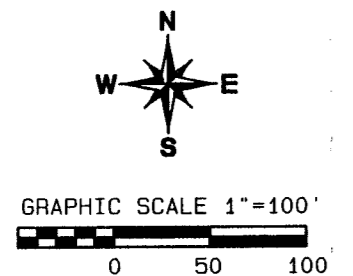


# SKAGGS BROWNING ROAD

DEED RECORD:  
- DEED VOLUME 655,  
PAGES 574-577  
OWNERS OF RECORD:  
- HOMER SKAGGS, JR  
HELEN R. SKAGGS

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER  
Apr. 16, 2018  
(DATE)  
BRIAN GERTH AUDITOR  
1579  
(AUDITORS NUMBER)

RECEIVED FOR RECORD  
DATE 04.16.18 11:52A  
PLAT BOOK U  
PAGE 142  
INSTR# 20180007876  
DEBBIE STUCKI RECORDER  
VANDERBURGH COUNTY



Relative Positional Accuracy:  
Rural survey: 0.26 feet,  
plus 200 parts per million.

- BASIS OF BEARINGS:  
The Indiana State Plane  
Coordinate System, West  
Zone, NAD 83.  
- LAST DATE OF FIELDWORK:  
February 6, 2018

POINT OF COMMENCING  
4" x 9" stone found  
flush, NW Cor., NE 1/4,  
Sec. 9-5s-10w, [per  
Vanderburgh County  
Surveyor Record].

Homer Skaggs, Jr. &  
Helen R. Skaggs  
601 W. Wortman Road  
Evansville, Indiana 47725  
Deed Volume 655, Pages 574-577  
82-04-09-009-069.001-030

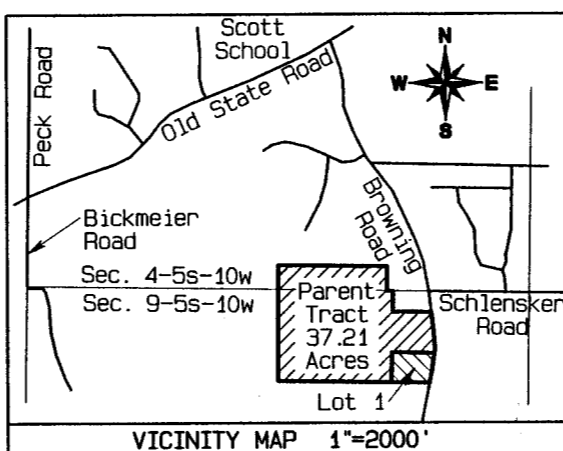
5/8" iron  
pin falls in  
small creek.

POINT OF  
BEGINNING.

1" pinched  
pipe found 6"  
above grade.

6" x 7" stone found  
6" below grade, SW  
Cor., NW 1/4, NE 1/4,  
Sec. 9-5s-10w.

LEGEND  
▲ - Stone found as noted.  
○ - Corner and/or monument  
as noted.  
● - 5/8" iron pin with cap  
inscribed "Fred Kuester  
IN RLS S0137" set.  
(R) - Record dimensions.  
Dimensions are field  
measured unless noted  
record.



Thomas E. Salmon & Amy Salmon  
14111 Browning Road  
Evansville, Indiana 47725  
82-04-09-009-296.001-030  
82-04-09-009-341.001-030

Carol Becker  
10400 Browning Road  
Evansville, Indiana 47725  
82-04-09-009-341.002-030

LOT 1  
2.79 ACRES

0.21 ACRES IN  
RIGHT-OF-WAY

1/2" iron pipe  
found 2" below  
grade at 25.2'  
offset.

5/8" iron  
pin found.

