

BROWN WHISPERING HILLS

A REPLAT OF LOT FOUR (4) IN WHISPERING HILLS, SECTION "B", AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN PLAT BOOK "L" PAGE 117 IN PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION TWENTY-ONE (21) AND ALSO PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY (20), ALL IN TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

7/12/2019
(DATE)

BRIAN GERTH AUDITOR

2766
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD

DATE 7/12/2019 1:21PM

PLAT BOOK ✓

PAGE 015

INSTR# 201900014144

DEBBIE STUCKI RECORDER
VANDERBURGH COUNTY

DEED RECORDS:
- DEED DRAWER 7, CARD 2166
SYLVESTER C. BROWN, JR. &
LINN L. BROWN
- DEED DRAWER 9, CARD 5434
SYLVESTER CHARLES BROWN, JR. &
LINN L. BROWN

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate as shown and designate the same as BROWN WHISPERING HILLS, a minor subdivision.

All road/rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Sylvester Charles Brown, Jr.
6535 Whispering Hills Drive
Evansville, Indiana 47720

Linn L. Brown
6535 Whispering Hills Drive
Evansville, Indiana 47720

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sylvester Charles Brown, Jr. & Linn L. Brown, the owners of the real estate shown and described hereon and acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be a voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 14 day of MAY, 2019

My commission expires NOV 16, 2024

Von N. Wolfe

VON N. WOLFE (printed)

Notary resides in GIBSON County, INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts 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 Evansville and Vanderburgh County at a meeting held on April 8, 2019 (at SUBDIVISION REVIEW).

President: STACEY STEVENS

Blaine Oliver

Attest Executive Director: RONALD S. LONDON

PLAT RELEASE for APC DOCKET NO.: MIN-2019-016

The Secondary Plat complies with the Ordinance and is released for recording.

Blaine Oliver

Executive Director: RONALD S. LONDON

7/12/2019

Plat Release Date

GENERAL NOTES

FLOOD PLAIN DATA: NONE of the within described tract of land lies within that Special Flood Hazard Area (SFHA) Zone A as said tracts plots on Community Panel No. 180256 0085 D (Map Number 18163C0085D) of the Flood Insurance Rate Maps (FIRM) of Vanderburgh County, Indiana, dated March 17, 2011.

PUBLIC UTILITIES - WATER: Water is available and is provided by German Township Water District.

PRIVATE UTILITIES - OSDS: Sewage disposal will be provided by a private on-site sewage disposal systems (OSDS) and must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6-8.3.

NATURAL SURFACE WATERCOURSE: The owner(s) shall remain responsible for the prevention of obstructions to creeks and natural surface watercourses.

APPLICATION FOR MODIFICATION/WAIVER OF SUBDIVISION STANDARDS: APC Docket Number MAV-2019-016 requesting to waive the installation of sidewalks, as per County Code 16.12.020 (B) (2), was APPROVED at SUBDIVISION REVIEW on April 8, 2019.

AFFIRMATION STATEMENT

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

Fred J. Kuester

Fred J. Kuester

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 on February 8, 2019, and that all monuments shown exist at all locations as noted.

