

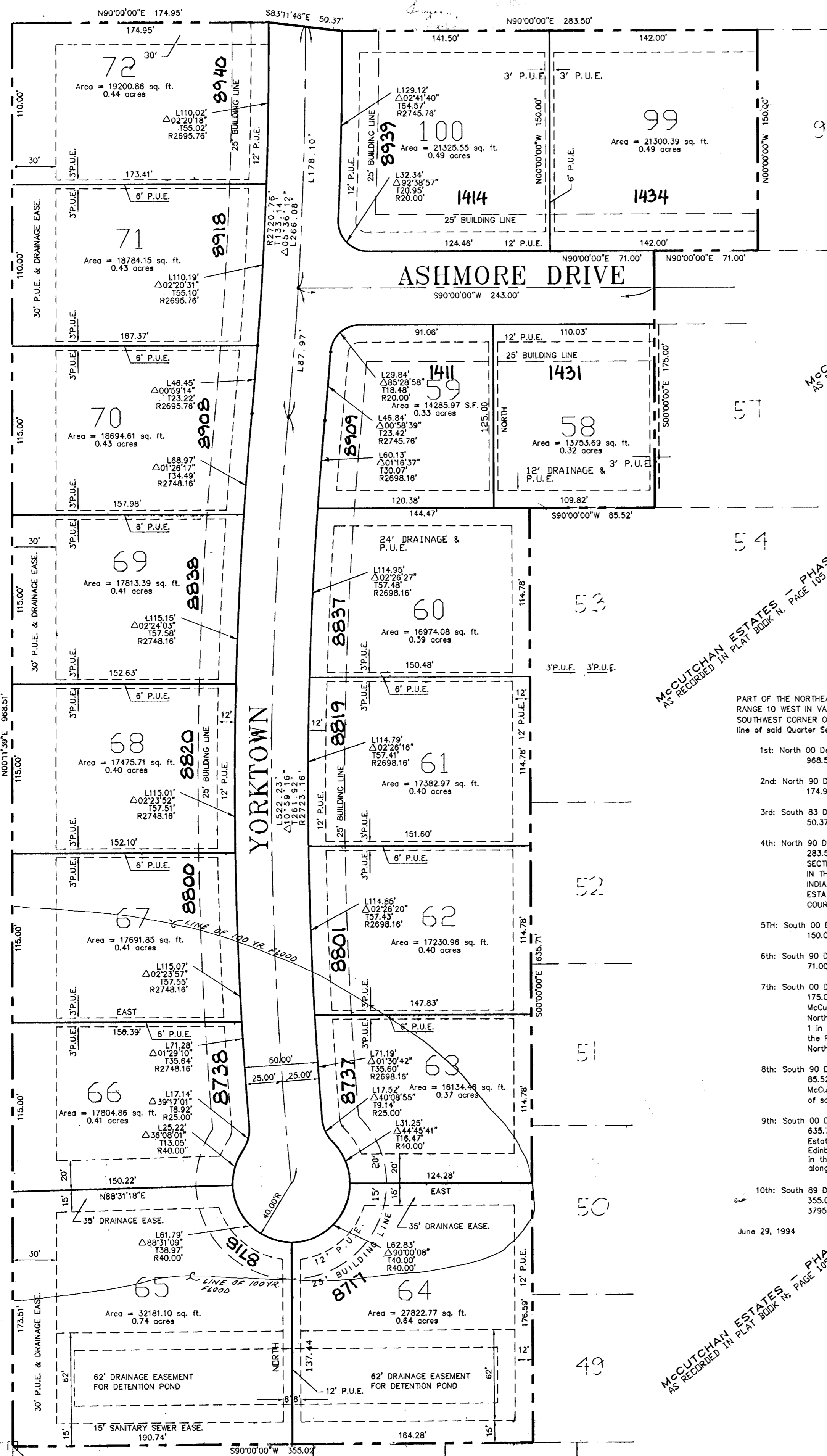
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