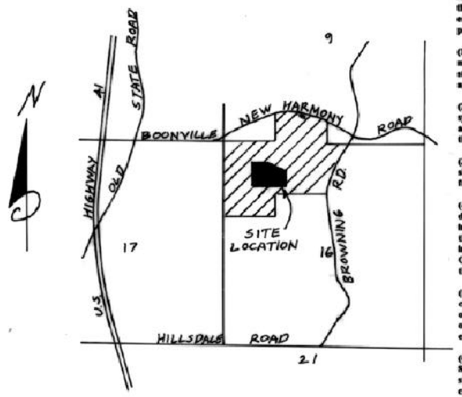
BROWNING ROAD ESTATES WEST (SECTION 3)



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 27 DAY OF SEPT 19 96

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 27 DAY OF SEPT 19 96

SEAL

Von N. Wolfe
NOTARY PUBLIC
VON N WOLFE, GIBSON COUNTY

MY COMMISSION EXPIRES DEC. 30 19 96

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, viable: above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, undergrowth 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.

RESPONSIBILITY FOR MAINTENANCE OF THE DRAINAGE FACILITIES

PLAN B: COUNTY-HELD REPAIR FUNDS

The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:

(1) Mowing grass, controlling weeds, and maintaining the designed cover in the waterways, storage basins, and easements in accordance with applicable ordinances.

(2) Keeping all parts of the storm water drainage system operating as designed and constructed; and free of all trash, debris, and obstructions in the flow of water.

(3) Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.

(4) Maintaining that part of the storm water drainage system which lies on his or her property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office and/or in 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 to any part of the storm water drainage system and easement which lies on his or her property.

(6) The Repair Fund established for this Subdivision will pay the costs of repairing structural failures in the storm sewer pipes, pipe collars, drop boxes, aprons, inlets, manholes, junction boxes, and piped or paved outlet structures of storm water control basins all of which are parts of the approved and constructed storm water drainage system as shown on the as-built plans for this Subdivision; and which are in drainage easements and outside of the county accepted road rights-of-way as shown on the plat of this subdivision.

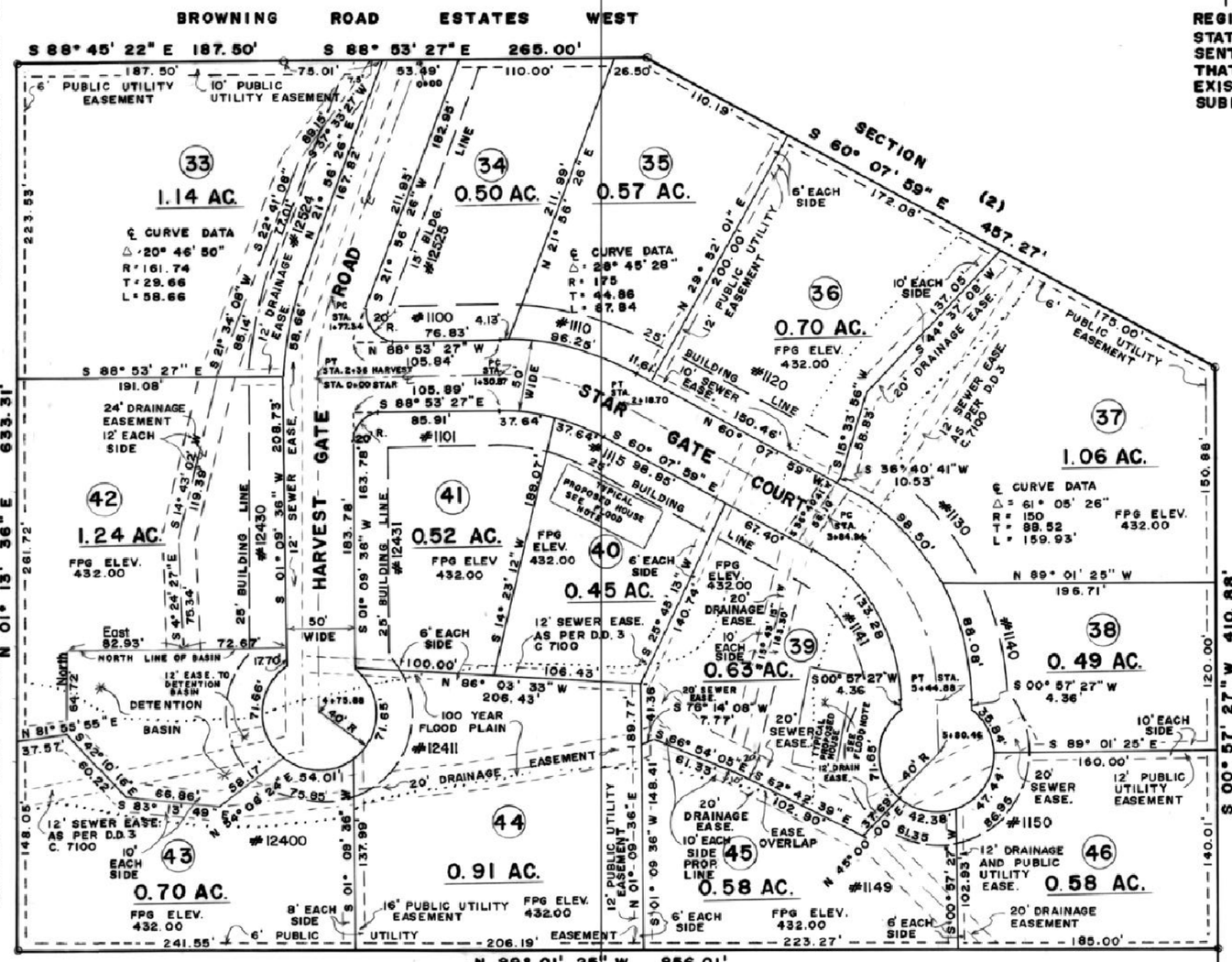
(7) NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

