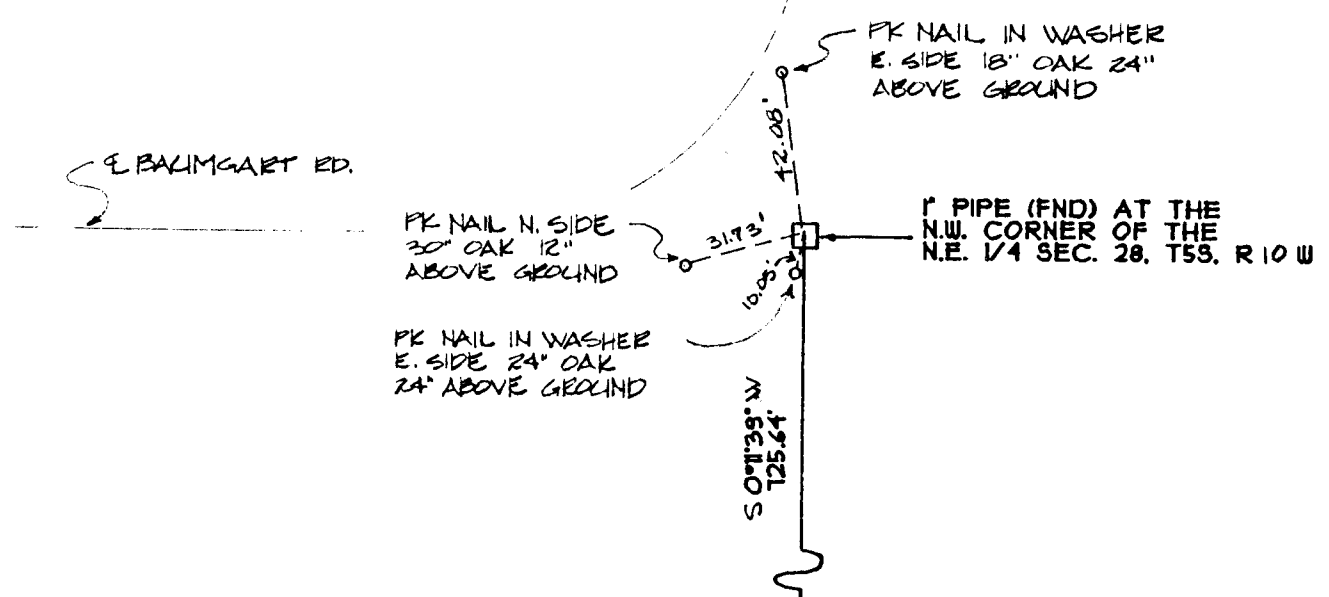


# McCUTCHAN ESTATES SECTION 2

## PHASE 1



N 89°03'20" E 871.61'

**GENERAL NOTES:**

- OWNER / DEVELOPER: THOMAS WOLF, 2410 SHARON PLACE, EVANSVILLE, IN 47118
- UTILITIES: WATER SERVICE BY THE CITY OF EVANSVILLE WATER SYSTEM; GAS AND ELECTRIC SERVICE BY SUGECO; SEWER SERVICE BY CITY OF EVANSVILLE
- EROSION CONTROL: SLOPES OF 2% TO 4% SHALL BE MULCHED AND SEEDED, LEAVING RED TOP AND GREAT BRUSH WILL BE USED FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 4% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
- ZONING: ALL SURROUNDING PROPERTY IS ZONED AGRICULTURAL AS IS THE PROPOSED SUBDIVISION
- FLOOD PLAN: DATA FOR PORTION OF THIS PROPOSED SUBDIVISION IS THE FLOOD PLAN AS PER FIRB PANEL 180254 0025 B, DATED MARCH 13, 1982 FOR VANDERBURGH COUNTY, INDIANA
- ALL ROADWAY INTERSECTION RADI ARE 25 FEET
- ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION OTHER THAN GRASS OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED
- ALL ROADS WILL BE DEDICATED TO THE PUBLIC
- ALL INTERIOR LOTS MUST ACCESS ON INTERIOR STREETS

**0-98**

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL CONFIRMATION FOR TRANSFER.