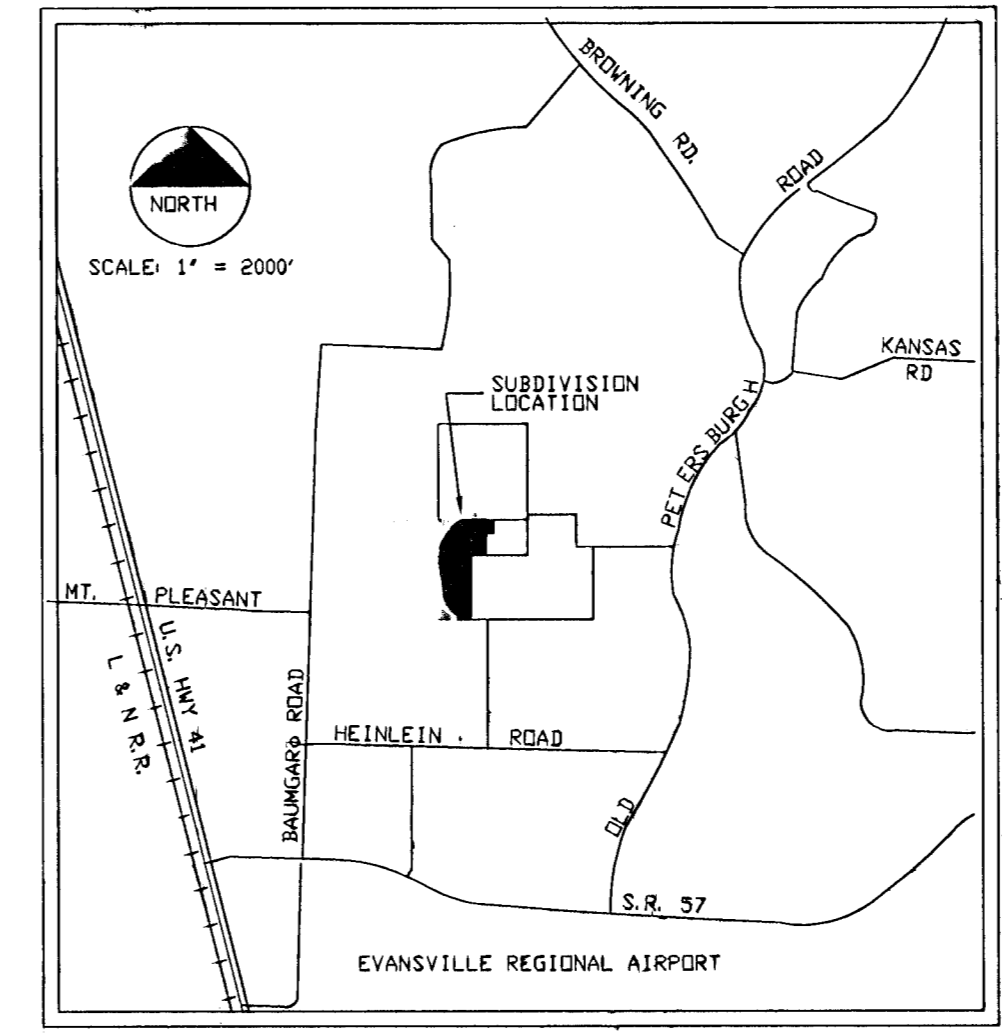
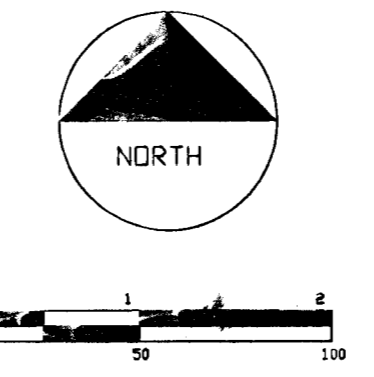
JUL 28 1995