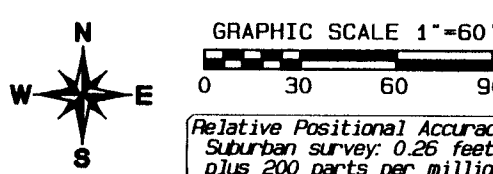
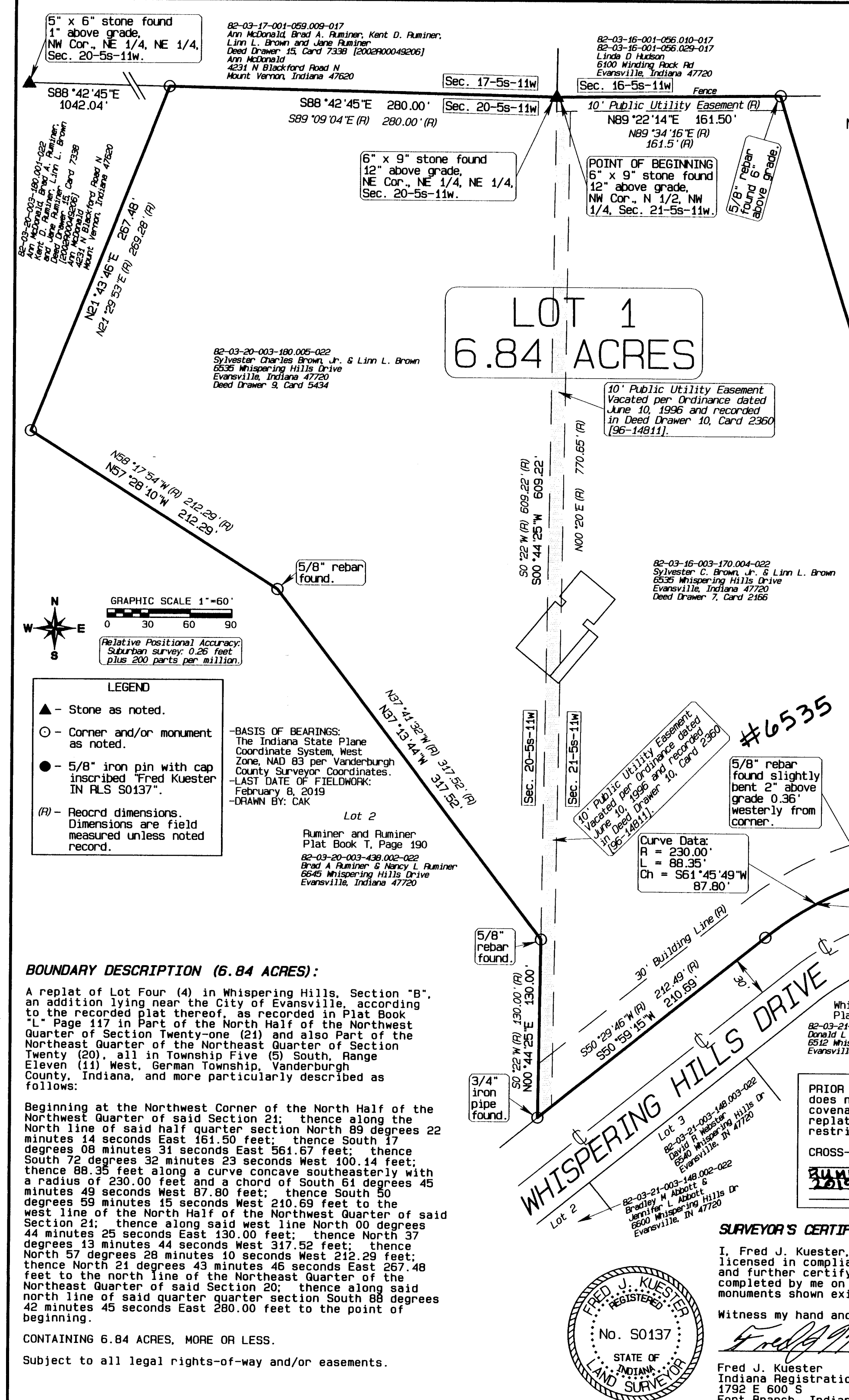
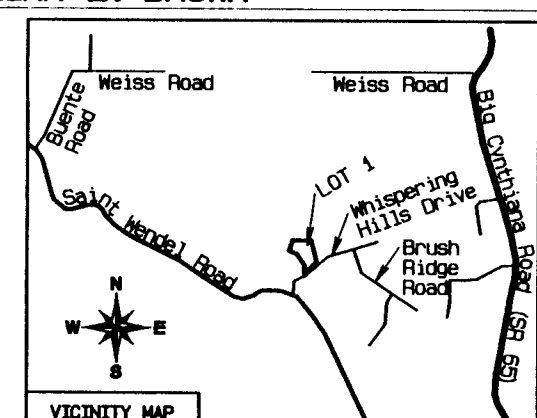
Witness my hand and seal this 20th day of April, 2019

Fred J. Kuester

Fred J. Kuester
Indiana Registration LS #S0137
1792 E 600 S
Fort Branch, Indiana 47648



LOT 1
6.84 ACRES



LEGEND
▲ - Stone as noted.
○ - Corner and/or monument as noted.
● - 5/8" iron pin with cap inscribed "Fred Kuester IN PLS S0137".
(R) - Recrd dimensions. Dimensions are field measured unless noted record.

BOUNDARY DESCRIPTION (6.84 ACRES):

A replat of Lot Four (4) in Whispering Hills, Section "B", an addition lying near the City of Evansville, according to the recorded plat thereof, as recorded in Plat Book "L" Page 117 in Part of the North Half of the Northwest Quarter of Section Twenty-one (21) and also Part of the Northeast Quarter of the Northeast Quarter of Section Twenty (20), all in Township Five (5) South, Range Eleven (11) West, German Township, Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at the Northwest Corner of the North Half of the Northwest Quarter of said Section 21; thence along the North line of said half quarter section North 89 degrees 22 minutes 14 seconds East 161.50 feet; thence South 17 degrees 08 minutes 31 seconds East 561.67 feet; thence South 72 degrees 32 minutes 23 seconds West 100.14 feet; thence 88.35 feet along a curve concave southeasterly with a radius of 230.00 feet and a chord of South 61 degrees 45 minutes 49 seconds West 87.80 feet; thence South 50 degrees 59 minutes 15 seconds West 210.69 feet to the west line of the North Half of the Northwest Quarter of said Section 21; thence along said west line North 00 degrees 44 minutes 25 seconds East 130.00 feet; thence North 37 degrees 13 minutes 44 seconds West 317.52 feet; thence North 57 degrees 28 minutes 10 seconds West 212.29 feet; thence North 21 degrees 43 minutes 46 seconds East 267.48 feet to the north line of the Northeast Quarter of the Northeast Quarter of said Section 20; thence along said north line of said quarter quarter section South 88 degrees 42 minutes 45 seconds East 280.00 feet to the point of beginning.

CONTAINING 6.84 ACRES, MORE OR LESS.
Subject to all legal rights-of-way and/or easements.