BROWNING ROAD ESTATES SECTIO

87 - 16667

LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHW QUARTER OF SECTION 16, TOWNSHIP - 5 - SOUTH, RANGE - 10- WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID QUARTER, QUARTER SECTION ; THENCE NORTH 00° 57' 27" EAST ALONG THE W LINE OF THE SAID QUARTER, QUARTER SECTION 320.15 FEET, TO T POINT OF BEGINNING ; THENCE NORTH 00° 57' 27" EAST ALONG THI SAID WEST LINE 620.00 FEET TO THE SOUTHWEST CORNER OF BRO ING ROAD ESTATES SECTION "C" ; THENCE NORTH 89° 53' 05" EA 50.00 FEET ; THENCE EASTERLY ALONG A 1505.49 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 356.33 FEET ; THENCE SOUTH 76° 33' 15" EAST 48.40 FEET ; THENCE SOUTH 00° 57' WEST 350.00 FEET ; THENCE SOUTH 36° 57' 49" WEST 156.68 FE THENCE SOUTH 60° 11' 00" EAST 48.00 FEET ; THENCE SOUTH 29° 00' WEST 177.42 FEET ; THENCE ALONG A 50.00 FOOT RADIUS CU TO THE RIGHT AN ARC DISTANCE OF 170.15 FEET (SAID CURVE SUBTENDED BY A CHORD NORTH 83° 58' 49" WEST 64.56 FEET) THENCE NORTH 47° 46' 43" WEST 176.17 FEET ; THENCE SOUTH 49' 17" WEST 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.22 ACRES MORE OR LESS.

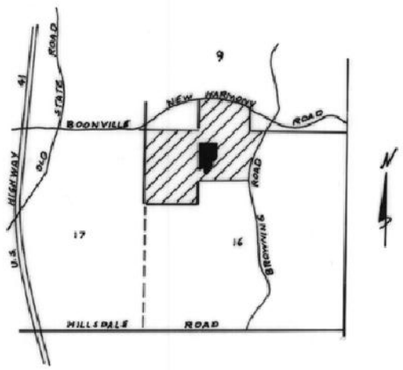
SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME ON MAY 16, 1987 THAT ALL MONUMENTS SHOWN THEREOF ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER No. S 0137 STATE OF INDIANA LAND SURVEYOR

FRED J. KUESTER L.S.
IN REG. NO. S0137

SCALE 1" = 50



LOCATION MAP
SCALE 1" = 2000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES. STRIPS OF GROUND OF THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE HERE BY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER MAINS, SURFACE WATER DRAINAGE, POLE, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED NO STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEAL THIS 21st DAY OF May, 1987

William J. Wittenbrink Betty C. Wittenbrink

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF Vand.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF May 1987