### BOUNDARY DESCRIPTION:

Part of the Northeast Quarter (NE 1/4) of Section Nine (9), Township Five (5) South, Range Ten (10) West, Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 4 inch by 9 inch stone found marking the Northwest Corner of said quarter section; thence along the west line of said quarter section South 01 degrees 19 minutes 39 seconds West 950.12 feet to a 5/8 inch iron pin with cap inscribed "Fred Kuester IN RLS S0137" [hereinafter referred to as a Kuester pin] set; thence South 89 degrees 01 minutes 14 seconds East 1210.19 feet to a Kuester set marking the initial point of beginning of the following described real estate; thence North 00 degrees 58 minutes 46 seconds East 310.00 feet to a Kuester pin set; thence South 89 degrees 01 minutes 14 seconds East 444.91 feet to a mag nail set in the center line of Browning Road; thence along said center line the following courses and distances: South 07 degrees 18 minutes 26 seconds West 33.22 feet; thence South 08 degrees 00 minutes 17 seconds West 39.32 feet; thence South 10 degrees 03 minutes 08 seconds West 59.31 feet; thence South 10 degrees 49 minutes 00 seconds West 66.56 feet; thence South 11 degrees 17 minutes 39 seconds West 115.67 feet to a 5/8 inch iron pin found; thence leaving said center line North 89 degrees 01 minutes 14 seconds West 395.00 feet to the point of beginning.

CONTAINING 3.00 ACRES, MORE OR LESS.

Subject to all legal rights-of-way and/or easements of record.

### GENERAL NOTES

FLOOD PLAIN DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tracts plots on Community Panel No. 180256 0106 D (Map Number 18163C0106D) and Community Panel No. 180256 0107 D (Map Number 18163C0107D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

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 systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.

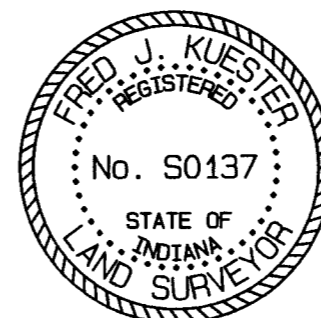
NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS:  
APC Docket Number WAV-2018-008 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on March 26, 2018.

### 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.

Fred J. Kuester  
Fred J. Kuester



This instrument prepared by:  
**FRED J. KUESTER**  
ENGINEER & LAND SURVEYOR  
1792 E 600 S  
FORT BRANCH, INDIANA 47648  
(812) 753-4843

SKAGGS BROWNING ROAD  
Browning Road, Evansville, Indiana 47725

SCALE: 1" = 100' APPROVED BY: FJK DRAWN BY: CAK  
DATE: APRIL, 2018 REVISED: 0

Part of the Northeast Quarter of Section 9, Township 5 South,  
Range 10 West, Scott Township, Vanderburgh County, Indiana.

file: 2018-04-skaggs browning road.smi SHEET  
client: Homer Skaggs, Jr. 1 OF 1

### OWNER'S CERTIFICATE

We, 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 SKAGGS BROWNING ROAD, a minor subdivision.

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

Homer Skaggs, Jr.  
Homer Skaggs, Jr.  
601 W. Wortman Road  
Evansville, Indiana 47725

Helen R. Skaggs  
Helen R. Skaggs  
601 W. Wortman Road  
Evansville, Indiana 47725

### NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } ss:

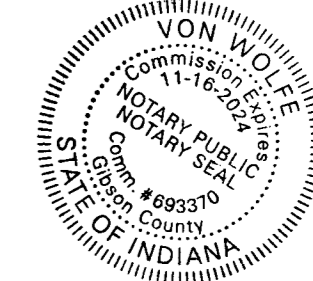
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Homer Skaggs, Jr. & Helen R. Skaggs, the owner of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 16 day of APRIL, 2018.

My commission expires NOV 16, 2024

Von N. Wolfe  
VON N. WOLFE (printed)

Notary resides in GIBSON County, 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, 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 March 26, 2018 (at SUBDIVISION REVIEW).

Stacey Stevens  
President: STACEY STEVENS  
Ronald S. London  
Attest Executive Director: RONALD S. LONDON



PLAT RELEASE for APC DOCKET NO.: MIN-2018-008

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

Ronald S. London  
Executive Director: RONALD S. LONDON  
April 16, 2018  
Plat Release Date

### SURVEYOR'S CERTIFICATE

I, Fred J. Kuester, 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 on February 6th, 2018 and that all monuments shown exist at all locations as noted.

Witness my hand and seal this 14th day of April, 2018

Fred J. Kuester  
Fred J. Kuester  
Indiana Registration LS #S0137  
1792 E 600 S  
Fort Branch, Indiana 47648

**U-142**