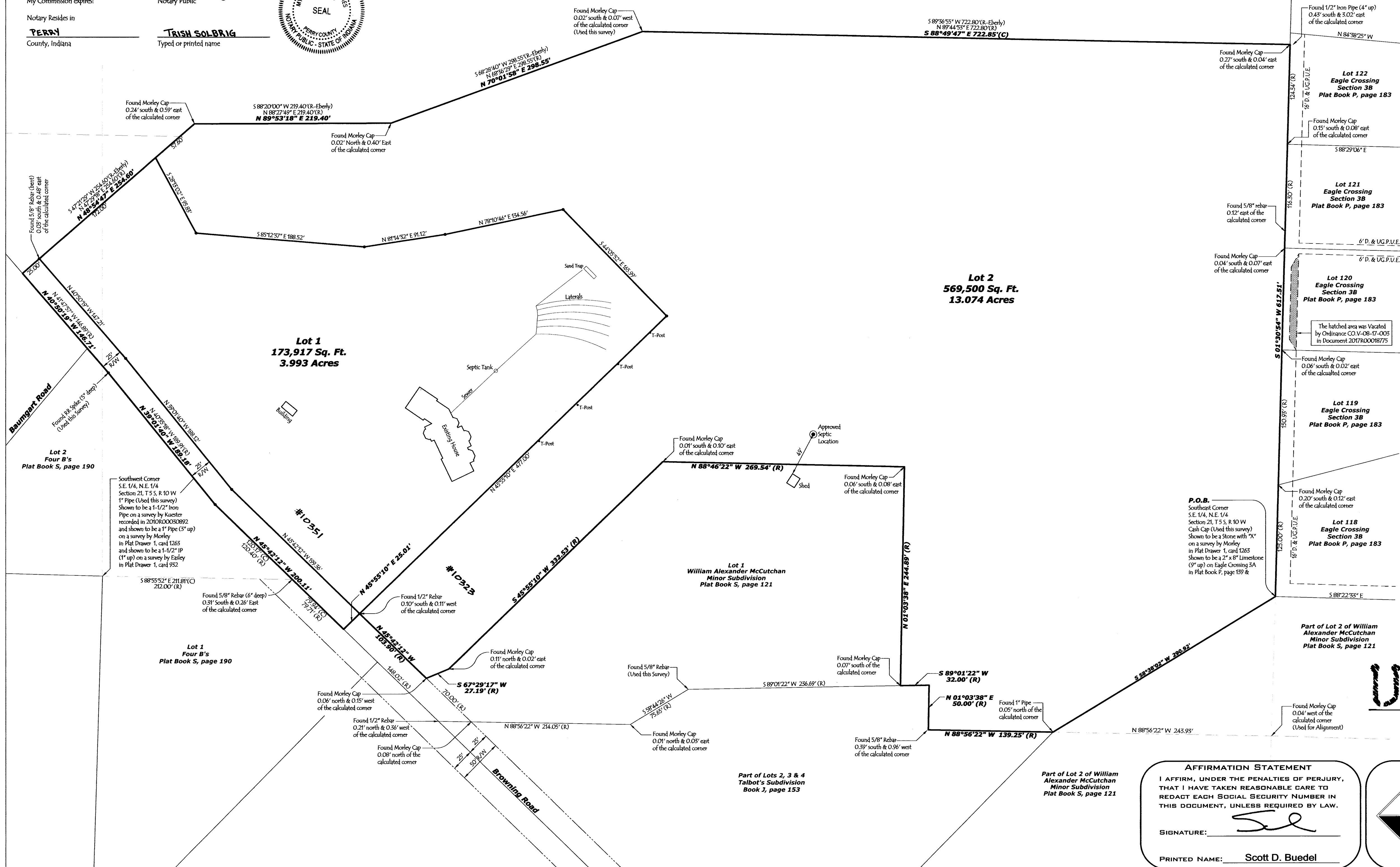
Part of Lots 4, 5, 6 and 7 in Talbot's Subdivision, as per plat thereof, recorded in Plat Book H, page 102 in the Office of the Recorder of Vanderburgh County, Indiana and also part of Lot 2 in William Alexander McCutchan Minor Subdivision, as per plat thereof, recorded in Plat Book S, page 121 in the office of the Recorder of Vanderburgh County, Indiana and being part of the East Half of Section 21, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 21 and being a corner of said Lot 2 in William Alexander McCutchan Minor Subdivision; thence South 58 degrees 38 minutes 02 seconds West 290.92 feet to a point on the south boundary line of said Lot 2; thence along the boundary line of said Lot 2, North 88 degrees 56 minutes 22 seconds West 159.25 feet; thence continue along said boundary, North 01 degree 03 minutes 38 seconds East 50.00 feet; thence continue along said boundary, South 89 degrees 01 minute 22 seconds West 52.00 feet; thence continue along said boundary, North 01 degree 03 minutes 38 seconds East 244.89 feet; thence continue along said boundary, North 88 degrees 46 minutes 22 seconds West 269.54 feet; thence continue along said boundary, South 45 degrees 55 minutes 10 seconds West 332.53 feet; thence continue along said boundary, South 67 degrees 29 minutes 17 seconds West 27.19 feet to the northeasterly right-of-way of Browning Road; thence along said northeasterly right-of-way, North 45 degrees 42 minutes 12 seconds West 105.90 feet to a corner of said Lot 2 of William Alexander McCutchan Minor Subdivision; thence along the extended boundary of said Lot 2, South 45 degrees 55 minutes 10 seconds West 25.01 feet to a point in the center of Browning Road; thence along the center of said Road, North 45 degrees 42 minutes 12 seconds West 200.11 feet; thence continue along the center of said road, North 39 degrees 01 minutes 40 seconds West 189.18 feet; thence continue along the center of said road, North 40 degrees 50 minutes 19 seconds West 146.71 feet to the westernmost corner of a tract of land conveyed to William M. and William A. McCutchan in Deed Document 2009R00025179 in the Office of said Recorder; thence along the north line of said McCutchan tract the following four (4) calls:

North 48 degrees 54 minutes 47 seconds East 254.60 feet; thence  
North 89 degrees 53 minutes 18 seconds East 219.40 feet; thence  
North 70 degrees 01 minutes 58 seconds East 298.55 feet; thence  
South 88 degrees 49 minutes 47 seconds East 722.85 feet to a point on the east line of the Southeast Quarter of the Northeast Quarter of said Section 21; thence along said east line, South 01 degree 30 minutes 54 seconds West 617.51 feet to the point of beginning and containing 17.574 acres, more or less.

Subject to the existing 25 foot right-of-way for Browning Road according to Deed Document 2009R00025179 in the Office of the Recorder of Vanderburgh County, Indiana.

Also, subject to all other easements and rights-of-way of record.



**LEGEND**

|        |                       |
|--------|-----------------------|
| (R)    | Record Dimension      |
| (M)    | Measured Dimension    |
| (C)    | Calculated Dimension  |
| P.O.B. | Point of Beginning    |
| P.O.C. | Point of Commencement |

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Feb. 23, 2018  
BRIAN GERTH AUDITOR  
790  
RECEIVED FOR RECORD  
DATE 02-23-18 2:45 p  
PLAT BOOK U  
PAGE 131  
INSTR# 2018R00025179  
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY

**MCCUTCHAN STENZ**

**GENERAL NOTES**

- Public Utilities:** PUBLIC UTILITIES - WATER: Water is available and is provided by the Evansville Water & Sewer Utility. PUBLIC UTILITIES - SEWER: Sanitary Sewer is not available by a Public Utility.
- Private Utilities - OSDS:** Sewage disposal will be provided by a private on-site sewage disposal system (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.
- Access:** Lots 1 and Lot 2 shall access Browning Road, only.
- Flood:** According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana Map Number 18163C0109 D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone (AE).
- Natural Surface Watercourse:** The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.
- Basement:** Any basement must be approved by the Vanderburgh County Building Commissioner.
- Grades:** First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.
- Monuments:** Monuments exist as noted at all exterior boundary corners and all interior will be a set 5/8" Rebar with plastic cap stamped "Cash Waggoner & Associates #0096"
- Noise Sensitive:** The owner and subdivider of this property along with the future owners of all lots within this subdivision acknowledge for themselves, their heirs, their successors and their assigns, that the real estate described on this subdivision plat experiences or may experience significant levels of aircraft operations, and that dwellings constructed within this subdivision should account for increased noise levels, with full knowledge and acceptance of the aircraft operations as well as any effects resulting from the aircraft operations.
- Sidewalks:** Application for Modification/Waiver of Subdivision Standards: APC Docket Number WAV-2018-002 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B)(2), was approved at Subdivision Review on January 29, 2018.

**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: *Scott D. Buedel*  
PRINTED NAME: **Scott D. Buedel**

**CASH WAGGNER & ASSOCIATES, PC**  
CONSULTING ENGINEERS • LAND SURVEYORS  
WWW.CASHWAGGNER.COM  
414 CITADEL CIRCLE SUITE B EVANSVILLE, IN 47715 PH: 812.401.5561  
402 E. 13TH STREET JASPER, IN 47546 PH: 812.634.5015