Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

BROWNING ROAD ESTATES WEST (SECTION 2)

95-21318

RECEIVED FOR RECORD
at 3:36 P M
SEPT 19 1995
Plat Book P
Page 26
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 6148



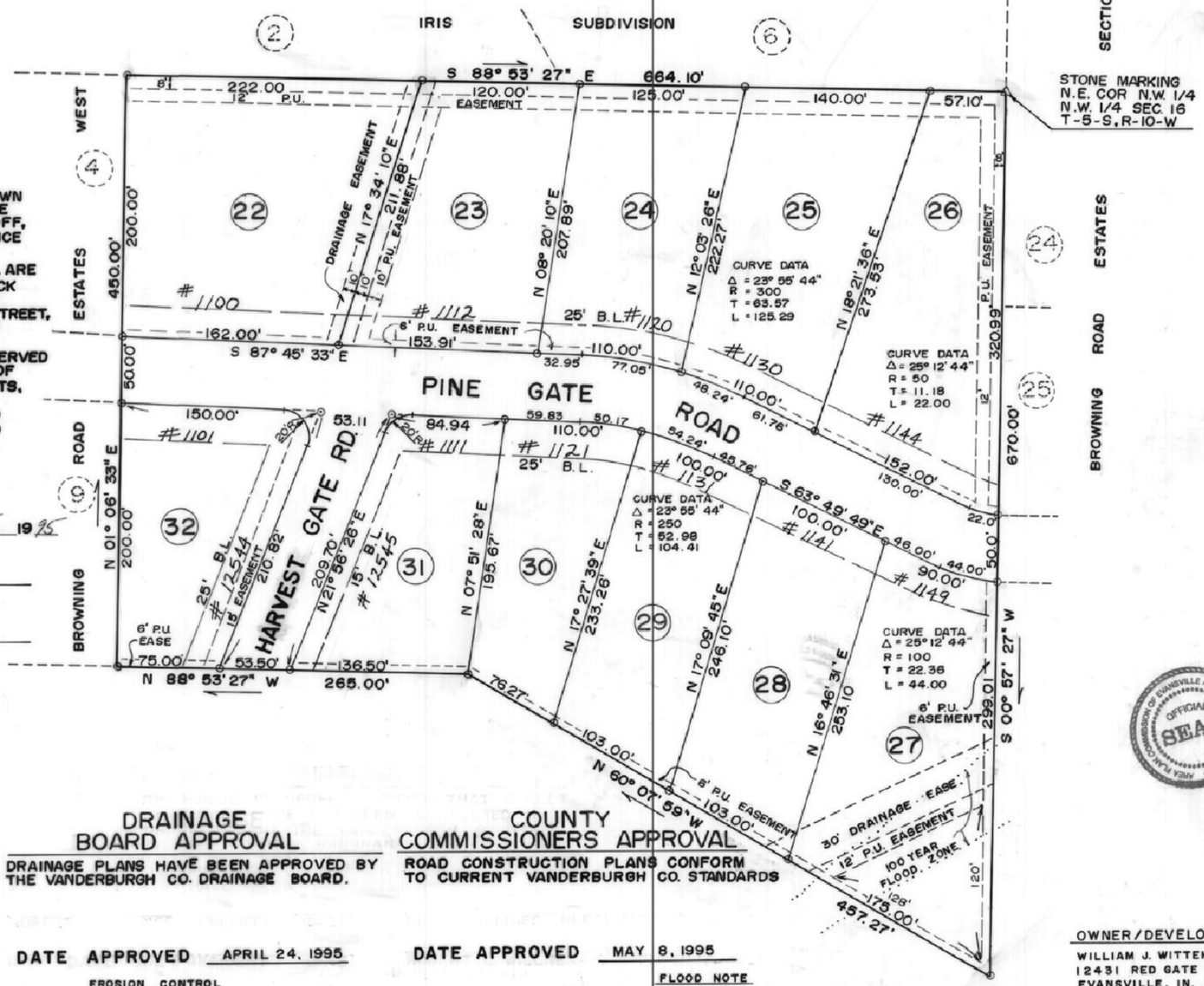
LOCATION MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF THE SAID QUARTER, QUARTER SECTION; THENCE SOUTH 00° 57' 27" WEST ALONG THE EAST LINE OF THE SAID QUARTER, QUARTER SECTION 670.00 FEET; THENCE NORTH 60° 07' 59" WEST 457.27 FEET; THENCE NORTH 88° 53' 27" WEST 265.00 FEET; THENCE NORTH 01° 06' 33" EAST 450.00 FEET TO THE NORTH LINE OF THE SAID QUARTER, QUARTER SECTION; THENCE SOUTH 88° 53' 27" EAST ALONG THE SAID NORTH LINE 664.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.88 ACRES MORE OR LESS.