FEB 01 1993

*Ann Thayer*  
AUDITOR  
540

RECORDED IN PLAT BOOK N, PAGE 105  
2:42 PM  
FEB 1 1993  
PLAT BOOK N, PAGE 105  
98  
BETTY J. BERMAN-RECHNER  
VANDERBURGH COUNTY

**OWNERS CERTIFICATE**

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES SAME AS McCUTCHAN ESTATES SECTION 2 PHASE 1. ALL EASEMENTS SHOWN WITHIN THE SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC UTILITY SERVICE TO LOTS WITHIN THE SUBDIVISION AND FOR SURFACE WATER DRAINAGE. ALL ROADS SHOWN WITHIN THE SUBDIVISION ARE HEREBY DEDICATED TO PUBLIC USE.

*Tom Wolf*  
TOM WOLF, OWNER  
2410 SHARON PLACE  
EVANSVILLE, IN 47118

**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.

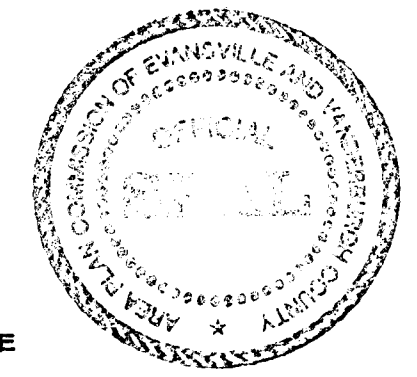
WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF JANUARY, 1993  
MY COMMISSION EXPIRES MAY 15, 1996  
*Judith Keshell* NOTARY PUBLIC  
JUDITH KESHELL, PRINTED NAME  
A RESIDENT OF VANDERBURGH COUNTY



**A.P.C. CERTIFICATE**

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981 PUBLIC LAW NO. 309 AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMA FACIE APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON 01/15/93

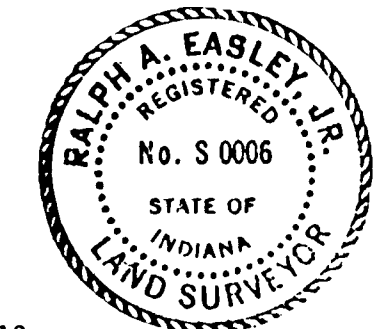
PRESIDENT: *Alfred A. Bana*  
EXECUTIVE DIRECTOR: *Ralph A. Easley, Jr.*  
PLAT RELEASE: FEBRUARY 1, 1993  
EXECUTIVE DIRECTOR: *Ralph A. Easley, Jr.*



**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 01/15/93 AND THAT ALL THE POINTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL  
RALPH A. EASLEY, JR.  
INDIANA REG. NO. 3 0006