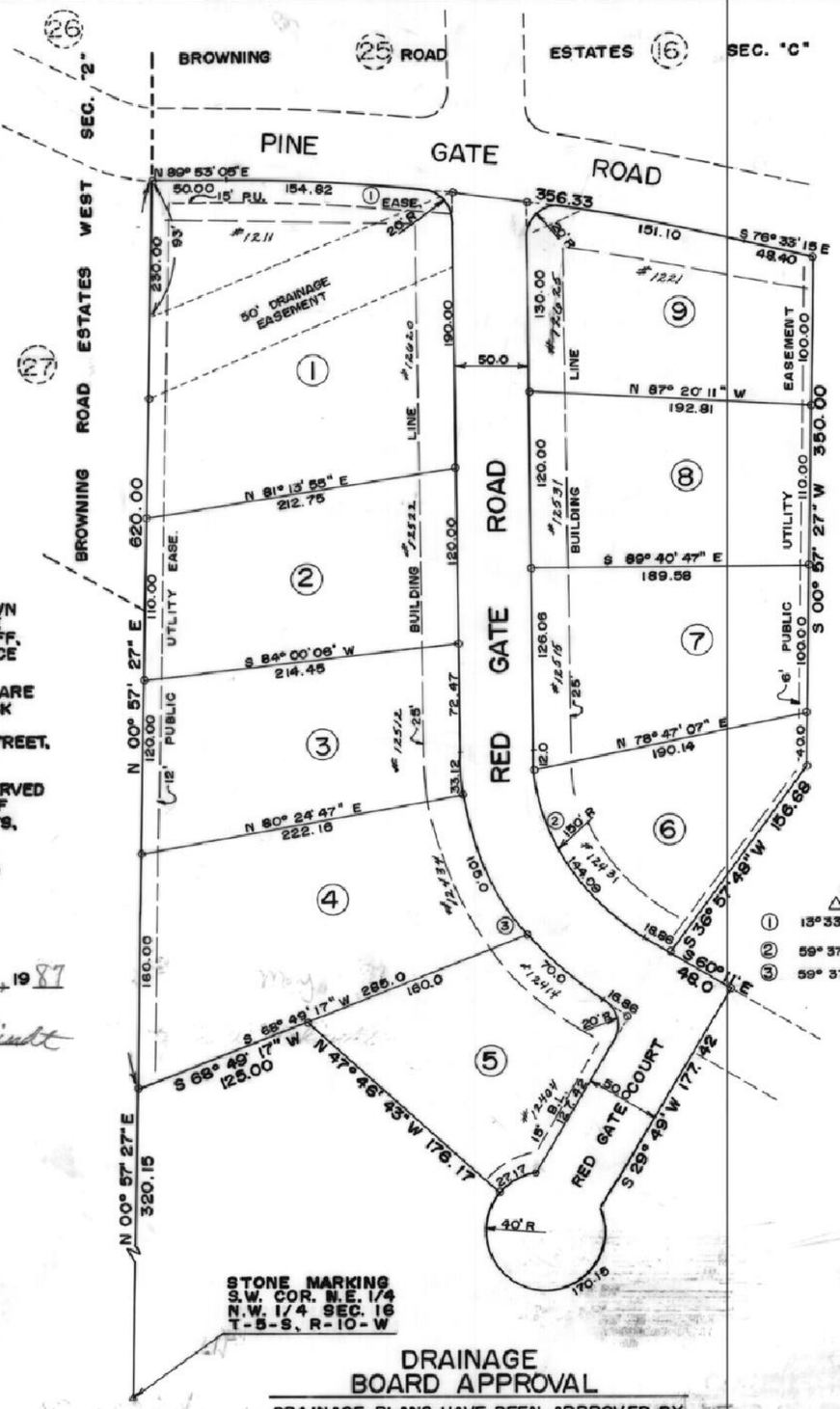
SEAL

Carl R. Hofmann
NOTARY PUBLIC

MY COMMISSION EXPIRES Dec 16, 1988

NOTICE:

ANY DAMAGE TO ROADS OR DITCHES RESULTING FROM SANITARY SEWER MAINTENANCE SHALL BE REPAIRED AT THE EXPENSE OF THE DEVELOPER.



CURVE DATA

	Δ	R	T	L
①	13° 33' 40"	1505.49	179.00	356.33
②	59° 37' 18"	150.	85.94	156.09
③	59° 37' 18"	200	114.59	208.12

DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH CO. DRAINAGE BOARD.
APRIL 27, 1987

PRELIMINARY ROAD CONSTRUCTION PLANS HAVE BEEN APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS.
JUNE 22, 1987

WATER - ALL LOTS WILL HAVE EVANSVILLE WATER SERVICE
SEWER - ALL LOTS WILL HAVE SANITARY SEWER SERVICE
EROSION CONTROL - SLOPES OF 0% TO 6% SHALL BE MULCHED SEEDED I.E. RYE, RED TOP, AND WHEAT (FOR FALL PLANTING) SLOPES GREATER THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS: ALL SOIL CONTROLS MUST BE IN PLACE WITHIN 45 AFTER DISTURBANCE AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

RECEIVED FOR RECORD
at 3:30 P.M.
JULY 1, 1987
Plat Book N
Page 98
BOB STEELE, RECORDER
VANDERBURGH COUNTY

4773

N-98

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD MAY 4, 19 87

VANDERBURGH AREA PLAN COMMISSION

Alfred H. Bana, Jr.
PRESIDING OFFICER JULY 1, 1987 DATE

ATTEST:

Barbara L. Cunningham
EXECUTIVE DIRECTOR JULY 1, 1987 DATE

CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY RECORDER

I, THE EXECUTIVE DIRECTOR OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION, HEREBY CERTIFY TO THE VANDERBURGH COUNTY RECORDER THAT THE ABOVE PLAT COMPLIES WITH THE PROVISIONS OF SUBDIVISION ORDINANCE 151. 25.

Barbara L. Cunningham
EXECUTIVE DIRECTOR JULY 1, 1987 DATE