LEGAL DESCRIPTION

PART OF THE NORTHWEST OF THE NORTHWEST OF SECTION (16), TOWNSHIP (5) SOUTH, RANGE (10) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00° 57' 27" EAST (229.99) FEET TO AN IRON MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE NORTH 89° 01' 25" WEST (856.01) FEET TO AN IRON; THENCE NORTH 01° 13' 36" EAST (633.31) FEET TO AN IRON; THENCE SOUTH 88° 45' 22" EAST (187.50) FEET TO AN IRON; THENCE SOUTH 88° 53' 27" EAST (265.00) FEET TO AN IRON; THENCE SOUTH 60° 07' 59" EAST (457.27) FEET TO AN IRON ON THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00° 57' 27" WEST ALONG SAID EAST LINE (410.88) FEET TO AN IRON AT THE POINT OF BEGINNING.

CONTAINING 11.38 ACRES MORE OR LESS.



DRAINAGE BOARD APPROVAL

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

DATE APPROVED JULY 22, 1996

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 EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING.

COUNTY COMMISSIONERS APPROVAL

ROAD CONSTRUCTION PLANS CONFORM TO CURRENT VANDERBURGH CO. STANDARDS.

DATE APPROVED AUGUST 12, 1996

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. MINIMUN FINISHED FLOOR TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY VANDERBURGH COUNTY BUILDING COMMISSIONERS.

STONE
S.E. COR.
N.W. 1/4, N.W. 1/4
SEC. 16, T-5-S, R-10-W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 30 1996

Suzanne M. Crouch
AUDITOR
#6157

96-27863

RECEIVED FOR RECORD
at 8 o'clock
OCT. 30 1996
Plat Book P
Page 74
BETTY J. NERI
VANDERBURGH COUNTY, IND.

N

SCALE 1" = 50'

50 25 75
100 0 50 100

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME ON SEPTEMBER [illegible] AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

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

Fred J. Kuester
FRED J. KUESTER
IN. REG. NO. S 0137

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY [illegible] 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 VANDERBURGH AND VANDERBURGH COUNTY AT A MEETING HELD ON MAY 1, 1996

PRESIDENT

Blaine A. Oliver
ATTEST: (Assistant Executive Director)

SECONDARY PLAT COMPLIES WITH ORDINANCE AND IS RELEASED FOR

Blaine A. Oliver
(Assistant Executive Director)

PLAT RELEASE DATE: October 30, 1996

P-74

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

ZONING
AGRICULTU

WATER
ALL LOTS WILL HAVE EVANSVILLE WATER SERVICE.

SEWER
ALL LOTS WI
EVANSVILLE
SEWER SERVI

FLOOD NOTE
THE 100 YEAR FLOOD ELEVATION IS 430 MSL. ALL HOMES MUST HAVE A FINISH FLOOR ELEVATION OF 432. THE HOMES ON LOTS 39 AND 40 WILL NEED SOME FILL TO MEET THIS REQUIREMENT.