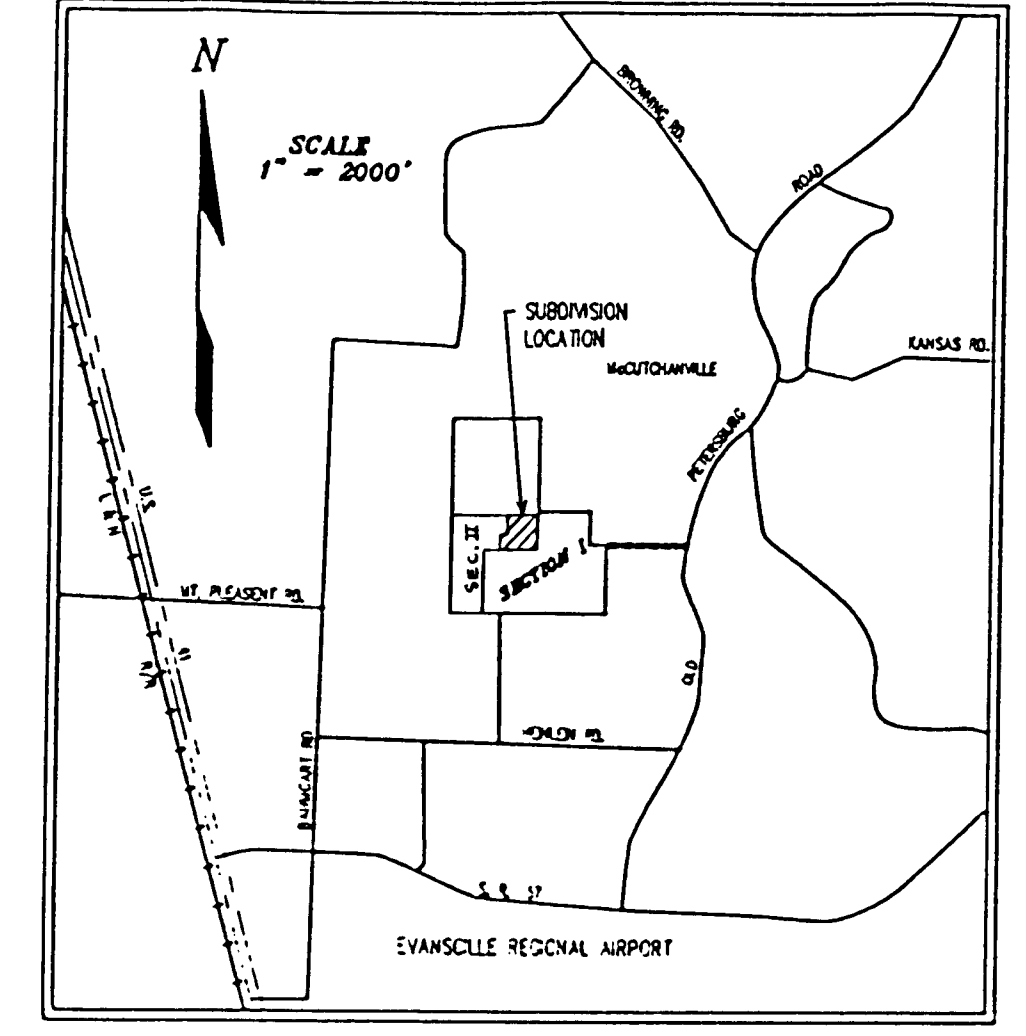
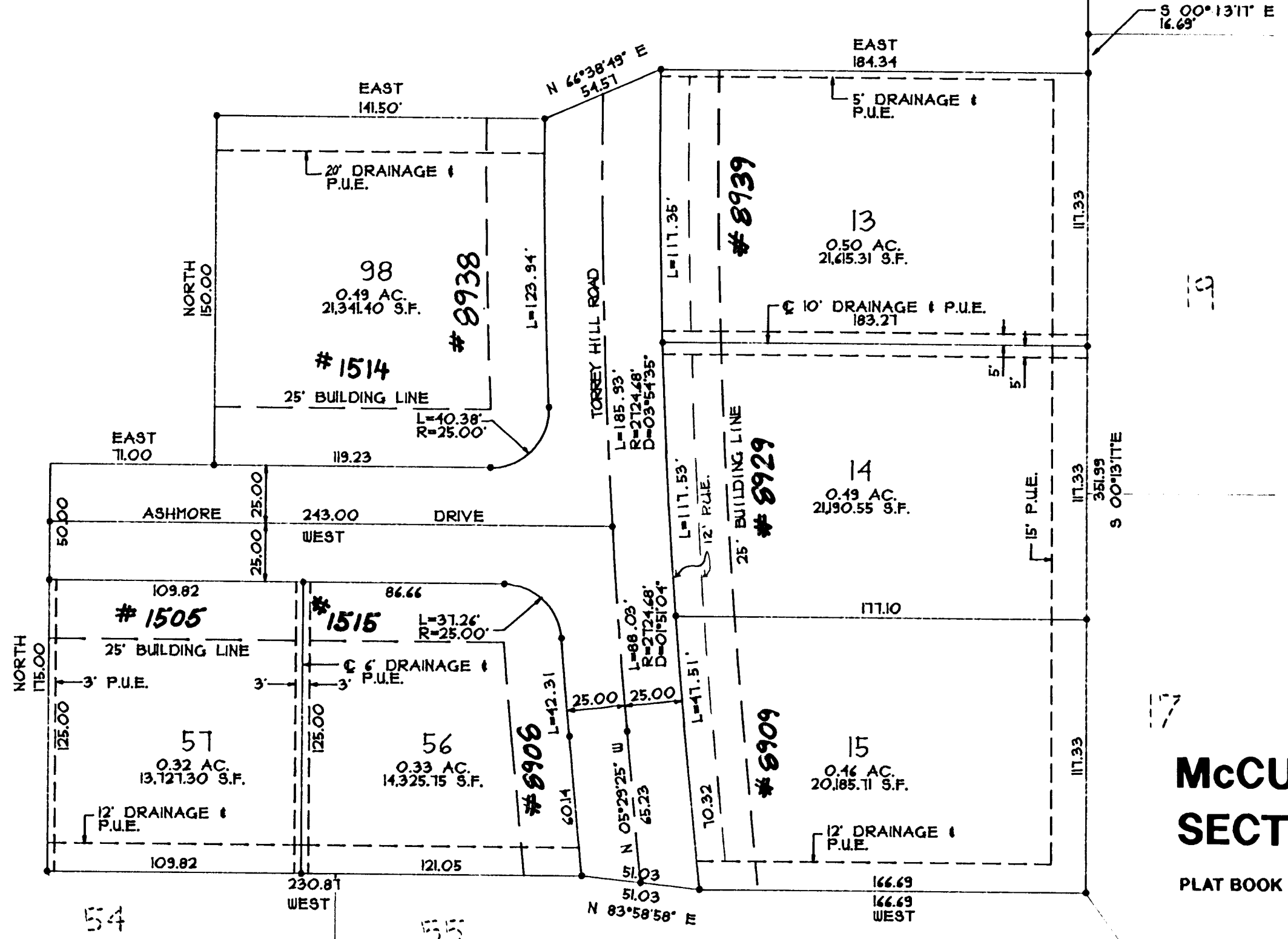
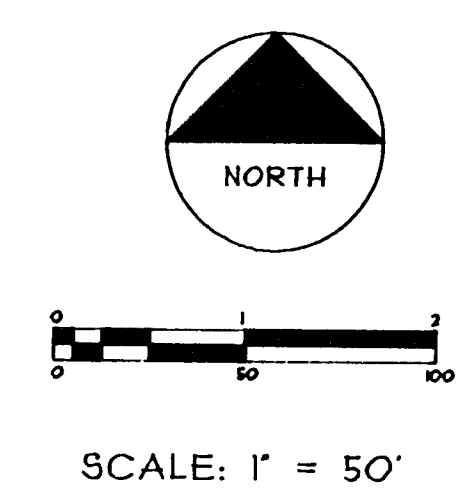


