File: 2008-04-wetkndt3.smi
Client: Bill Wittekindt Jr.

WITTEKINDT MINOR SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JULY 14 2008
(DATE)
BILL FLUTY AUDITOR
4222
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.14.08 10:37 A M
PLAT BOOK S-
PAGE 93
INSTR# 200BR000 19184
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

N
W E
S
GRAPHIC SCALE 1"=40'
0 40 80 120

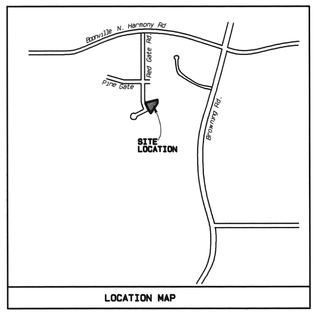
BOUNDARY DESCRIPTION:

A REPLAT OF LOT #6 IN BROWNING ROAD ESTATES, SECTION "D" AS RECORDED IN PLAT BOOK "N", PAGE 98 IN THE OFFICE OF THE VANDERBURGH COUNTY RECORDER, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION (16), TOWNSHIP (5) SOUTH, RANGE (10) WEST, IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

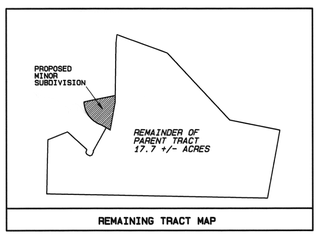
Beginning at a 6" X 9" stone found flush marking the southwest corner of said quarter quarter Section; thence North 01 degrees 03 minutes 52 seconds East along the west line of said quarter quarter section three hundred twenty and fifteen hundredths (320.15) feet to a 1/2" iron pin found marking the southwest corner of Lot #4 of Browning Road Estates Section "D"; thence North 68 degrees 49 minutes 17 seconds East along the south line of said Lot #4 one hundred twenty-five and no hundredths (125.00) feet to a 5/8" iron pin found 3" above grade marking the northwest corner of Lot #5 of said Browning Road Estates Section "D"; thence South 47 degrees 46 minutes 43 seconds East along the southwest line of said Lot #5 one hundred seventy-six and seventeen hundredths (176.17) feet to a 5/8" iron pin found 1" above grade on the north line of Red Gate Court; thence Southeasterly along a curve to the left and along the right-of-way of said Red Gate Court one hundred seventy and fifteen hundredths (170.15) feet and having a radius of 40.00 feet and subtended by a long chord bearing South 79 degrees 38 minutes 26 seconds East and having a distance of 67.95 feet to a 5/8" iron pin set flush (with cap LS #S0137); thence North 29 degrees 49 minutes 00 seconds East along the southeast right-of-way line of said Red Gate Court one hundred seventy-seven and forty-two hundredths (177.42) feet to a 5/8" iron pin set flush (with cap LS #S0137) marking the initial point of beginning of the following described real estate; thence North 60 degrees 11 minutes 00 seconds West along the north right-of-way line of Red Gate Court sixty-six and eighty-six hundredths (66.86) feet to a point; thence northwesterly along said right-of-way line and along a curve to the right one hundred forty-four and nine hundredths (144.09) feet and having a radius of 150.00 feet and subtended by a long chord bearing North 32 degrees 40 minutes 18 seconds West and having a distance of 138.62 feet; thence North 78 degrees 07 minutes 47 seconds East one hundred ninety and fourteen hundredths (190.14) feet to a 5/8" iron pin found 2" above grade; thence South 00 degrees 57 minutes 27 seconds West fourty and no hundredths (40.00) feet to a 5/8" iron pin found 2" above grade; thence South 10 degrees 29 minutes 35 seconds West one hundred sixty-four and seventy-four hundredths (164.74) feet to a 5/8" iron pin set flush (with cap LS #S0137); thence North 60 degrees 11 minutes 00 seconds West twenty-six and no hundredths (26.00) feet to the point of beginning.

Containing 0.535 acres, more or less.

Subject to all legal right of ways and or easements of record.



LOCATION MAP



REMAINING TRACT MAP

OWNER'S CERTIFICATE

WE, WILLIAM J. WITTEKINDT JR. & BETTY C. WITTEKINDT, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DESIGNATE IT AS "WITTEKINDT MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

BUILDING SETBACK LINES ARE HEREBY AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "P.U.E." (PUBLIC UTILITY EASEMENT) ARE HEREBY DEDICATED 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 AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

WILLIAM J. WITTEKINDT, JR.