P-16

# McCUTCHAN ESTATES SECTION II - PHASE II



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- LEGAL DESCRIPTION
- PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA; BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION
- 1st: North 00 Degrees 11 Minutes 39 Seconds East, a distance of 968.51 feet; Thence
  - 2nd: North 90 Degrees 00 Minutes 00 Seconds East, a distance of 174.95 feet; Thence
  - 3rd: South 83 Degrees 11 Minutes 48 Seconds East, a distance of 50.37 feet; Thence
  - 4th: North 90 Degrees 00 Minutes 00 Seconds East, a distance of 283.50 feet to the Northwest corner of McCutchan Estates Section 2 - Phase 1 as recorded in Plat Book 0, Page 98 in the Office of the Recorder of Vanderburgh County, Indiana; Thence along the West boundary of said McCutchan Estates Section 2 - Phase 1 for the following three courses
  - 5th: South 00 Degrees 00 Minutes 00 Seconds West, a distance of 150.00 feet; Thence
  - 6th: South 90 Degrees 00 Minutes 00 Seconds West, a distance of 71.00 feet; Thence
  - 7th: South 00 Degrees 00 Minutes 00 Seconds West, a distance of 175.00 feet to the Southwest corner of lot 57 of said McCutchan Estates Section 2 - Phase 1, also being the Northwest corner of Lot 54 of McCutchan Estates - Phase 1 in Plat Book N, Page 105 as recorded in the Office of the Recorder of Vanderburgh County, Indiana; Thence along the North line of Lot 53 of McCutchan Estates - Phase 1
  - 8th: South 90 Degrees 00 Minutes 00 Seconds West, a distance of 85.52 feet to the Northwest corner of Lot 53 of said McCutchan Estates - Phase 1; Thence along the West line of said McCutchan Estates - Phase 1
  - 9th: South 00 Degrees 00 Minutes 00 Seconds West, a distance of 835.77 feet, to the Southwest corner of said McCutchan Estates - Phase 1 also to a point on the North line of Edinborough Subdivision as recorded in Plat Book 0, Page 82 in the Office of the Recorder of Vanderburgh County; Thence along the North line of said Edinborough Subdivision
  - 10th: South 89 Degrees 42 Minutes 20 Seconds West, a distance of 355.02 feet to the TRUE POINT OF BEGINNING, containing 379527.66 square feet or 8.71 acres, more or less.

- GENERAL NOTES:
1. OWNER / DEVELOPER: THOMAS WOLF, 2410 SHARON PLACE, EVANSVILLE, IN 47711
  2. UTILITIES: WATER SERVICE BY THE CITY OF EVANSVILLE WATER SYSTEM GAS AND ELECTRIC SERVICE BY S.T.G.E.CO. SEWER SERVICE BY CITY OF EVANSVILLE
  3. EROSION CONTROL: SLOPES 3% TO 6% SHALL BE MULCHED AND SEEDED. PINE, RED TOP, AND WHEAT WHICH 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 6% 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
  4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AGRICULTURAL AS IS THE PROPOSED SUBDIVISION
  5. FLOOD PLAIN: PART OF THIS PROPOSED SUBDIVISION IS THE FLOOD PLAIN AS PER FIRM PANEL 180256 0025 B, DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA
  6. MINIMUM FINISHED FLOOR ELEVATION: 291.00'
  7. ALL ROADWAY INTERSECTION RADI ARE 25 FEET
  8. 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
  9. ALL ROADS TO BE DEDICATED TO THE PUBLIC
  10. ALL INTERIOR LOTS MUST ACCESS ON INTERIOR STREETS
  11. 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
  12. "THE LOT OWNERS' ASSOCIATION SHALL BE RESPONSIBLE, INCLUDING FINANCIALLY, FOR THE MAINTENANCE AND REPAIR OF THE ENTIRE STORM WATER DRAINAGE SYSTEM, ITS PARTS, AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION AND OUTSIDE OF COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING: (1) "MOWING GRASS, CONTROLLING WEEDS & MAINTAINING THE DESIGNED COVER OF THE WATERWAYS, STORAGE BASINS AND EASEMENTS IN ACCORDANCE WITH APPLICABLE ORDINANCES. (2) "KEEPING ALL PARTS OF THE STORM WATER DRAINAGE SYSTEM OPERATING AT ALL TIMES AS DESIGNED AND AS CONSTRUCTED, AND FREE OF ALL TRASH, DEBRIS, AND OBSTRUCTIONS TO THE FLOW OF WATER. (3) "KEEPING THE CHANNELS, EMBANKMENTS, SHORELINES AND BOTTOM OF WATERWAYS AND BASINS FREE OF ALL EROSION AND SEDIMENTATION. (4) "MAINTAINING AND REPAIRING THE STORM WATER DRAINAGE SYSTEM IN ACCORDANCE WITH THE CONDITIONS DESCRIBED ON THE APPROVED STREET AND/OR DRAINAGE PLANS ON FILE IN THE COUNTY SURVEYOR'S OFFICE AND/OR THE COUNTY ENGINEER'S OFFICE, AND IN COMPLIANCE WITH THE COUNTY DRAINAGE ORDINANCE. (5) "PREVENTING ALL PERSONS OR PARTIES FROM CAUSING ANY UNAUTHORIZED ALTERATIONS, OBSTRUCTIONS, OR DETRIMENTAL ACTIONS FROM OCCURRING TO ANY PART OF THE STORM WATER DRAINAGE SYSTEM AND EASEMENTS WITHIN OR ATTACHED TO THIS SUBDIVISION. (6) "NOTICE: ANY PIPE, FENCE WALL BUILDING, POOL, PATIO, PLANTING, STORED MATERIAL, EXCAVATION, FILL OR OTHER CONSTRUCTION, IMPROVEMENT, ADDITION TO OR ALTERATION OF THE LAND WITHIN A DRAINAGE EASEMENT IN THIS SUBDIVISION REQUIRES THE PRIOR WRITTEN APPROVAL OF THE COUNTY DRAINAGE