**LAND DESCRIPTION**

A part of the Northeast Quarter of Section 28, Township 5 South, Range 10 West in Vanderburgh County, Indiana, described as follows:

Beginning at a point in the West line of Lot 19 in McCUTCHAN ESTATES, Section 1, as per plat thereof recorded in Plat Book N, page 105 in the office of the Recorder of Vanderburgh County, Indiana, said point being distant South 16.69 feet from the Northwest corner of said Lot 19; thence along the West line of said Lot 19 and Lot 17 in said McCUTCHAN ESTATES, Section 1

- 1st: South 00° 13' 17" East 351.99 feet to the Northeast corner of Lot 16 in said McCUTCHAN ESTATES, Section 1; thence along the North line of said Section 1 for the following three (3) courses
- 2nd: West 166.69 feet to the Northwest corner of said Lot 16; thence along the North right-of-way line of Torrey Hill Road
- 3rd: North 83° 58' 58" West 51.03 feet to the Northeast corner of Lot 55 of said Section 1; thence along the North lines of said Lot 55 and Lot 54
- 4th: West 230.87 feet; thence
- 5th: North 175.00 feet; thence
- 6th: East 71.00 feet; thence
- 7th: North 150.00 feet; thence
- 8th: East 141.50 feet; thence
- 9th: North 66° 38' 49" East 54.57 feet; thence
- 10th: East 184.34 feet to the point of beginning, containing 3.22 acres, more or less.



LOCATION MAP

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

2/23/87  
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

2-1-93  
DATE

**McCUTCHAN ESTATES SECTION 1**  
PLAT BOOK N, PAGE 105