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 5 DAY OF SEPT 1995

William J. Wittekindt Jr.

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF GIBSON

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 5 DAY OF SEPTEMBER 1995

SEAL

Von N. Wolfe
NOTARY PUBLIC
VON N. WOLFE

MY COMMISSION EXPIRES DECEMBER 30 1996

DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH CO. DRAINAGE BOARD.

DATE APPROVED APRIL 24, 1995

COUNTY COMMISSIONERS APPROVAL

ROAD CONSTRUCTION PLANS CONFORM TO CURRENT VANDERBURGH CO. STANDARDS

DATE APPROVED MAY 8, 1995

EROSION CONTROL

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE TOP AND WHEAT (WHICH WILL BE USED PRIMARILY 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 EROSIONS BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING.

FLOOD NOTE

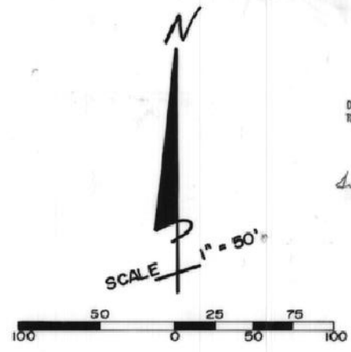
ALL PROPERTY (EXCEPT AS SHOWN) IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM 15 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA. MINIMUM FINISHED FLOOR TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY VANDERBURGH COUNTY BUILDING COMMISSIONERS.

OWNER/DEVELOPER
WILLIAM J. WITTEKINDT JR.
12431 RED GATE ROAD
EVANSVILLE, IN. 47711

WATER
ALL LOTS WILL HAVE EVANSVILLE WATER SERVICE

SEWER
ALL LOTS WILL HAVE EVANSVILLE SANITARY SEWER SERVICE

ZONING
AGRICULTURAL



SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF INDIANA, THAT THIS PLAT CORRECT SENTS A SURVEY BY ME ON JUNE 6 19 THAT ALL MONUMENTS SHOWN THEREON ACT EXIST AND COMPLY WITH THE PROVISIONS OF SUBDIVISION CONTROL ORDINANCE.

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

FRED J. KUESTER
IN REG. NO. SOI

CERTIFICATE OF AREA P COMMISSION APPROVA

UNDER THE AUTHORITY PROVIDED BY CHA ACTS OF 1957, ENACTED BY THE GENERAL AS OF THE STATE OF INDIANA, AND ALL ACTS THERETO AND AFTER PROPER PUBLIC NOTICE HEARING WAS PUBLISHED THIS PLAT WAS G APPROVAL BY A MAJORITY OF THE MEMBERS VANDERBURGH COUNTY AREA PLAN COMMISS MEETING HELD A - 5 - 1995

VANDERBURGH AREA PLAN CO

9-19-95
PLAT RELEASE

Alfred H. Bauer, Jr.
PRESIDING OFFICER

ATTEST:

Barbara L. Cummings
EXECUTIVE DIRECTOR

AREA PLANNING COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

CERTIFICATE OF AREA P COMMISSION EXECUTIVE DI TO COUNTY RECORDE

I, THE EXECUTIVE DIRECTOR OF THE VAN COUNTY AREA PLAN COMMISSION, HEREBY THE VANDERBURGH COUNTY RECORDER THAT PLAT COMPLIES WITH THE PROVISIONS OF SION ORDINANCE 151.25.

Barbara L. Cummings
EXECUTIVE DIRECTOR