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBMIT TO THIS SUBDIVISION AND OUTSIDE OF COUNTY ACCEPTED ROAD RIGHT OF WAY INCLUDING ALL READS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY RESERVED TO PUBLIC UTILITIES PROVIDING HOWEVER THAT NO ABOVE GROUND OR BELOW GROUND, NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERRECTED WITHIN SAID STRIPS OF LAND. ANY FENCES ERRECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, 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 IMPERE THE FLOW OF WATER.

Tom Wolf  
 THOMAS WOLF, OWNER  
 2410 SHARON PLACE  
 EVANSVILLE, IN 47711

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 19<sup>TH</sup> DAY OF July 1995

MY COMMISSION EXPIRES 8-15-96  
 Judith D. Eckel, NOTARY PUBLIC  
 State, Indiana, PRINTED NAME  
 A RESIDENT OF Vanderburgh County



A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1991, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON AUG 1 1995.

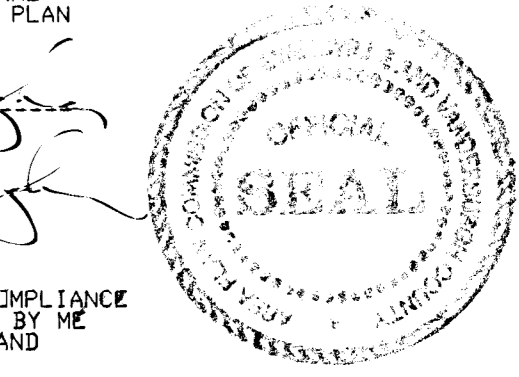
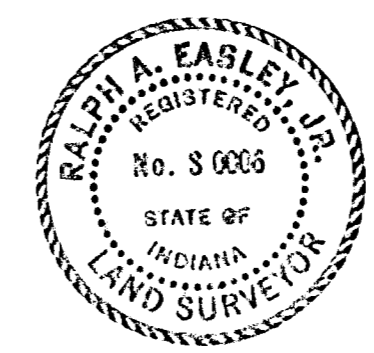
APPROVED: *Robert H. Bauer, Jr.* EXECUTIVE DIRECTOR  
*Barbara R. Cunningham* EXECUTIVE DIRECTOR

PLAT RELEASE July 23, 1995

SURVEYOR'S CERTIFICATE

I, RALPH A. EARLE, 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 THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL: RALPH A. EARLE, JR. STATE OF INDIANA REG. NO. S 0006



SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 5 SOUTH RANGE 10 WEST

EDINBOROUGH AS RECORDED IN PLAT BOOK D, PAGE 82

McCUTCHAN ESTATES - PHASE I AS RECORDED IN PLAT BOOK N, PAGE 105

McCUTCHAN ESTATES SECTION 2 - PHASE 1 AS RECORDED IN PLAT BOOK N, PAGE 98