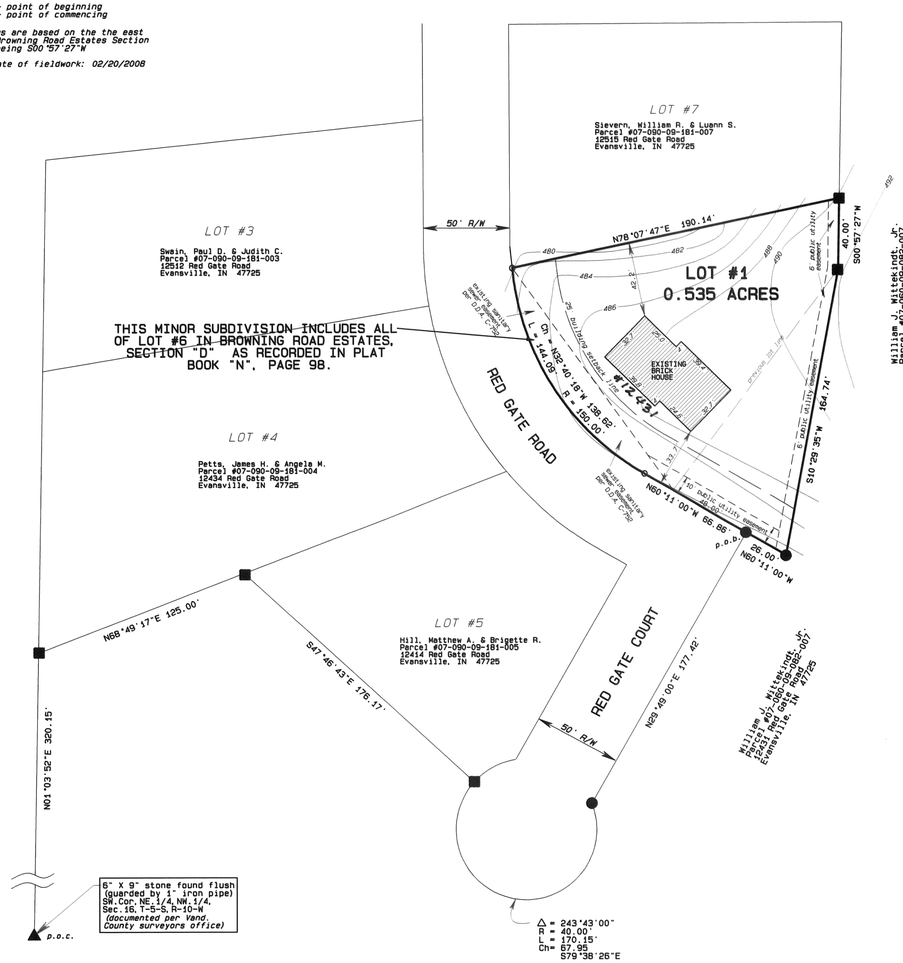
BETTY C. WITTEKINDT

OWNER: WILLIAM J. JR. & BETTY C. WITTEKINDT
12431 RED GATE ROAD
EVANSVILLE, IN 47725

LEGEND

▲ - stone found as noted
■ - 5/8" iron pin found 2" above grade
● - 5/8" iron pin set flush with plastic cap inscribed "Fred Kuester IN RLS S0137"
p.o.b. - point of beginning
p.o.c. - point of commencing

- Bearings are based on the east line of Browning Road Estates Section "D", as being S00°57'27"W
- Last date of fieldwork: 02/20/2008



NOTARY CERTIFICATE

STATE OF INDIANA } ss.
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF JULY 2008
MY COMMISSION EXPIRES: DEC. 30, 2008
NOTARY PUBLIC
RESIDENT OF GIBSON COUNTY
VON N. WOLFE
PRINTED

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E. 600 S.
FT. BRANCH, IN 47648
PHONE (812) 753-4843

AREA PLAN COMMISSION 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON MAY 13, 2008 AT SUB REVIEW.

PRESIDENT
ATTEST, EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR
July 14, 2008
PLAT RELEASE DATE

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

FRED J. KUESTER LS #S0137
6-27-08
DATE

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

AFFIRMATION STATEMENT

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Fred J. Kuester IN RLS S0137

GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & 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 be mulched and seeded and shall have silt fence, strew bales, and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

2) FLOOD PLAIN DATA: The property is not located inside the 100 year flood zone (FLOOD ZONE A) according to firm panel No. 15 of 100, No. 180256 0015 C map revised August 5, 1991, for Vanderburgh County, Indiana.

3) UTILITIES: Vectren gas and electric service is available.
Evansville water is the provider.
Evansville sewer is the provider.

4) No Brick or other non-breakaway mailbox structures can be placed in county road right-of-way.

5) ADDRESS: 12431 Red Gate Road
Evansville, IN 47725

6) COVENANTS: (private) This minor subdivision will have the same restrictive covenants as more particularly stated in the RESTRICTIONS AND PROTECTIVE COVENANTS FOR BROWNING ROAD ESTATES SUBDIVISION (SECTION D) as recorded in Misc. Drawer 5, Card 7032 (doc.#87-23798), recorded October 1, 1987 in the county recorders office.

S-93
14-MS-2008